



OFFERING MEMORANDUM

TOWERS AND GARDENS OF VENICE

2901 Jacaranda Blvd | Venice, FL 34293



PRESENTED BY

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PROPERTY INFORMATION



**CRACKER
& ASSOCIATES, INC.**
RESIDENTIAL & COMMERCIAL



TOWERS AT GARDENS OF VENICE

BUILDER: ABRAHAM BINOV, GC
BAYLIGHT CONSTRUCTION LLC

PROPERTY DESCRIPTION

The 173,653 SF Towers & Gardens of Venice presents a prime investment opportunity for developers seeking to meet the growing demand for senior housing and multifamily communities in Venice, FL.

Ideal for a luxury retirement community, assisted living, or mixed-use development, the adjacent 5 acres shovel-ready site is zoned for high-density multifamily use, maximizing its potential.

With Venice's booming senior market, strong rental demand, and steady population growth, this location offers long-term financial stability. Surrounded by retail, medical centers, and golf courses, it is perfectly positioned for success in the senior living and multifamily sectors.

LOCATION DESCRIPTION

Towers & Gardens of Venice is a prime investment opportunity in the heart of Venice, FL, a highly sought-after coastal market. Spanning almost 13 acres along Jacaranda Blvd, the property offers high visibility, easy accessibility, and a prime location in a rapidly growing area.

Venice's Gulf Coast beaches, historic charm, and a strong economy attract retirees, professionals, and families, driving demand for senior living and multifamily development. With quick access to I-75, U.S. 41, Sarasota, Tampa, and Fort Myers, plus nearby medical facilities, shopping, and recreation, this site is perfectly positioned for long-term success.

OFFERING SUMMARY

SALE PRICE: \$52,000,000

ADDRESS: 2901 JACARANDA BLVD, VENICE, FL 34293

PARCEL ID: 0460130003

PROPERTY SIZE: 173,653 SF RETIREMENT HOME &
5 AC OF MULTIFAMILY LAND

ASSET TYPE: MULTIFAMILY LAND

ZONING: RMF3

FUTURE LAND USE: OFFICE | MULTI-FAMILY
ZONING/USE



HIGHLIGHTS

Premier Senior Living & Multifamily Development Opportunity

Almost 13 acres with 173,653 SF of existing structures, ideal for senior housing, assisted living, or a mixed-use residential community.

Strategic Location

Positioned along Jacaranda Blvd, minutes from I-75, U.S. 41, and Downtown Venice, offering superior connectivity to major cities and regional employment hubs.

Booming Senior Market

Venice is one of Florida's top destinations for retirees and active adult communities, driving strong demand for high-end senior living and rental properties.

Shovel-Ready with Favorable Zoning

Zoning allows for high-density residential development, optimizing buildable potential and maximizing return on investment.

Surrounded by Key Amenities

Close to top-rated hospitals, medical centers, retail destinations, golf courses, and Gulf Coast beaches, ensuring high demand and long-term tenant retention.

This exclusive listing offers a rare opportunity to develop a premier senior living or multifamily community in one of Florida's fastest-growing coastal cities. Contact us today for more details and investment insights!

ADDITIONAL PHOTOS





LOCATION INFORMATION



CRACKER
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LOCATION MAP

