



INCREDIBLE OPPORTUNITY FOR DEVELOPERS AND INVESTORS IN VENICE, FLORIDA.

2575 E VENICE AVENUE
VENICE, FLORIDA 34292

OFFERING SUMMARY

Sale Price:	\$3,499,000
Lot Size:	434,579 SF

PROPERTY DESCRIPTION

Very little to no wetlands, 957 ft of frontage, and shovel ready.

Future land use information: MODERATE DENSITY RESIDENTIAL recognizes existing development between two and less than five dwelling units per acre. The moderate density designation also applies to all vacant residential parcels within the Urban Service Areas that have no special characteristics to qualify them for high density or restrict them to a low density.

Implementing Zoning Districts: RSF-1; RSF-2; RSF-3; RSF-4; RMH; RE-3; OUC; PUD; GU

There are many current available impact fee credits available to assist a purchaser with utility attachments in the area, due to the sellers ability to foresee great value to having their parcel attached to the Sarasota County Curry Creek Service Areas already. This great opportunity saves a buyer significant time and investment costs. A rare opportunity to get ahead of development and be completed with the project and ripe for market share, bringing this parcel much closer to Shovel Ready!

For More Information

ADAM SEIDEL

941 923 0535

adam@americanpropertygroup.com

10+/- ACRES IN VENICE, FL NEAR I-75



OFFERING SUMMARY

Sale Price:	\$3,499,000
Lot Size:	434,579 SF
Price / Acre:	\$350,722
Zoning:	OUE1

PROPERTY OVERVIEW

Implementing Zoning Districts: RSF-1; RSF-2; RSF-3; RSF-4; RMH; RE-3; OUC; PUD; GU
Future land use information: Moderate Density Residential recognizes existing development between two and less than five dwelling units per acre. The moderate density designation also applies to all vacant residential parcels within the Urban Service Areas that have no special characteristics to qualify them for high density or restrict them to a low density.

Future land use may be able to be amended per Sarasota County.

Venice, Florida is a popular tourist destination, known for its sandy beaches and warm weather. Investing in land in Venice could provide an opportunity to develop a hotel, bed, and breakfast, or vacation rental property. Venice is home to a rich array of cultural and recreational amenities. The city hosts art festivals, live performances, museums, and various outdoor activities, providing opportunities for patients and medical professionals to enjoy a well-rounded lifestyle. Venice, Florida has a high quality of life, with access to a variety of outdoor recreational activities and a low cost of living. Within Venice you will find a thriving business community, including retail, healthcare, and professional services. Investing in land in Venice could provide an opportunity to start or expand a business in the city.

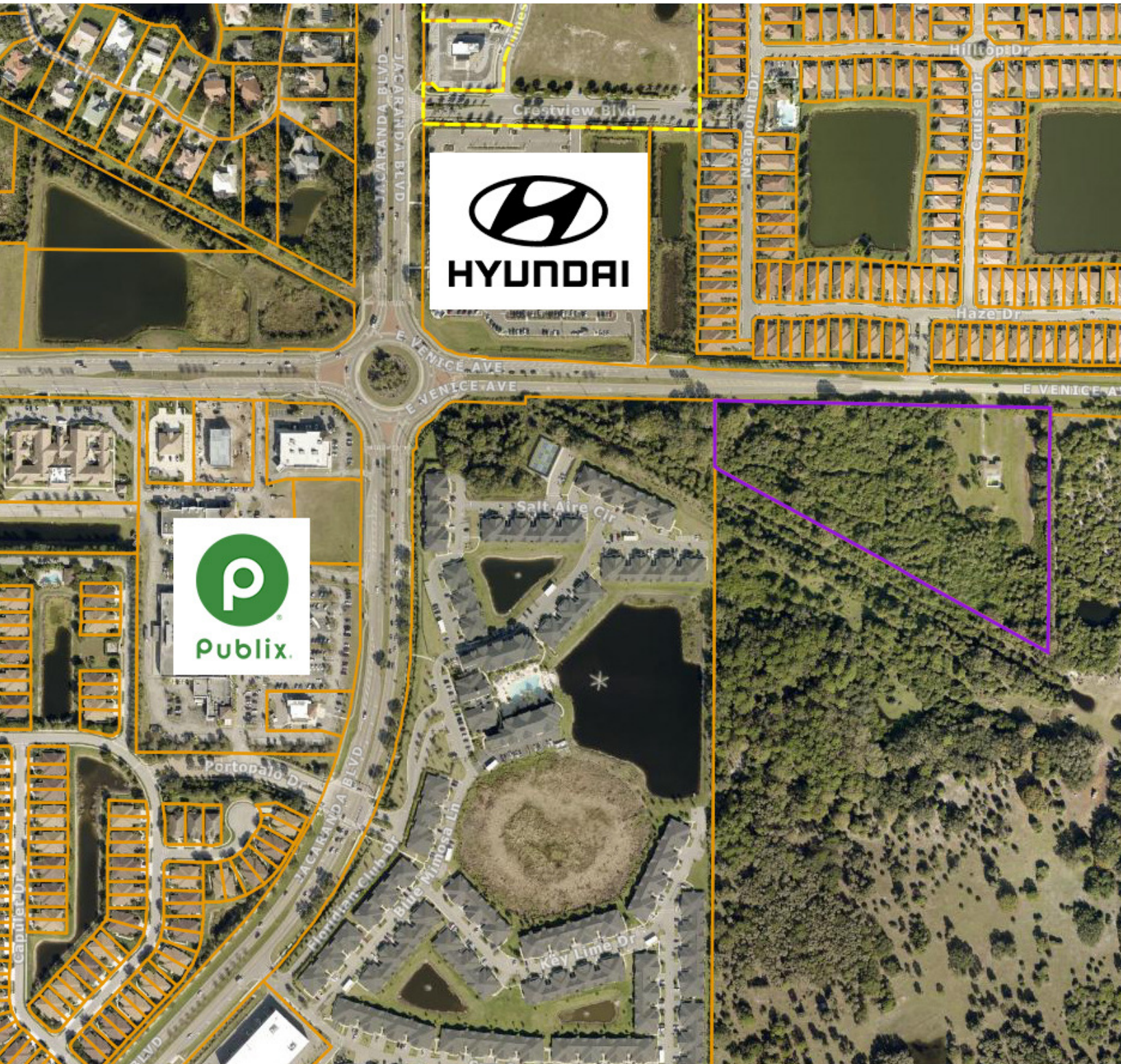
Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941)923-0535 at your convenience.

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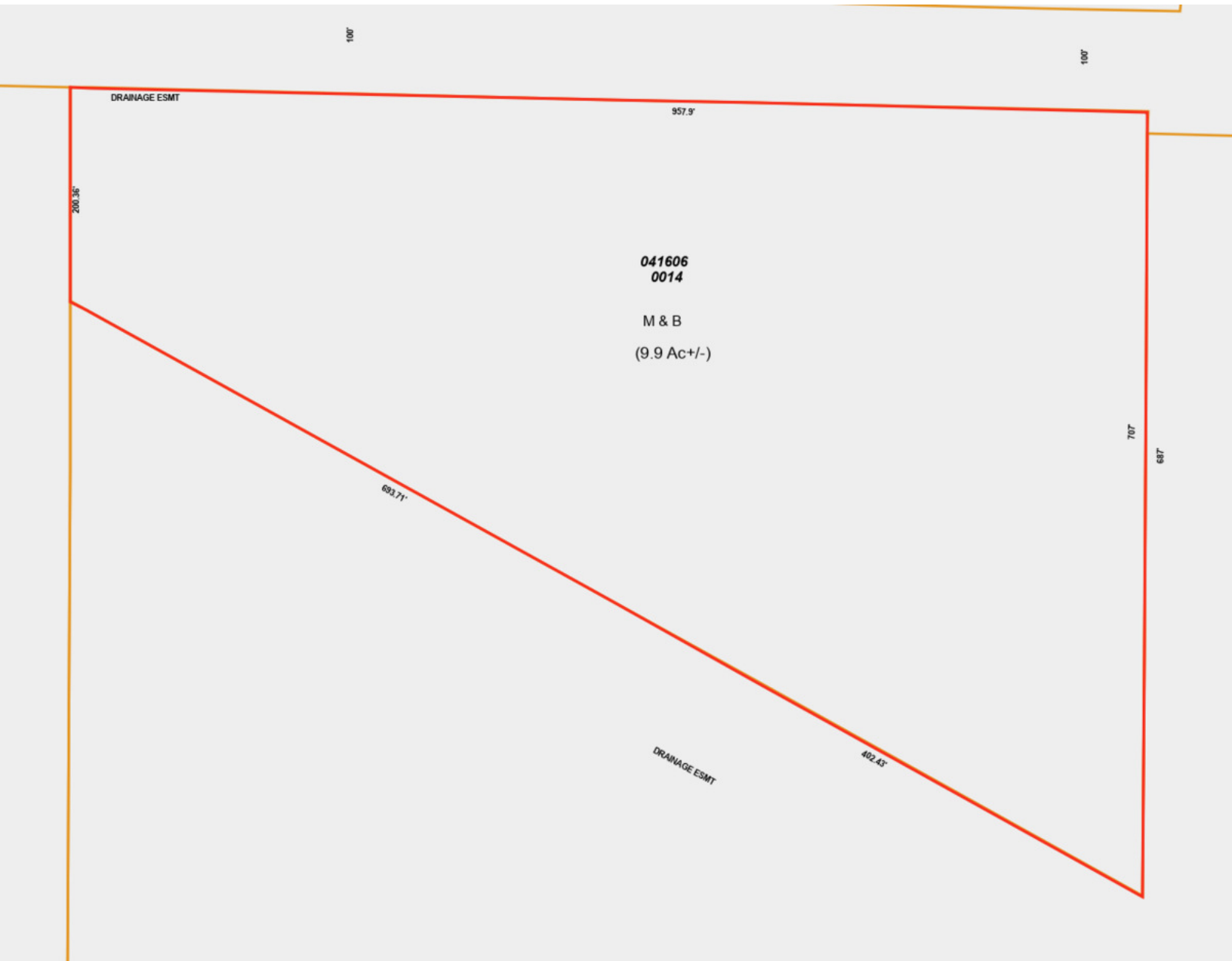
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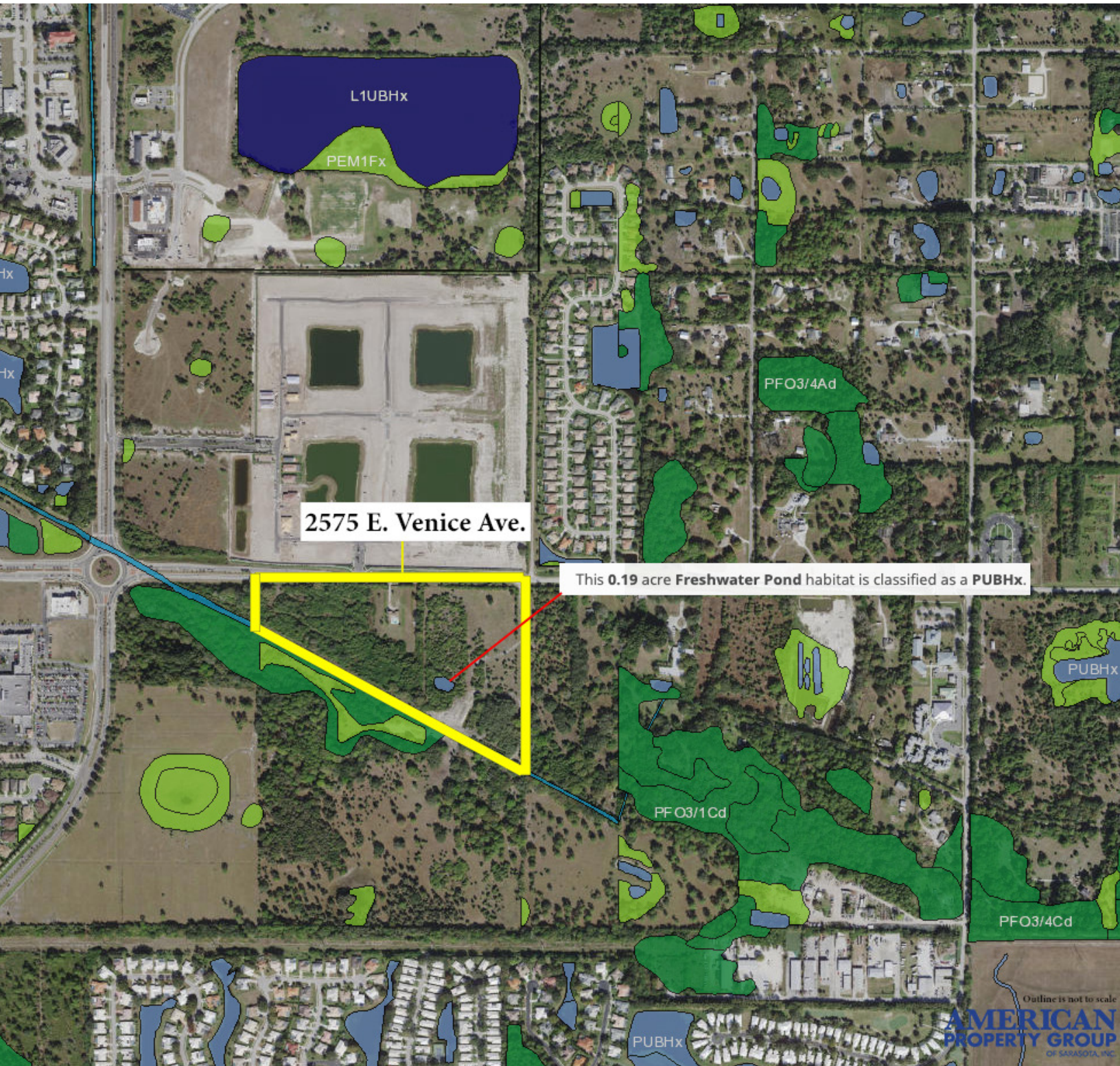
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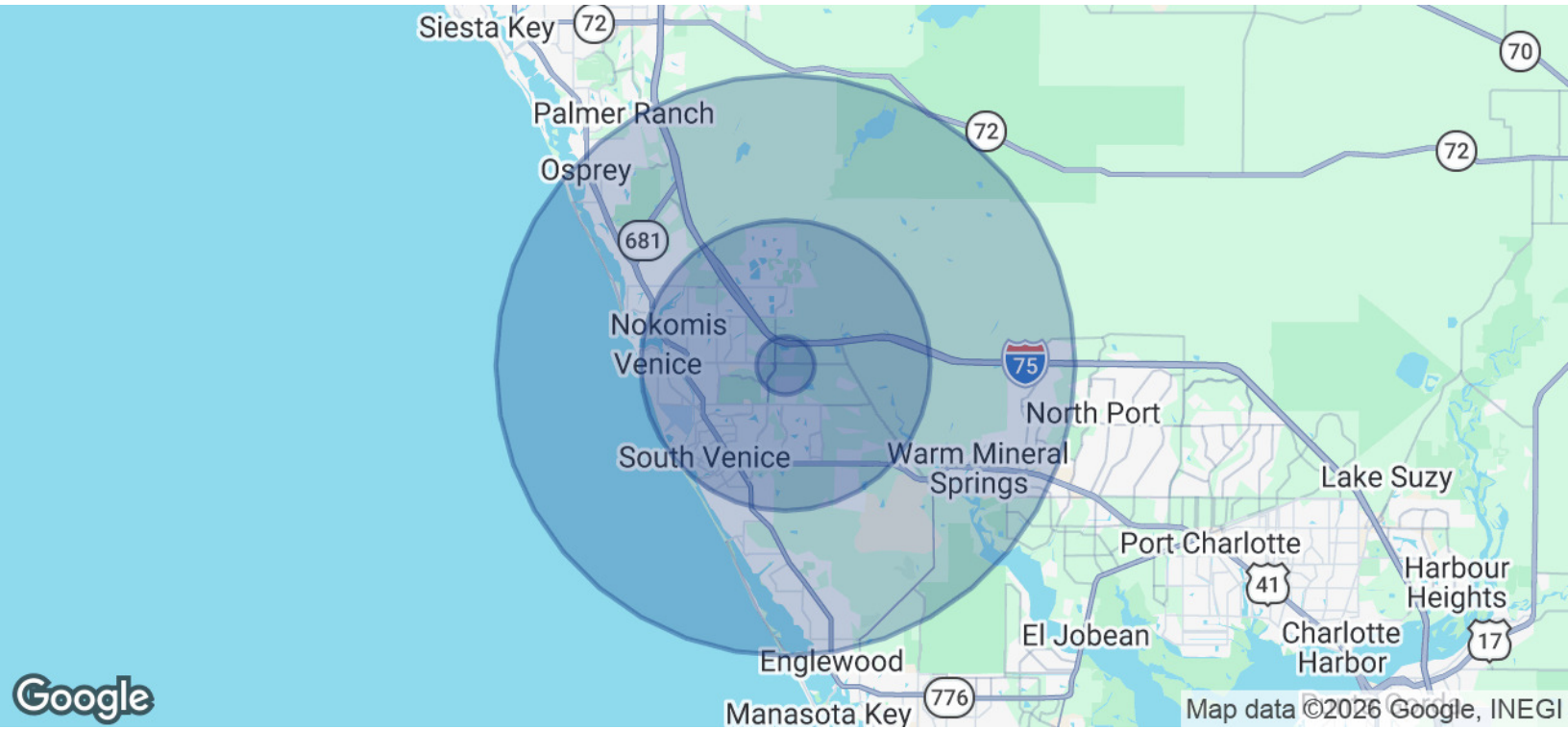
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,144	64,124	124,770
Average age	63.9	60.1	58.9
Average age (Male)	64.6	59.5	58.2
Average age (Female)	63.4	60.8	59.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,097	31,491	60,375
# of persons per HH	2.0	2.0	2.1
Average HH income	\$70,444	\$60,909	\$64,029
Average house value	\$340,793	\$278,977	\$280,057

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Adam Seidel graduated from the University of Central Florida's Rosen College of Hospitality in 2010 with a Bachelors of Science in Hospitality Management. He obtained his Real Estate License at the age of 18 and began working full time at American Property Group right after graduating from UCF. Adam's educational background in restaurants and hotels gives him a comprehensive knowledge of the industry which he uses to help his clients with their Commercial real estate needs. He would love to put his experience and knowledge to work for you!

Adam focuses on Land, Retail, Industrial, Restaurants, Bars, Offices, and Property Management. Adam's goal is to uphold the American Property Group record of sales, leasing, fair dealing and hard work along with impeccable customer service. If you have any questions do not hesitate to call Adam Seidel.

EDUCATION

University of Central Florida - Rosen College of Hospitality - Bachelor's of Science Degree.

MEMBERSHIPS

National Association of Realtors

Florida Association of Realtors

Sarasota Manatee Realtor Association

American Property Group of Sarasota Inc

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