

# FOR SALE

## ASSISTED LIVING DEVELOPMENT OPPORTUNITY

1220 Pinebrook Rd, Venice, FL 34285



**IAN BLACK**  
REALESTATE  
THE PLACE FOR SPACE

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## PROPERTY SUMMARY

**Sale Price:** \$1,850,000.00

**Lot Size:** 2.4 Acres

**APN #:** 0409080042

**Zoning:** Planned Unit Development (PUD)

**Market:** Venice

**Cross Streets:** Lucaya Avenue & Sleepy Hollow

## PROPERTY OVERVIEW

This is an exceptional opportunity to acquire a fully entitled 2.4-acre senior housing development site in Venice, Florida. A purpose-built opportunity for a senior living, assisted living, nursing care, or home-for-the-aged project already positioned for development within an established PUD framework.

The property is a specialized development site with entitlement certainty, no rezoning required and no further land-use approvals. Stormwater is offsite, creating a cleaner and more efficient development path. The site is well suited for a no-kitchen resident model with centralized dining, operational support areas, and efficient internal circulation.

Located near Sarasota Memorial Hospital, close to parks, medical services, and the broader Venice amenity base, the property offers the kind of location senior housing values. The current concept supports approximately 200 beds, with parking, loading and service access integrated into a practical site layout.

This is a strong opportunity for an operator, developer, or investor seeking land in a high-demand senior housing market with entitlement certainty and a clear execution path.

## PROPERTY HIGHLIGHTS

- Fully entitled senior housing development site in Venice, Florida
- Senior Housing w/ Shared Dining Options
- Suitable for 200+/- Residents in a flexible concept for older adults (55+).
- Strong proximity to Sarasota Memorial Hospital newly constructed campus.
- Approximately 2.4 acres, rectangular, level, buildable.
- No rezoning, waivers, or planning approvals required.
- Entitlements do not expire.
- Offsite stormwater is permitted under the existing framework.
- Zoned Planned Unit Development (PUD)



**MICHELE FULLER**  
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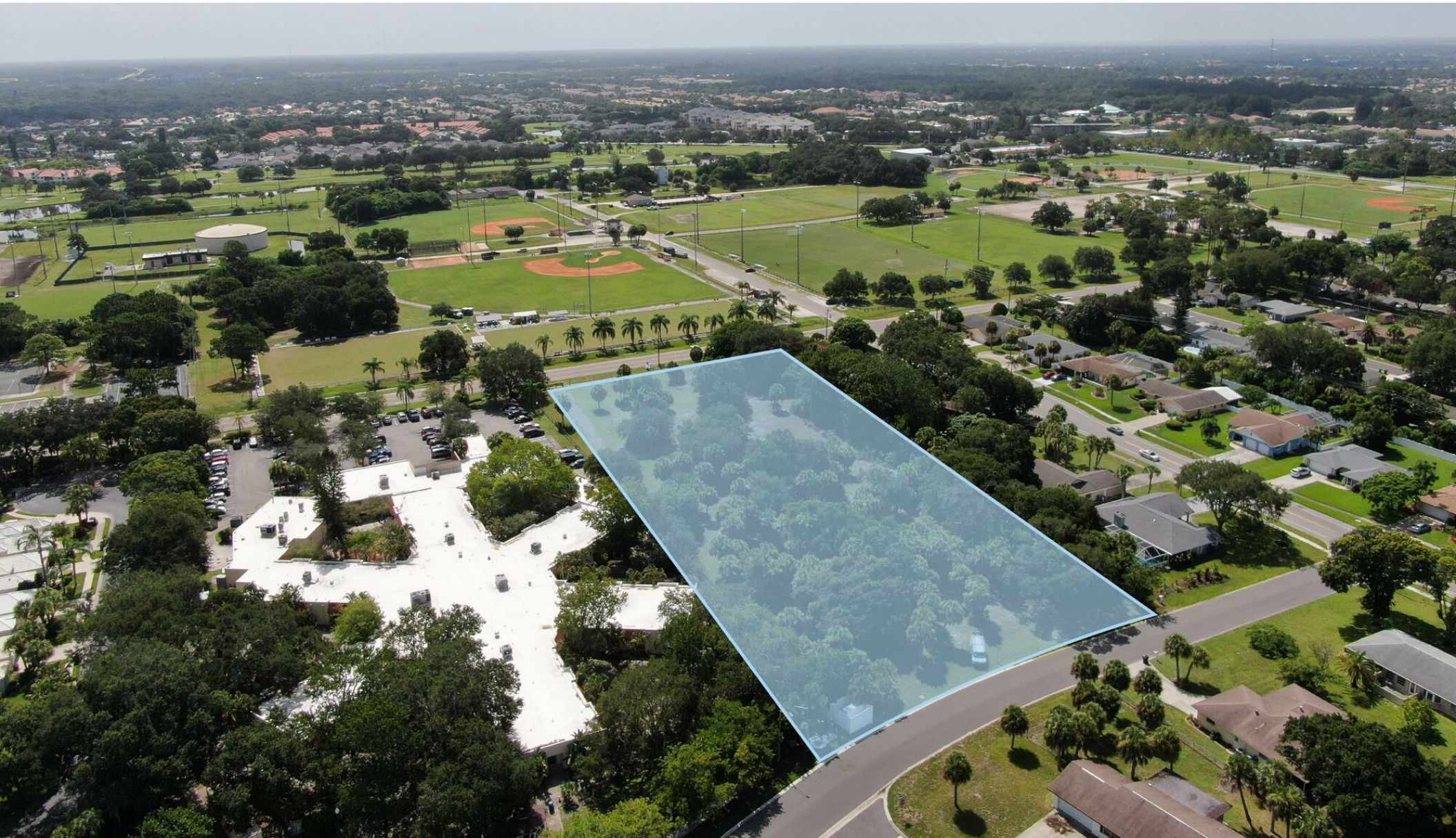


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CONCEPTUAL RENDERING  
1220 Pinebrook Rd, Venice, FL 34285



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# CONCEPTUAL RENDERING

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# CONCEPTUAL SITE PLAN

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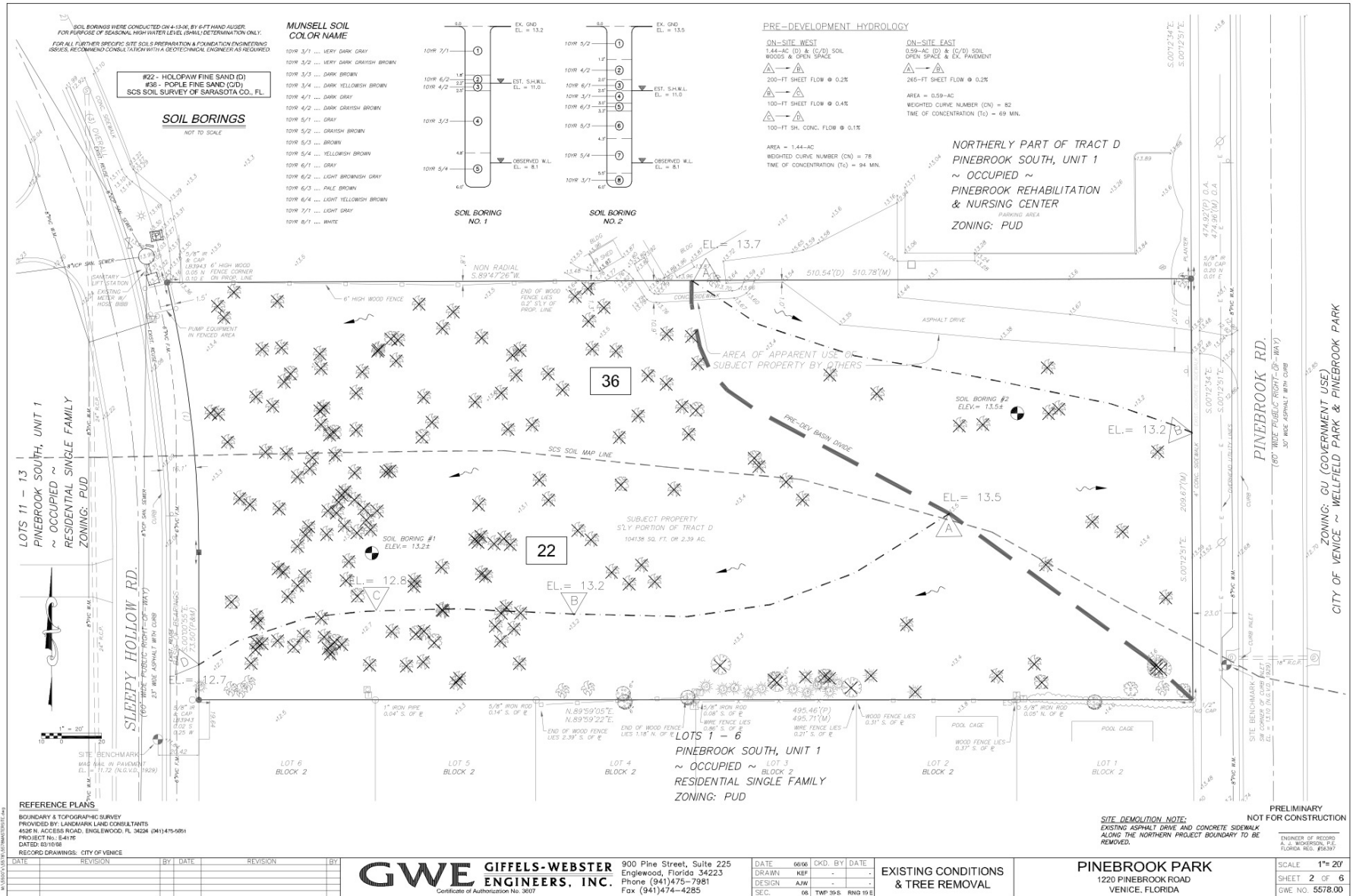


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**REFERENCE PLANS**

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY LANDMARK LINE CONSULTANTS 4326 N. ACCESS ROAD, ENGLEWOOD, FL 34224 (414)475-9081 PROJECT NO. 184116 DATED: 03/10/18

RECORD DRAWINGS: CITY OF VENICE

DATE	REVISION	BY	DATE	REVISION	BY

**GWE GIFFELS-WEBSTER ENGINEERS, INC.**  
 Certificate of Authorization No. 3607

900 Pine Street, Suite 225  
 Englewood, Florida 34223  
 Phone (941)475-7981  
 Fax (941)474-4285

DATE	6606	CKD.	BY	DATE
DRAWN	KFP	-	-	-
DESIGN	AJM	-	-	-
SEC.	06	TWP 39 S.	RNG 19 E	-

EXISTING CONDITIONS & TREE REMOVAL

**PINEBROOK PARK**  
 1220 PINEBROOK ROAD  
 VENICE, FLORIDA

PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER OF RECORD: S. J. WICKERSON, P.E. FLORIDA REG. # 12133

SCALE	1" = 20'
SHEET	2 OF 6
GWE NO.	5578.00



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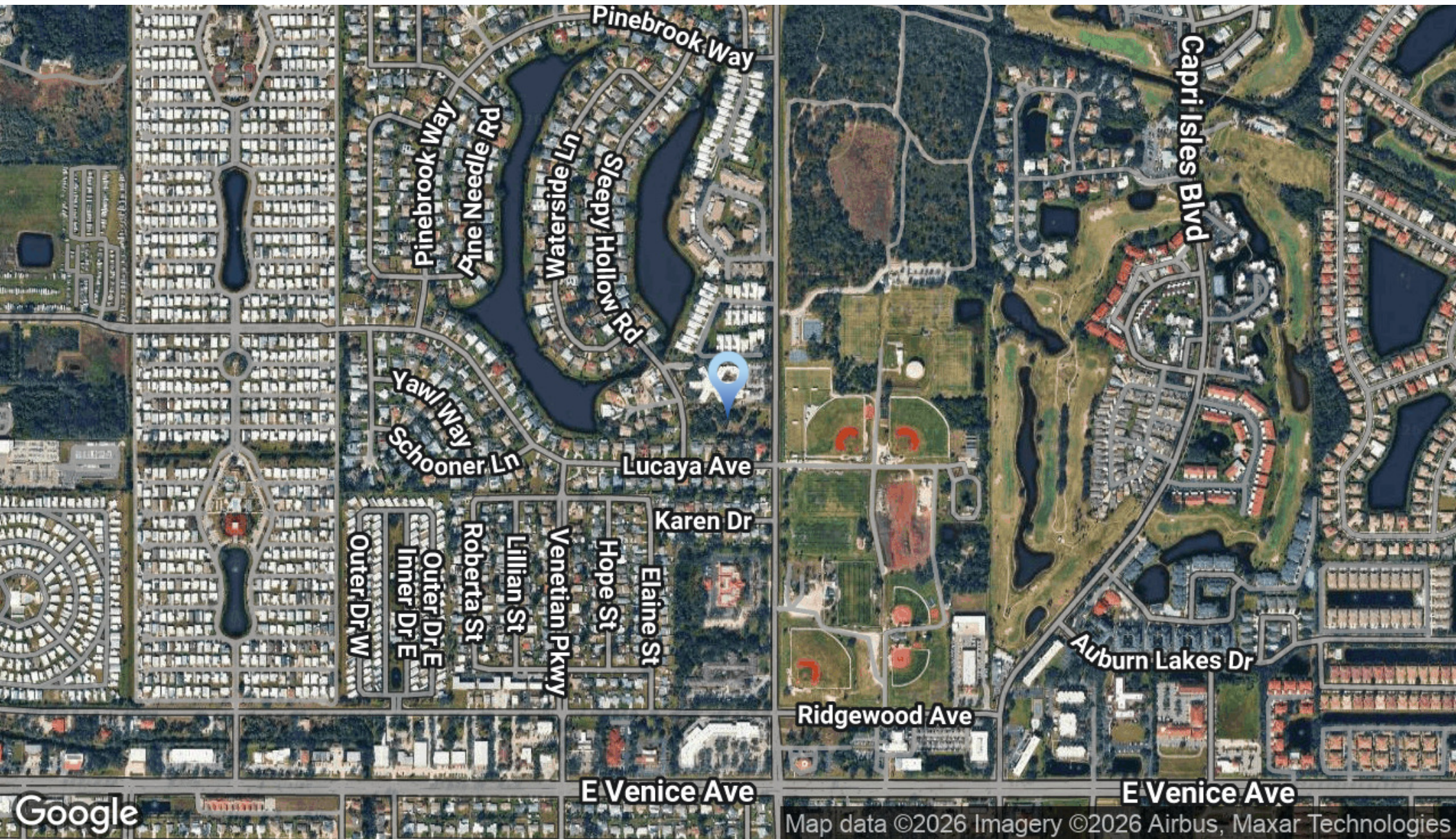
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,458	46,232	84,403
Average Age	67.3	64.9	62.5
Average Age (Male)	66.5	64.0	61.8
Average Age (Female)	67.4	65.4	63.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,512	24,024	42,508
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$97,637	\$124,566	\$118,878
Average House Value	\$313,503	\$396,918	\$398,139

2023 American Community Survey (ACS)



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# ASSISTED LIVING DEVELOPMENT OPPORTUNITY

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## MICHELE FULLER

Partner



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## Professional Background

Michele Fuller joined Ian Black Real Estate in 2009 bringing her extensive expertise and market savvy to one of the most reputable commercial real estate firms in Florida. In 2016 Michele was invited to become a partner of the firm. Her commercial real estate career began in 1999 with Coldwell Banker Commercial where she quickly became one of the most successful commercial agents. Her real estate experience encompasses office, retail, industrial and land sectors of the commercial market. Michele is involved in a variety of development and investment transactions and exhibits the market knowledge and tenacity required to guide challenging transactions to successful closure.

Michele is a CCIM Candidate and a member of ICSC. She is a Founding Board Member of CREW Sarasota Manatee- a chapter of the global Commercial Real Estate Women's Network. She's a graduate of Leadership Sarasota, a Chamber of Commerce member, and devotes time to a variety of community activities.

Michele grew up in Asia and later moved to the United States. She lived on Martha's Vineyard where she owned and operate a boutique hotel on Martha's Vineyard for eight years. In 2000, drawn by the area's dynamic community and natural beauty she relocated to Sarasota and established her career in commercial real estate. Michele has two children and enjoys traveling, skiing, and engaging in the city's diverse cultural and artistic offerings.

## Memberships & Affiliations

National, Florida and Sarasota/Manatee Associations of Realtors  
ICSC  
Sarasota Commercial Investment Division  
Sarasota & Manatee Chambers of Commerce

## Education

CCIM Candidate



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## IAN BLACK, CCIM

Founding Member/Broker



1 South School Avenue  
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ian@ian-black.com

## Professional Background

Ian Black, CCIM, has been a prominent fixture in the Sarasota / Manatee County real estate market since the early 1980's. Local real estate developers respect Ian's creativity and integrity in the real estate business as well as his commitment to the betterment of the community. Those qualities have earned Ian some of the most prestigious brokerage assignments in the area.

He was the leasing agent for One Sarasota Tower, the glass tower that anchors North Tamiami Trail to the Sarasota Bay. Ian was also selected as commercial sales and leasing broker for the chic, innovative Plaza at Five Points located in the heart of downtown Sarasota. And most recently, Ian Black Real Estate was appointed exclusive leasing broker and property manager for The IBIS office portfolio along the Interstate in Sarasota County and Lakewood Ranch.

Ian's impressive real estate brokerage career began in 1964, when he worked with, and later co-owned, Brian Morton and Company in Northern Ireland, Ian's homeland. Ian helped Brian Morton grow from one office in Belfast to 22 offices throughout Northern Ireland.

In 1982, Ian and his family moved to Sarasota, where they owned, operated, and later sold a ten-unit motel on Siesta Key. His previous positions include vice president of marketing at Starling Realty, where he worked for seven years, and director of Florida brokerage services for ICORR Properties Realty Inc., where he was the company's sole broker for the Sarasota / Manatee area. In 2003, Ian opened his own commercial real estate brokerage and management office.

Elegant, smart development must incorporate the arts, and Ian combines his consummate knowledge of the real estate market with his love of the arts in his community contributions. Ian has been instrumental in bringing art into the Sarasota business community through his service as past President of the Sarasota Film Festival, his service on the Arts Task Force and the ART in BUSINESS board. Ian's dedication to the unity of art and real estate has personal roots. Ian is himself an accomplished artist in both abstract painting and ceramic sculpting. Ian's post-expressionist paintings, co-authored with Ringling School of Art graduate James Mendes, have been exhibited at the Sonnet Gallery and at ARTarget "Hot Summer Cool Art" show in downtown Sarasota. One of the first forms of expression Ian learned was the ancient martial science of Tai Chi. He appeared in Tai Chi InnerWave, a nationally-syndicated television show on the PBS network and throughout Europe.



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