



E. VENICE AVENUE

INVERNESS ROAD

LSI
COMPANIES

OFFERING MEMORANDUM

NOLAN ESTATES

RESIDENTIAL DEVELOPMENT SITE APPROVED FOR 32 TOWNHOMES - VENICE, FL

PROPERTY SUMMARY

Property Address: 3076 E. Venice Avenue
Venice, FL 34292

County: Sarasota

Property Type: Vacant Residential

Property Size: 6.6± Acres

Future Land Use: Moderate Density Residential (MODR)

Planning Community: East Venice Avenue Overlay Area

Zoning: Planned Development (RSF-4)

Proposed Density: 32 Attached Single-Family Homes
(4.85 units per acre)

Maximum Allowed Height: 35 Feet

Utilities: All available with sufficient capacity.
Water and Sewer Service provided by
Sarasota County Utilities.

Permits in Place: SWFWMD Environmental Resource Permit;
Sarasota County Site Development Permit

Flood Zone: Located outside the flood zone
(Proposed F.F.E. = 12.50')

Delivery Condition: Cleared, Filled and pad ready with
stormwater management permit in place

STRAP Numbers(s): 0418040003; 0418040004

LIST PRICE:

\$3,200,000

\$100,000 Per Door

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Christi Pritchett, CCIM
Senior Broker Associate



Thomas Sear
Research & Sales Associate



DIRECT ALL OFFERS TO:

Christi Pritchett, CCIM - cpritchett@lsicompanies.com

Thomas Sear - tsear@lsicompanies.com

(941) 916-9525

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

LSI Companies presents a 6.6-acre residential development site in Venice, Florida, approved for 32 single-family townhomes. The property represents the rear portion of a larger 10-acre master-planned parcel intended for mixed-use development.

The current site plan includes a residential component situated behind four professional office buildings along the front of the property. The seller plans to retain and develop the office portion while offering the residential segment for sale.

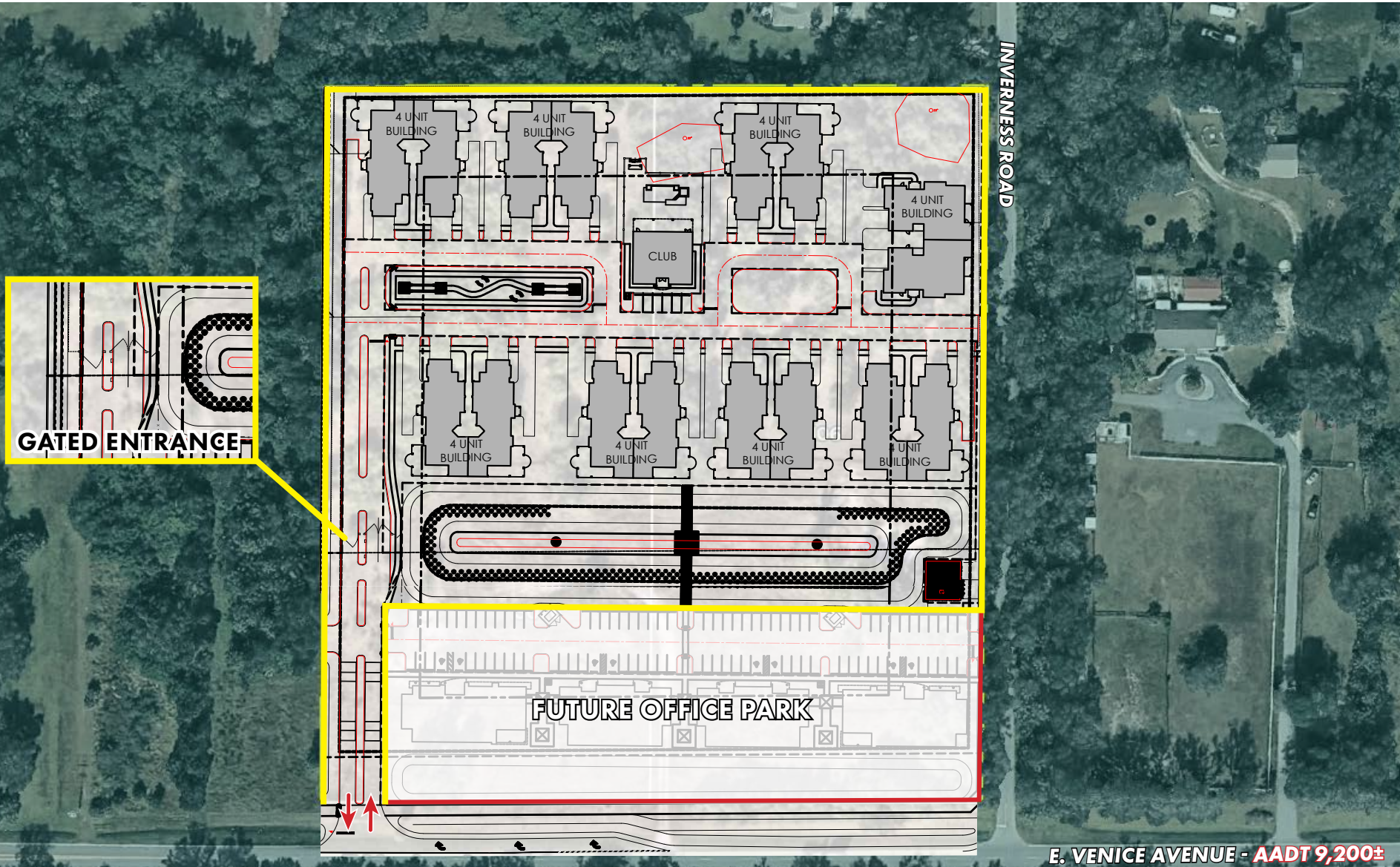
The residential plan consists of six buildings within a gated community, along with a designated amenity area. The layout is designed to support a low-maintenance residential environment suitable for both full-time and seasonal occupants.

The site will be delivered pad-ready, with zoning, utilities, and water management infrastructure in place, enabling a streamlined transition to vertical construction.

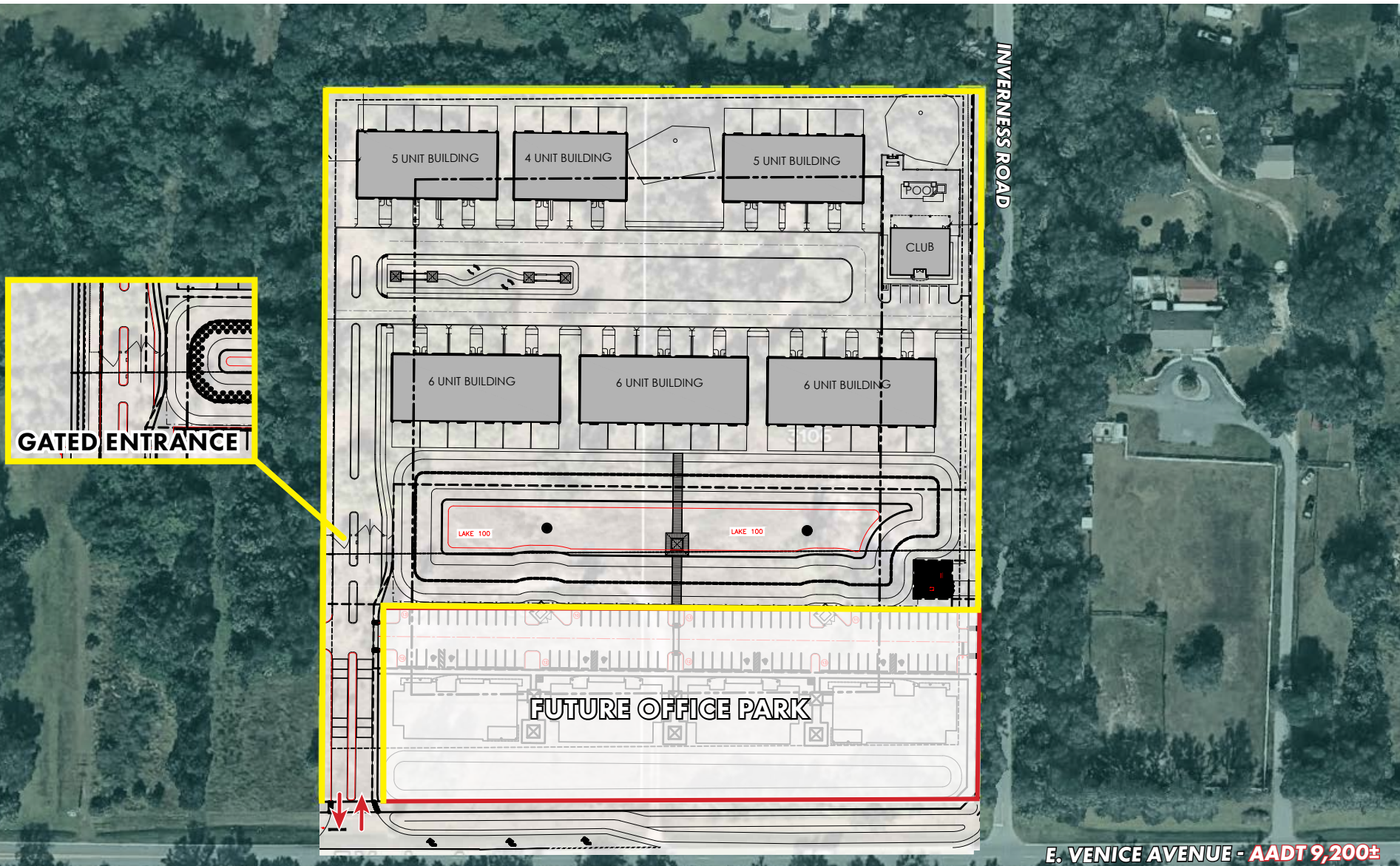
Pricing guidance is \$100,000 per unit.



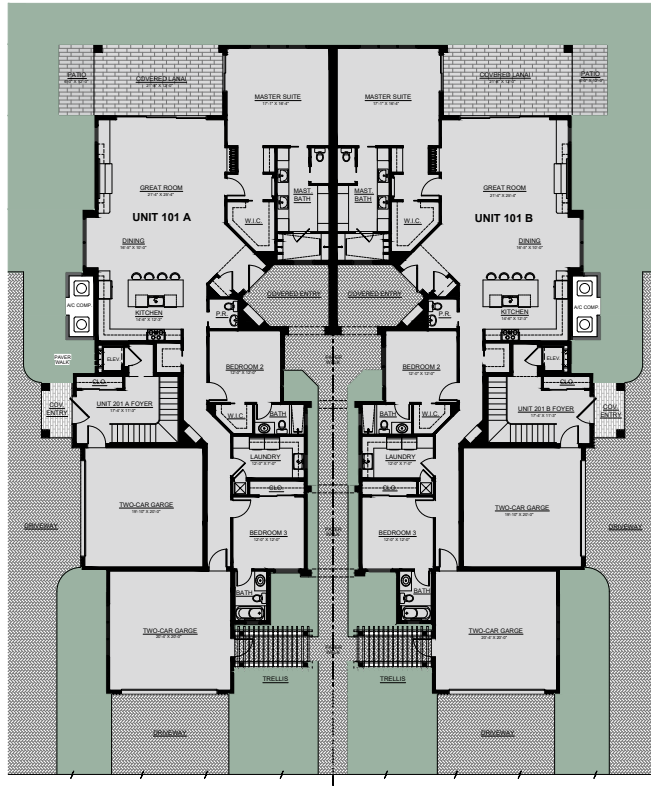
CONCEPT PLAN 1



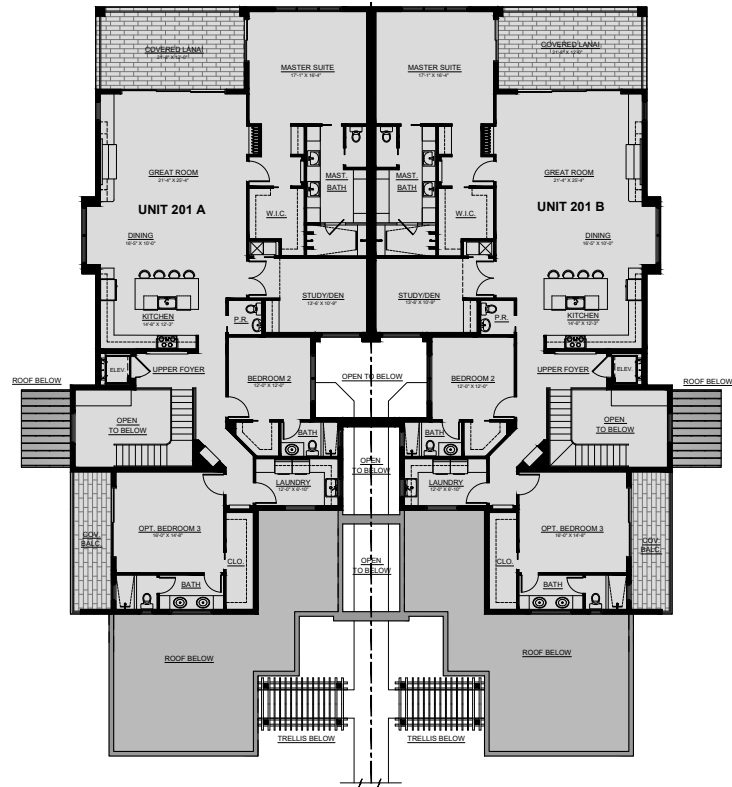
CONCEPT PLAN 2



FIRST FLOOR PLANS



SECOND FLOOR PLANS



PROPERTY AERIAL



AADT 102,000±



**4 MINUTES TO I-75
(EXIT 191 - N. RIVER ROAD)**

**BENDERSON
DEVELOPMENT
COMING SOON**

N. RIVER ROAD

**Stoneybrook
at Venice**

**DEAKIN'S RV &
BOAT STORAGE**

**MYAKKA RIVER
ANIMAL CLINIC**

INVERNESS ROAD

B. VENICE AVENUE - AADT: 9,200±

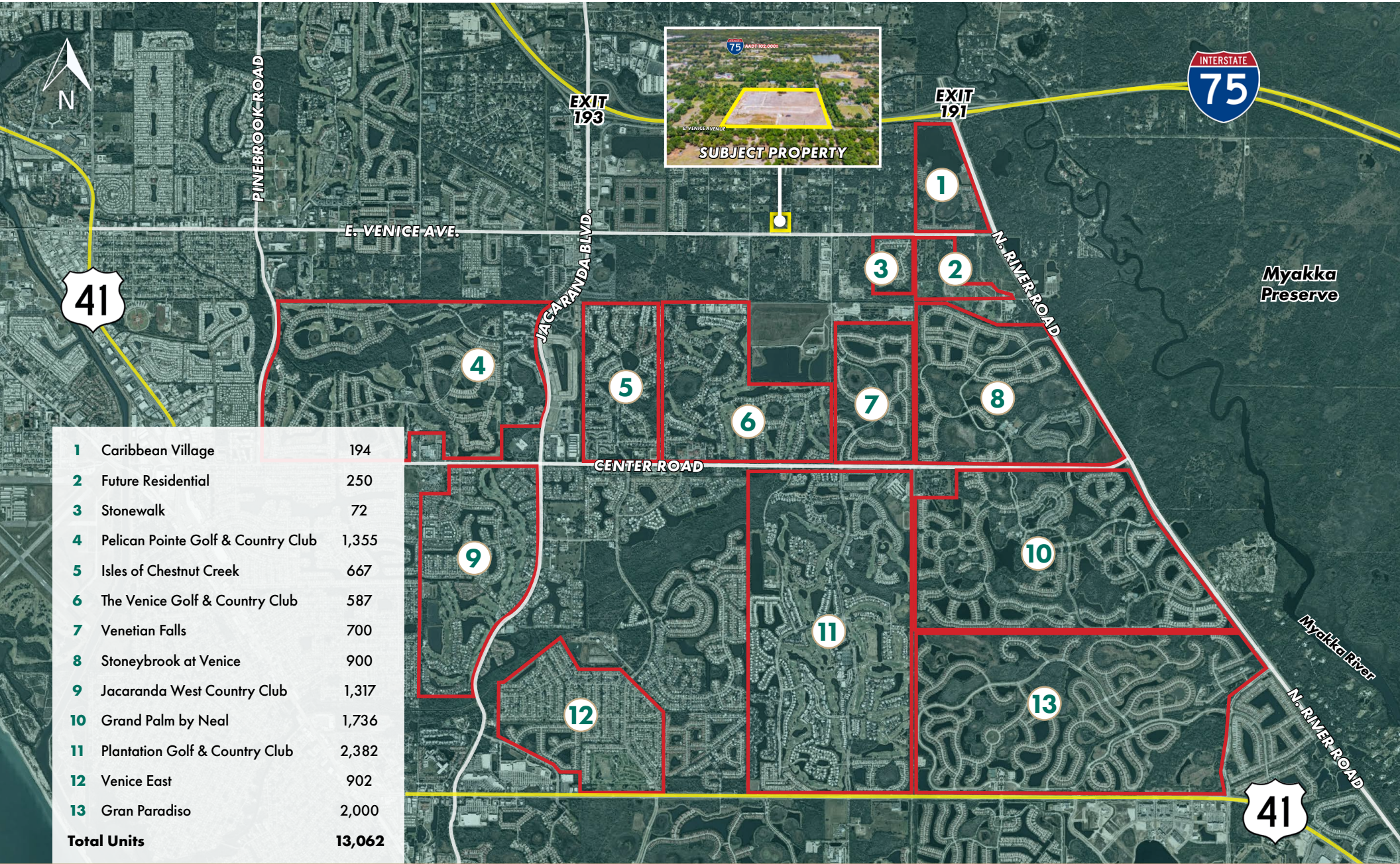
PROPERTY AERIAL



PROPERTY AERIAL



EXISTING RESIDENTIAL DEVELOPMENTS



NEW RESIDENTIAL DEVELOPMENTS



1	Bella Terra	Multi-Family	310
2	Brighton	Mixed-Use	315
3	Villas at Venice	Single-Family	63
4	Chalets at Venice	BTR	43
5	Arbor Vita	Mixed-Use	180
6	Cassata Oaks	Single-Family	60
7	Visterra Of Venice	Single-Family	391
8	Venice Shores	Luxury Apartments	293
9	Holly Brook	Assisted Living	30
10	North River Marketplace	Multi-Family	280
Total Units			1,965

RETAIL MAP



1. JACARANDA SHOPPING CENTER



2. VENICE COMMONS



3. BIRD BAY PLAZA



4. NORTH RIVER MARKETPLACE

North River Marketplace is an exciting new ground-up development located along the growing North River Road corridor in Venice, Florida. Strategically positioned in one of the fastest-growing mid-size metro areas in the United States, this Publix anchored retail center is set to become a cornerstone of the community. Spanning 51.52 acres, the property will feature a dynamic mix of retail stores, restaurants and essential services to serve the needs of the expanding local Population

Publix.

LOCATION MAP



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



2,769

HOUSEHOLDS



1,122

MEDIAN INCOME



\$122,898

3 MILE RADIUS

POPULATION



20,920

HOUSEHOLDS



10,538

MEDIAN INCOME



\$95,736

5 MILE RADIUS

POPULATION



59,698

HOUSEHOLDS



29,541

MEDIAN INCOME



\$84,115

LOCATION HIGHLIGHTS

- 1.5± miles to I-75 (Exit 191-N River Road)
- 2± miles to I-75 (Exit 193-Jacaranda Blvd)
- 5 ± miles to Downtown Wellen Park
- 6± miles to Sarasota Memorial Hospital



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.