

PRIME DEVELOPMENT OPPORTUNITY IN VENICE, FL

Land
For Sale

1976 Border Rd, Venice, FL 34292



Property Description

10.73 Acre parcel located at the northwest quadrant of I-75 and Border Road in Venice, Florida. The property is adjacent to the Waterford Golf Club and Community.

Excellent Development Opportunity for Townhouses, Villas, Senior Housing or Assisted Living Facility. Owner is in the process of re-zoning the property for low density Residential Multi-Family.

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	10.73 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,297	19,656	46,733
Total Population	3,820	30,375	71,554
Average HH Income	\$87,801	\$83,423	\$74,310



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



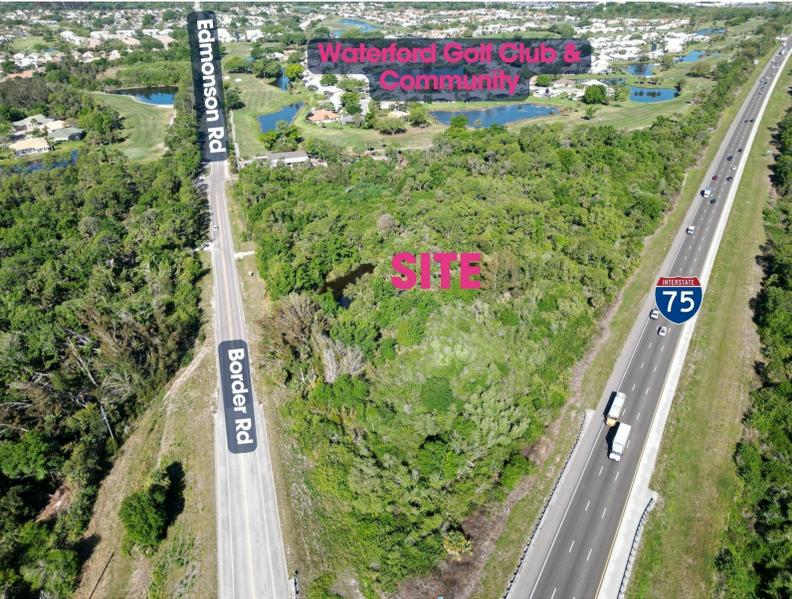
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

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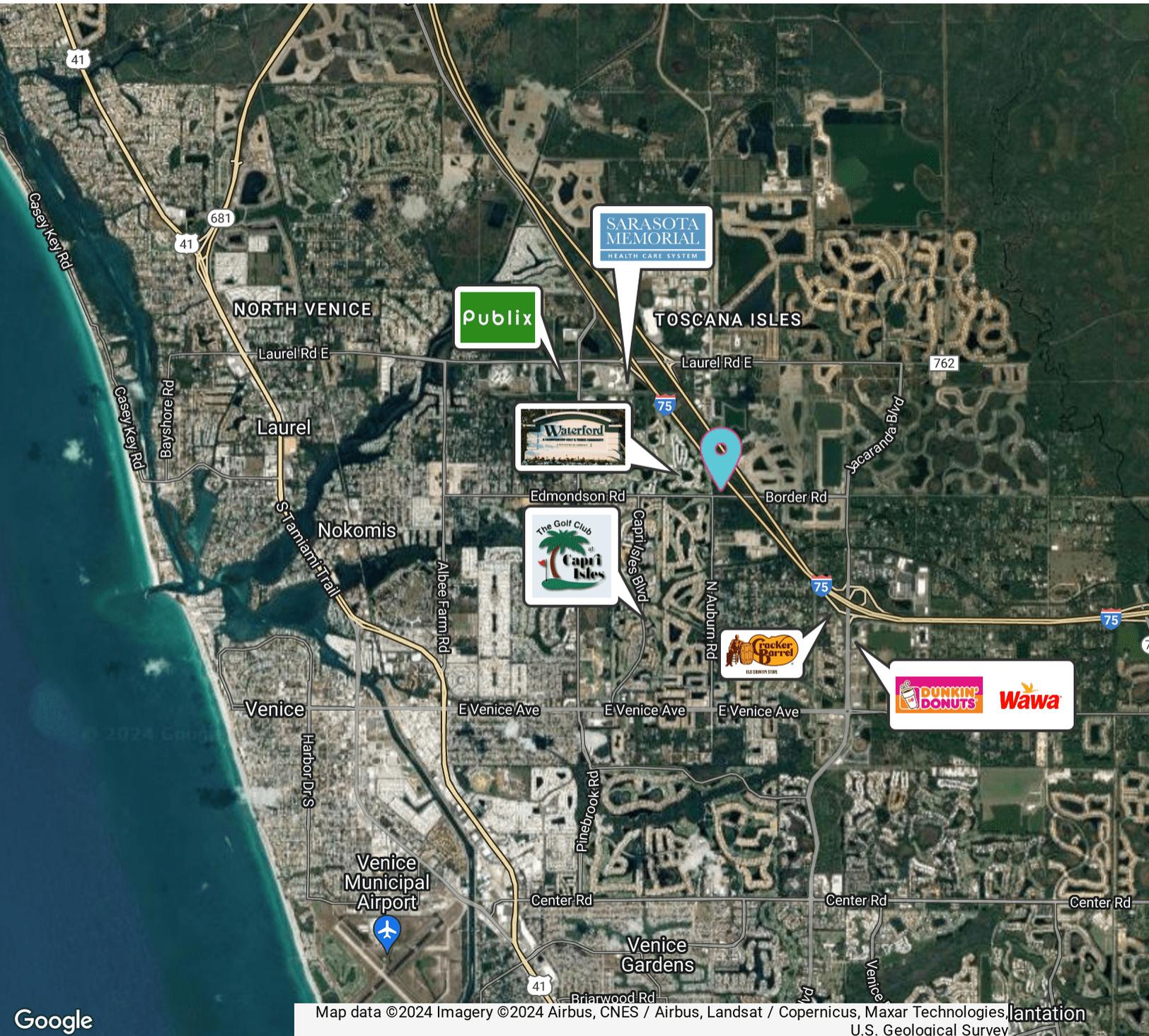
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Strategic Development Location

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Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey



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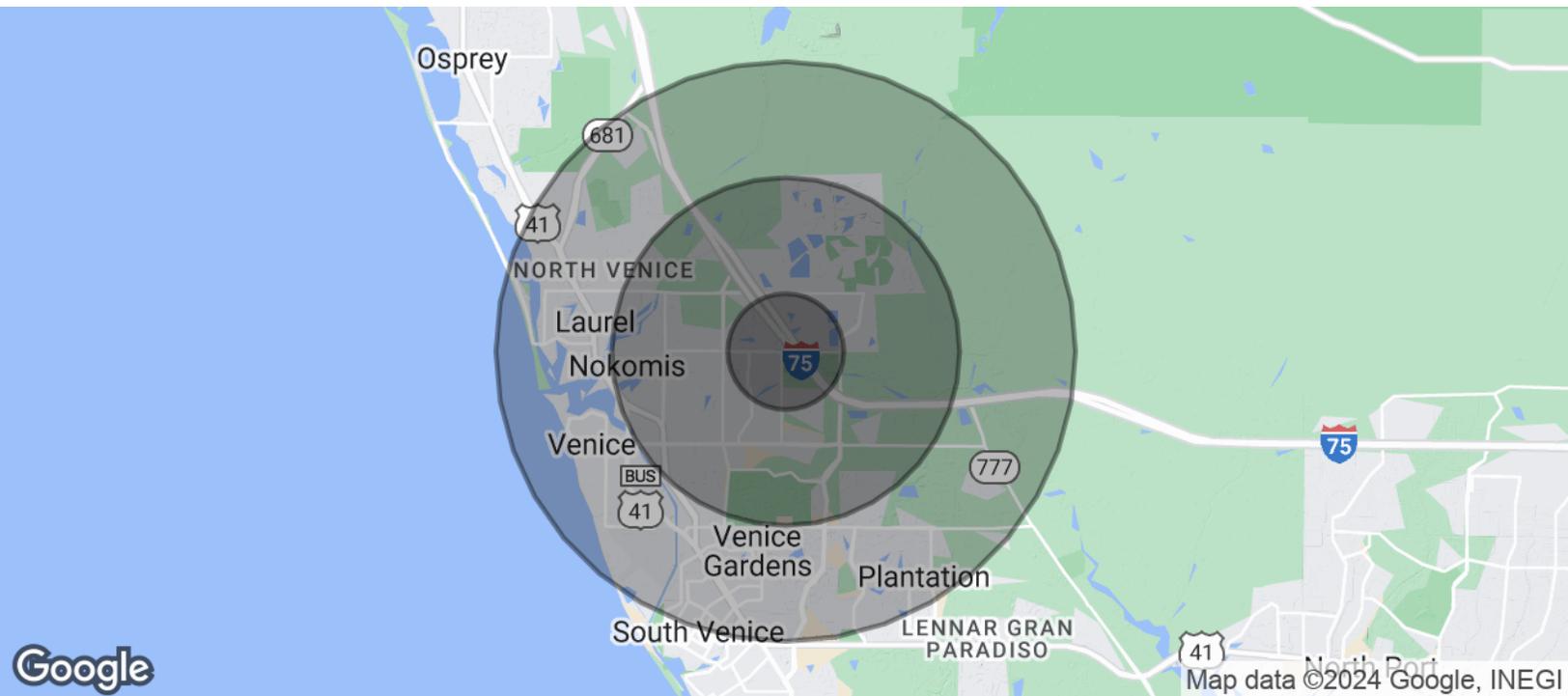


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Rapidly Growing Area

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,820	30,375	71,554
Average Age	70.5	65.3	62.9
Average Age (Male)	71.1	63.7	61.7
Average Age (Female)	68.9	66.0	63.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,297	19,656	46,733
# of Persons per HH	1.7	1.5	1.5
Average HH Income	\$87,801	\$83,423	\$74,310
Average House Value	\$327,588	\$348,244	\$329,320

* Demographic data derived from 2020 ACS - US Census



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