

LAUREL ROAD - SARASOTA COUNTY MULTI-FAMILY LAND

2300 LAUREL ROAD
VENICE, FL 34275

Ashley Barrett Bloom
Managing Director
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Director
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25.54+/-
ACRES

Laurel
Nokomis
School

Publix

INTERSTATE
75

tervis
600+ Employees

PGT
1,400+
Employees

PROPERTY INFORMATION

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- Sale Comps Map

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1 PROPERTY INFORMATION

2300 Laurel Road
Venice, FL 34275

Property Summary



OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	25.54 Acres
Zoning:	Residential, RMF3
Market:	Sarasota County
Submarket:	Nokomis
Price / SF:	-

PROPERTY OVERVIEW

Well located Multi-Family site near a highly rate K -8th grade school and adjacent to a 2013 constructed 70,000 Square Foot Publix Shopping Plaza

PROPERTY HIGHLIGHTS

- Zoned RMF3
- Very close proximity to I-75, Retail and schools
- Major Employers off of the same interchange

Property Description



PROPERTY OVERVIEW

Well located Multi-Family site near a highly rate K -8th grade school and adjacent to a 2013 constructed 70,000 Square Foot Publix Shopping Plaza

LOCATION OVERVIEW

Less than 3/4 of a mile west of West of Interstate 75

Area in central Sarasota County where commercial development continues to accelerate

Located between a top ten percent elementary and middle combination school and a 70,000 Square Foot Publix Anchored retail center.

Plans for a Sarasota Memorial Medical Health Campus on adjacent parcel.

Complete Highlights

SALE HIGHLIGHTS

- Zoned RMF3
- Very close proximity to I-75, Retail and schools
- Major Employers off of the same interchange



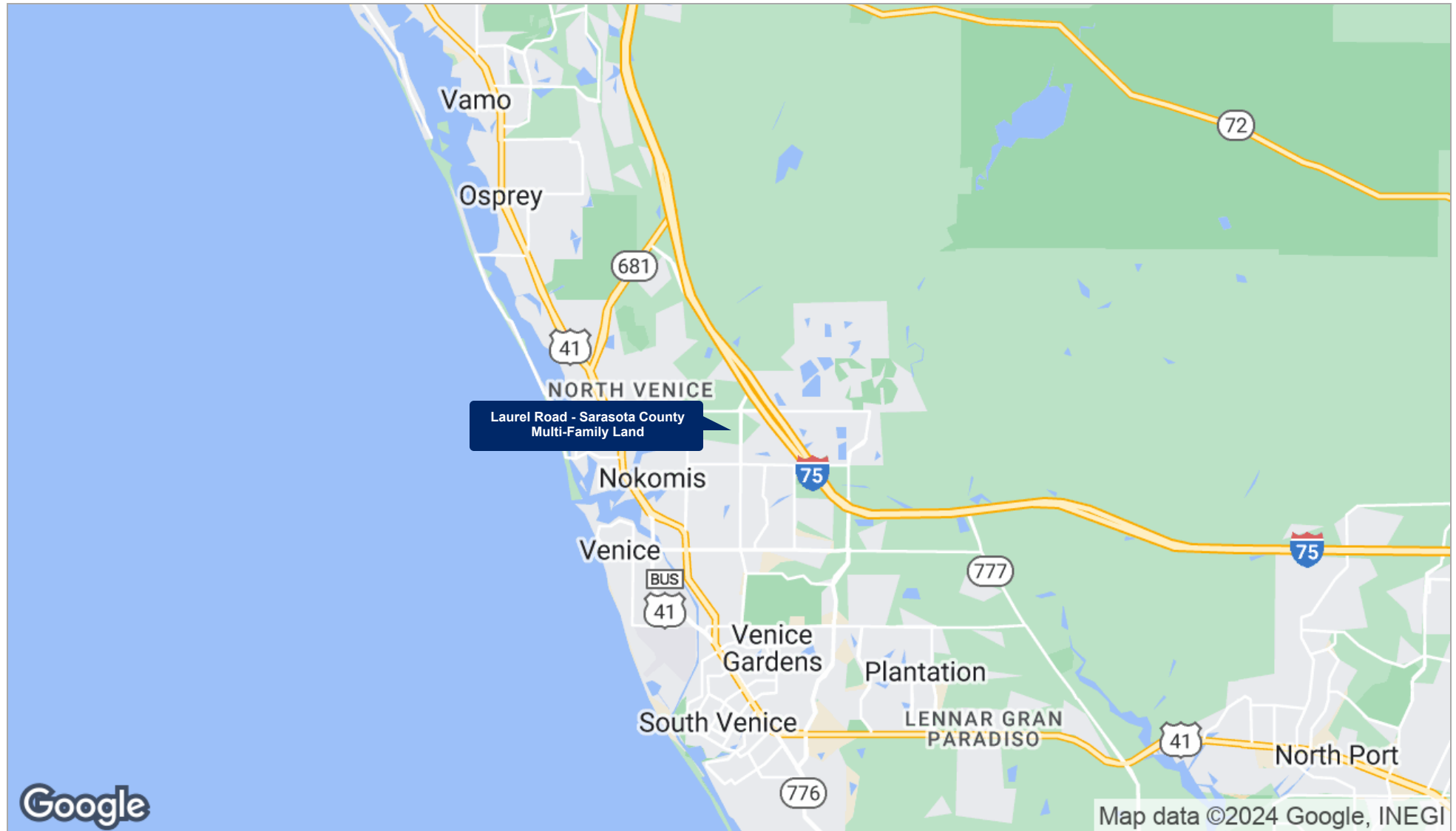
Additional Photos



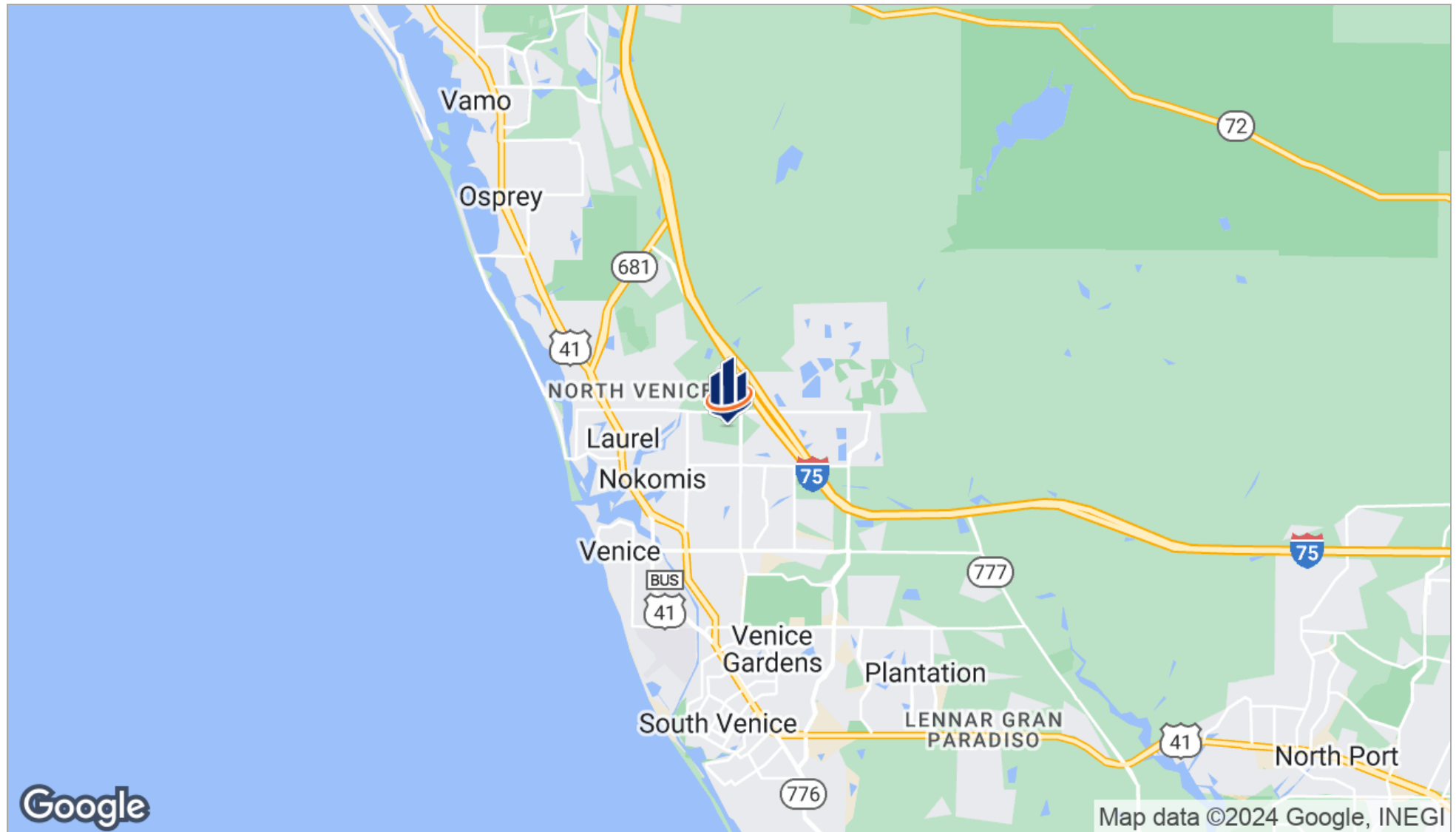
2 LOCATION INFORMATION

2300 Laurel Road
Venice, FL 34275

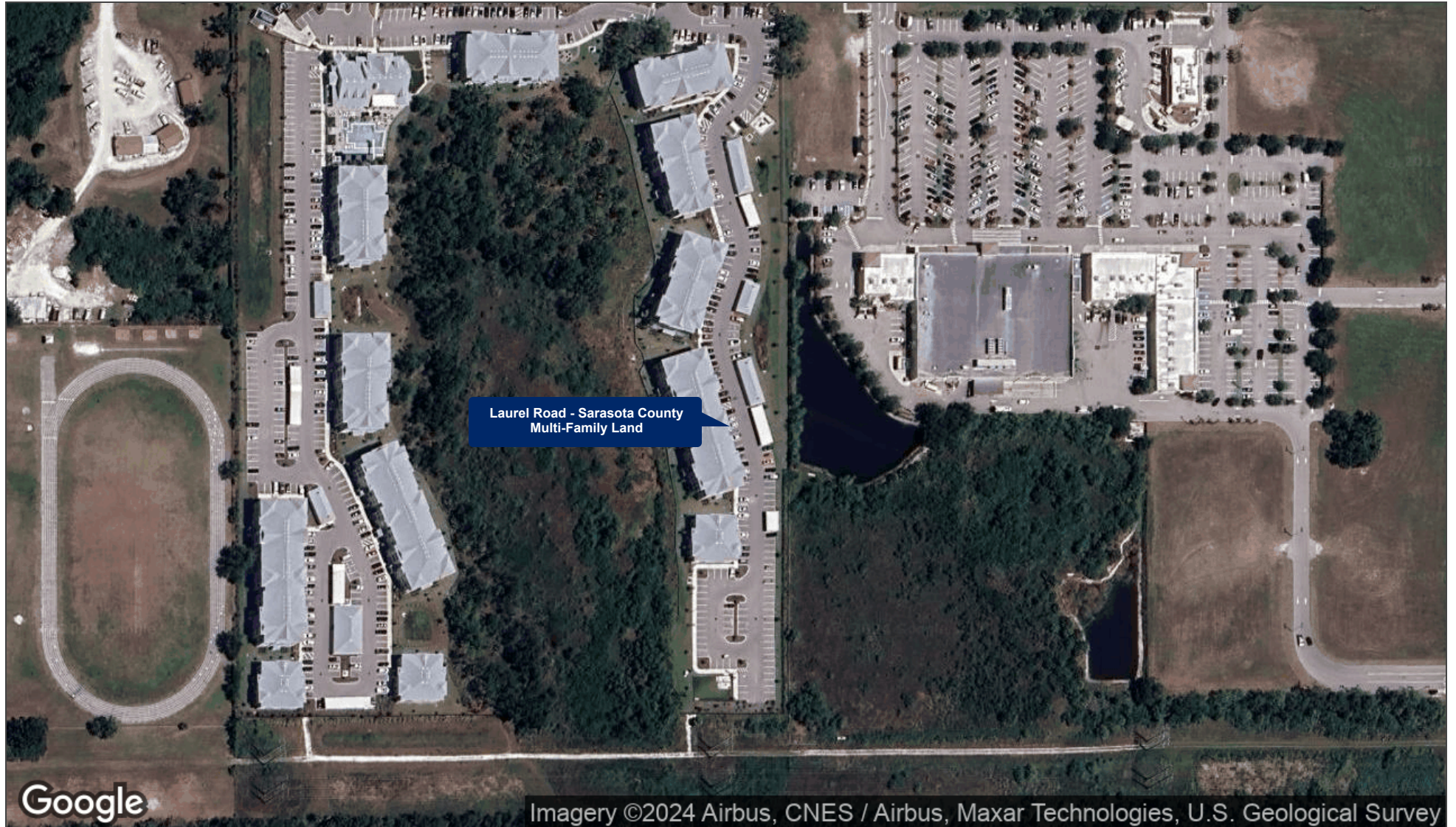
Regional Map



Location Maps



Aerial Map



3 FINANCIAL ANALYSIS

2300 Laurel Road
Venice, FL 34275

Financial Summary

INVESTMENT OVERVIEW

Price	\$4,995,000
Price per SF	\$4.49
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Income & Expenses

INCOME SUMMARY

PER SF

Gross Income	-	-
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EXPENSE SUMMARY

PER SF

Gross Expenses	-	-
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Net Operating Income	-	-
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4 SALE COMPARABLES

2300 Laurel Road
Venice, FL 34275

Sale Comps

Sale Comps Summary



SUBJECT PROPERTY

Laurel Road - Sarasota County Multi-Family Land
2300 Laurel Road
Venice, FL 34275

PRICE

LOT SIZE

PRICE/SF

PRICE/AC

CAP

N/A

25.54 Acres

-

-

-

SALE COMPS

PRICE

LOT SIZE

PRICE/SF

PRICE/AC

CAP

CLOSE

PRICE

LOT SIZE

PRICE/SF

PRICE/AC

CAP

CLOSE

Totals/Averages

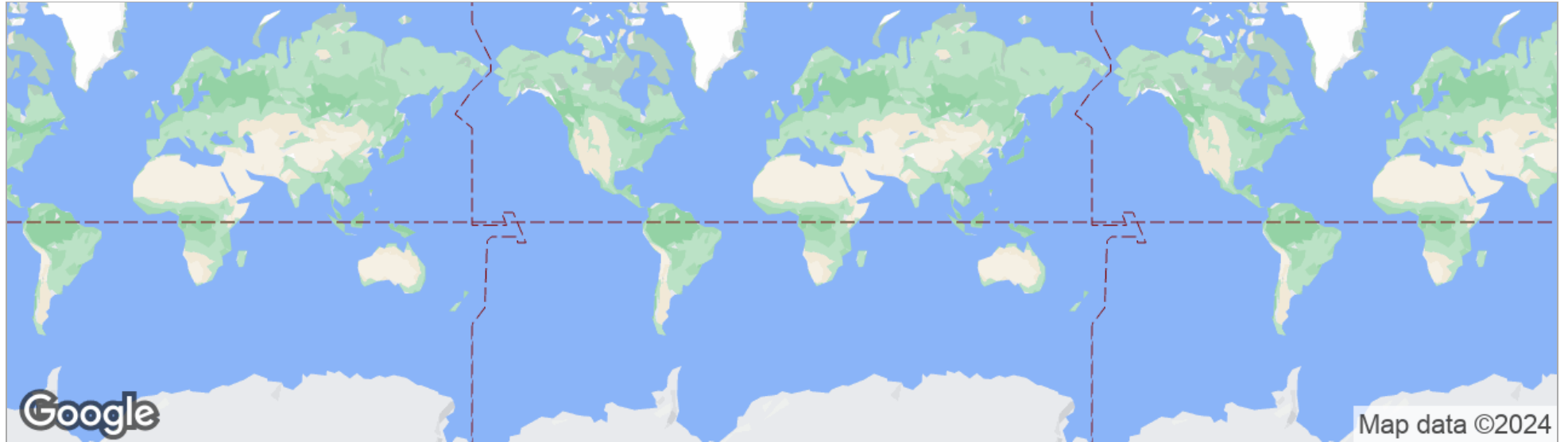
\$

\$NaN

Liquid error: divided by 0

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Sale Comps Map



SUBJECT PROPERTY

2300 Laurel Road, Venice, FL 34275

5 RENT COMPARABLES

2300 Laurel Road
Venice, FL 34275



Rent Comps

Rent Comps Summary



SUBJECT PROPERTY

**Laurel Road - Sarasota County
Multi-Family Land**
2300 Laurel Road
Venice, FL 34275

PRICE/SF/YR

Negotiable

LOT SIZE

25.54 Acres

OCCUPANCY %

-

RENT COMPS

PRICE/SF/YR

LOT SIZE

OCCUPANCY %

PRICE/SF/YR

LOT SIZE

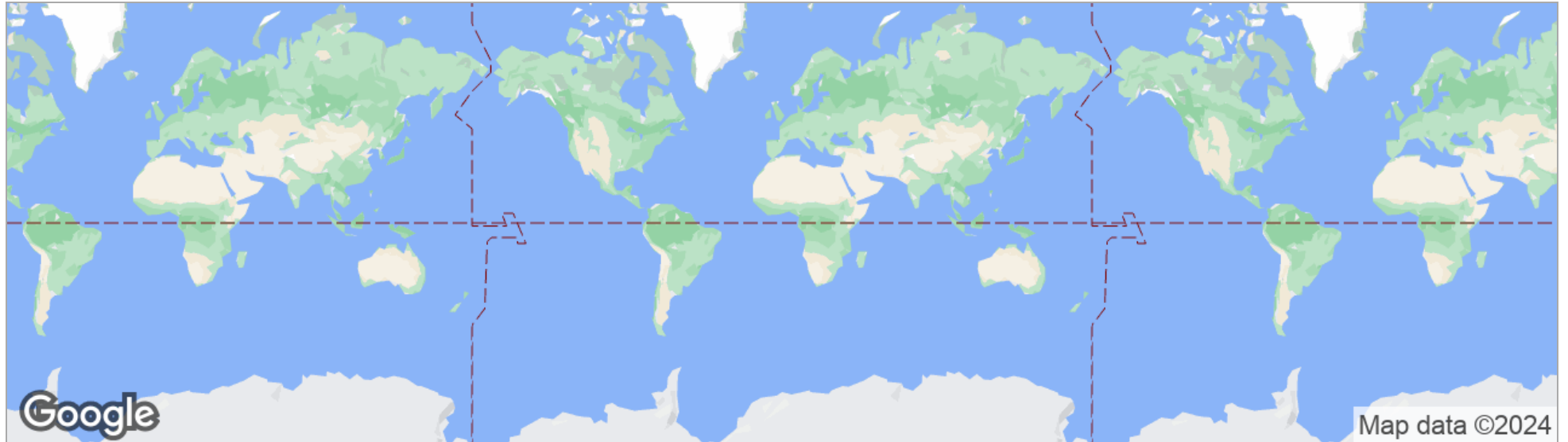
OCCUPANCY %

Totals/Averages

-

-

Rent Comps Map



SUBJECT PROPERTY

2300 Laurel Road, Venice, FL 34275

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DEMOGRAPHICS

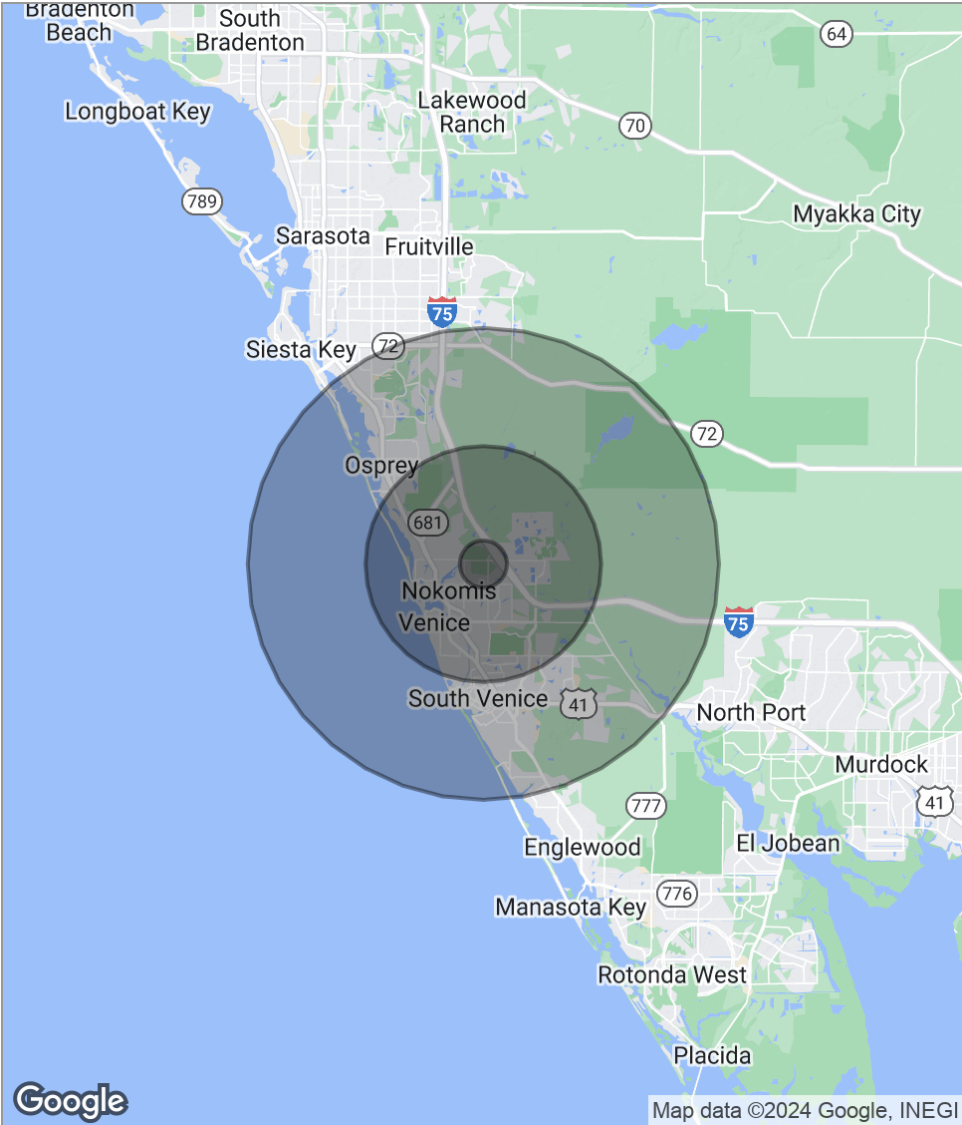
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Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	2,610	57,119	127,178
Median age	63.4	61.0	59.6
Median age (male)	64.2	60.7	59.3
Median age (female)	62.5	61.2	59.9
Total households	1,349	28,632	62,003
Total persons per HH	1.9	2.0	2.1
Average HH income	\$73,311	\$65,684	\$73,025
Average house value	\$366,623	\$332,632	\$345,541

** Demographic data derived from 2020 ACS - US Census*

Demographics Map



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7 ADVISOR BIOS

2300 Laurel Road
Venice, FL 34275

Advisor Bio & Contact 1

ASHLEY BARRETT BLOOM

Managing Director

2044 Constitution Boulevard
Sarasota, FL 34321
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ashley.bloom@svn.com

PROFESSIONAL BACKGROUND

Ashley Barrett Bloom has been affiliated with SVN since 2009. Mr. Bloom has personally established his practice as a land expert locally, regionally, and nationally. To further add value to clients, Bloom has taken on the role of owner's representative in the entitlement process of multiple projects. With a long history in land development, Bloom has extensive relationships with industry professionals as well as buyers of both residential and commercial land. In 2020, Bloom was ranked in the top 11 of around 1,600 advisors across the country. Mr. Bloom was also named the SVN National 2019 Humanitarian of the Year for his work in Community & Charity.

In 2018, Bloom and his long time business partner, J. Chris Malkin, began expansion of the brokerage operation in Southwest Florida. In 2020, Bloom teamed up with Scott Maesel (principal in SVN Chicago & Denver) for form SVN Commercial Partners based in South Florida. Shortly thereafter, the Southwest Florida operation was rebranded to the same name. In his role as Partner & Managing Director of both operations, Bloom has created a full service Commercial Real Estate operation combining a strong network of 5 Offices, 50 experienced Advisors & Administrators, and a spirit of collaboration. Bloom provides his clients with a listing team that provides local expertise, asset specialization, and a regional & national platform. The combined production of SVN Commercial Partners places the entities near the top of the more than 200 offices in the country.

In 2013, Bloom initiated and was named the founding Chairman of the Land & Development Services Product Council for SVN. Under his leadership, Bloom has helped institute a national network of land advisors, collaborative marketing programs, a land advisory resource, and land specific sales calls. Personally, Bloom works on a portfolio of commercial and residential tracts in size from 1 acre to several thousand acres. His listing clientele includes large equity funds, national banks, land investment groups, generationally family-owned tracts, regional & national developers, and single investors. Bloom has a diverse list of buyers that include local, regional, and national investors & developers.

In addition to SVN, Bloom specializes in land planning, horizontal development, and conversions/renovations. While developing these projects, Bloom has also taken the role of Managing Partner. During that time period, he has successfully acquired, entitled, and developed different asset classes of property. Bloom primarily invests in land with a focus on entitlement and/or long-term development strategy.

Bloom has been developing real estate for almost 25 years in Florida, North Carolina, and Arkansas. He has developed and/or entitled thousands of acres of land and currently owns a portfolio of land positions. Prior to developing real estate, Bloom worked for Coopers & Lybrand LLP in the Financial Advisory Services division where he obtained his

Advisor Bio & Contact 2

RON ZEIGLER

Director

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PROFESSIONAL BACKGROUND

Ron Zeigler serves as a Senior Advisor for SVN Florida Commercial Real Estate Advisors specializing in the sale of commercial development land, especially for residential, multi-family and industrial projects. Zeigler has 27 years of experience in the sale and financing of commercial real estate. He is an active member of the SVN Land and Development Services Product Council, the National and Florida Multi-Family Councils. Ron stresses the critical tenets of open participation with colleagues, outside broker cooperation and a teamwork approach for the full exposure of our clients' properties. Ron is active in the fast-growing area of alternative rental products. Many of his clients seek land for entire rental communities of town homes, paired villas, cottage style rental and single family homes. SVN has recognized Zeigler as a SVN Certified Land Specialist.

Prior to joining SVN, Zeigler served as the managing principal for Gulf Coast Mortgage and Realty Advisors in Sarasota, Florida which offered financing, legal and real estate services to private and corporate entities. Zeigler served as the supervising real estate broker, the principal mortgage broker, and in-house legal counsel. His duties included entity formation, obtaining financing and joint venture participation for commercial transactions, and the purchase of commercial and residential properties. Previously, Zeigler served as Vice President for City Financial Corporation in Sarasota, Florida, where he served as a supervising securities principal and registered investment advisor. Besides his duties in the securities markets, he headed as the managing broker for an allied real estate and financing division that specialized in sale and financing of apartment complexes, healthcare properties, and shopping centers. Zeigler has served as a court appointed receiver whose appointment has been put forward by SVN clients in the banking, insurance and equity fund business.

Zeigler is a former member of the Ohio Bar Association and has been licensed as a Florida attorney since 1991. He has been licensed as a Florida corporate real estate broker, individual broker or associate since 1994. Zeigler is also active in representing troubled properties through the court ordered receivership process.

EDUCATION

Bachelor of Arts - Wittenberg University
Juris Doctor - Cleveland Marshall College of Law

MEMBERSHIPS & AFFILIATIONS

Florida Bar Association



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