

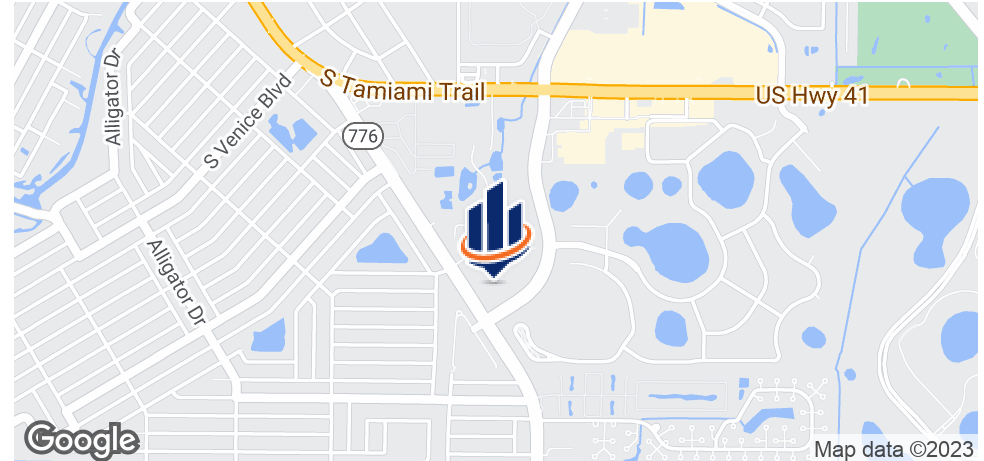


ZONED MULTIFAMILY SITE

2791 JACARANDA BOULEVARD
VENICE, FL 34293

Mike Migone CCIM
Senior Investment Advisor
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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	6.51 Acres
Zoning:	RMF-3
Market:	Venice / Englewood
Submarket:	SW Florida
Price / SF:	\$6.88

PROPERTY OVERVIEW

Recently rezoned to RMF-3 that allows up to 13 units per acre. Can build up to 96 units by incorporating units less than 750 SF. The sale has purchase stipulations that do not allow the buyer to be a Multifamily Low-Income Housing Tax Credit Developer or its affiliates and require a closing to be within 90 days months from the offer date. Contact Broker for more details.

PROPERTY HIGHLIGHTS

- Multifamily Site
- Build up to 96 Units
- Signalized corner location with easy access to I-75
- Site provides access to Englewood and Venice

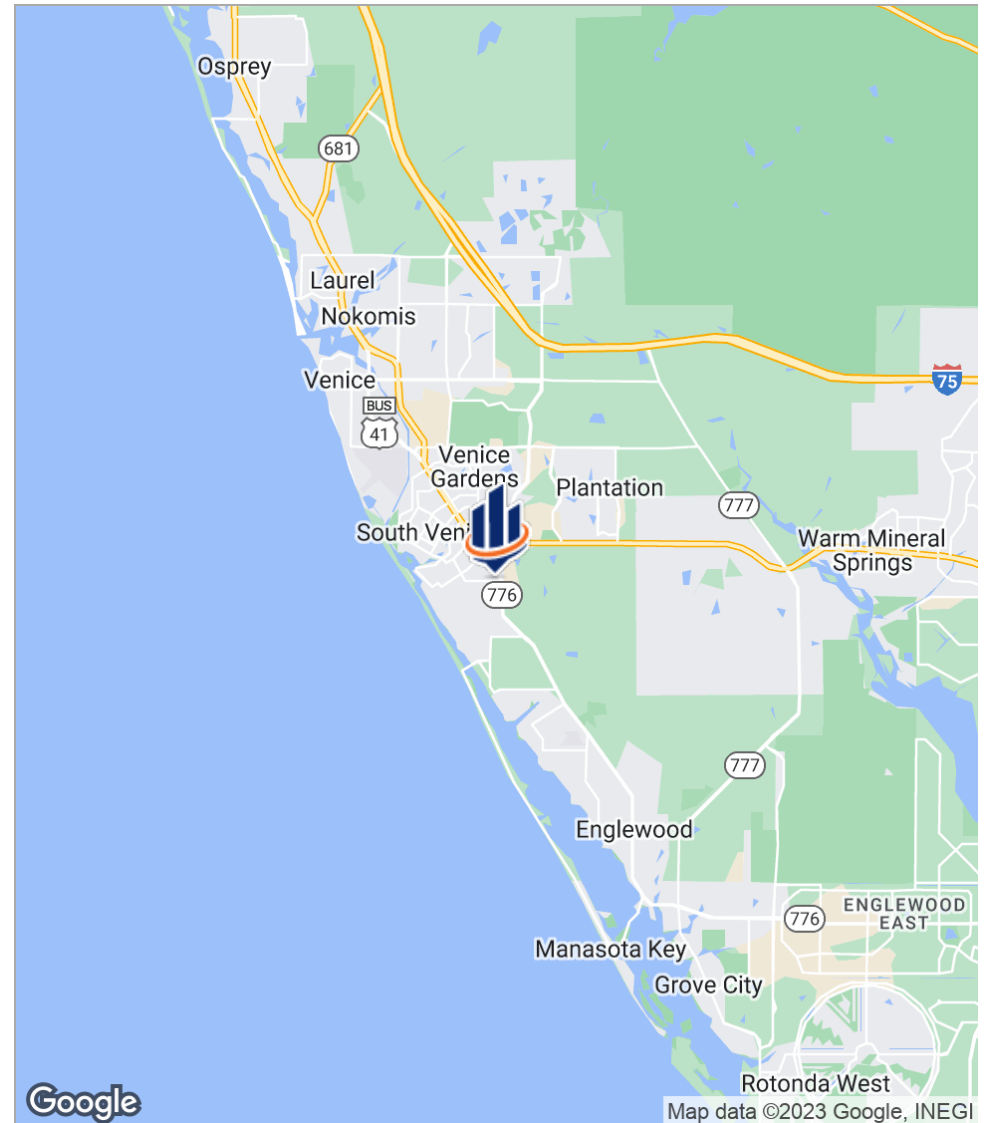
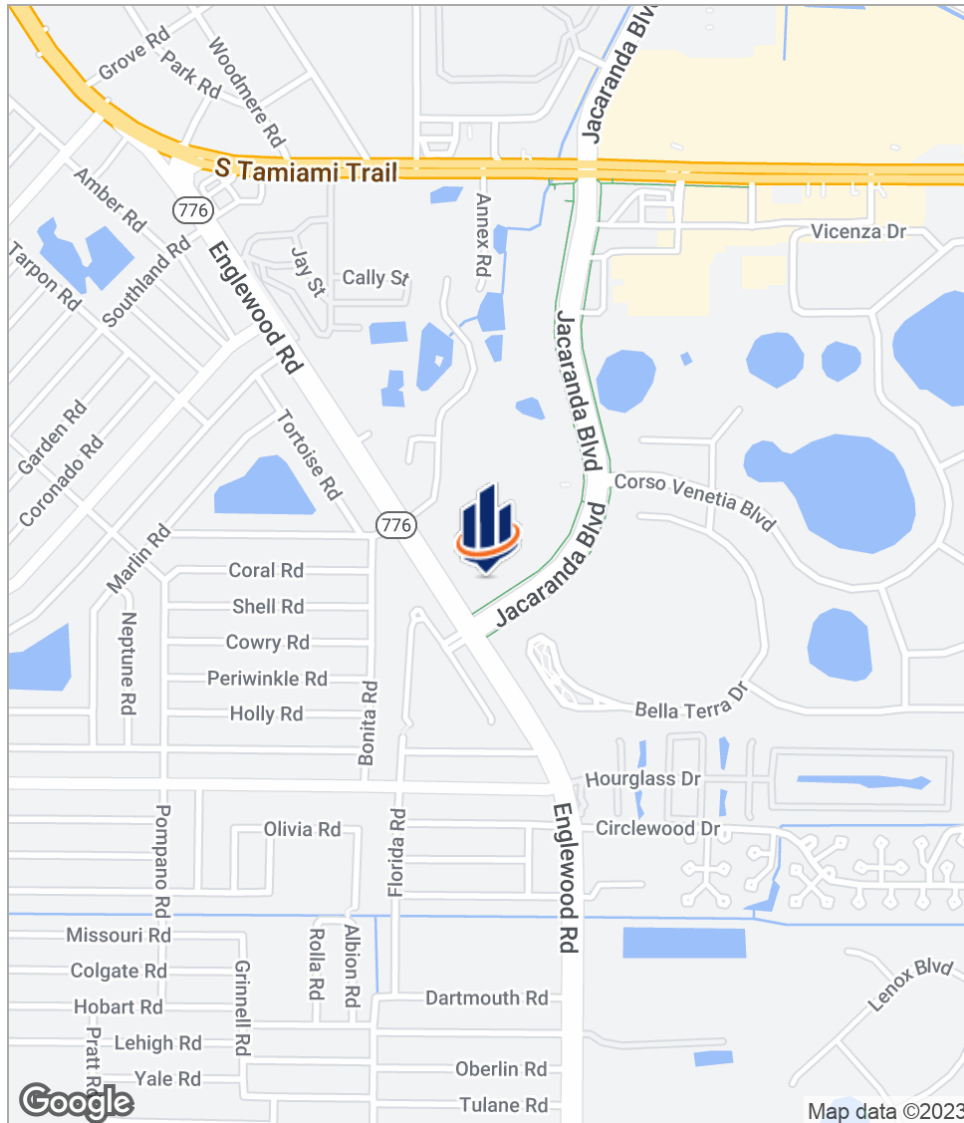
Venice

Venice, Florida is a picturesque, quaint city that was designed in the late 1920's by an urban city planner and a landscape architect as a haven for winter tourism. It boasts architectural design elements that you will not see anywhere else in America. Today, it is one of the fastest growing cities in Florida and part of the larger Sarasota-Bradenton MSA (Metropolitan Statistics Area) which ranked in the top 20 fastest growing urban areas in America. It is located in Sarasota County and offers access to pristine beaches along the Gulf of Mexico. It is home to a multitude of art and cultural activities taking place year-round. Venice is known as the "Shark Tooth Capital of the World" and a visit to any of its keys will provide bountiful souvenirs of fossilized shark teeth. The population is approximately 22,000 and most residents were born out of state. The city is rapidly gaining year-round residents as Baby Boomers and Millennials flock to Florida for affordable housing and year-round warm weather. Venetians tends to have disposable income, enjoy culture and value being active outdoors.

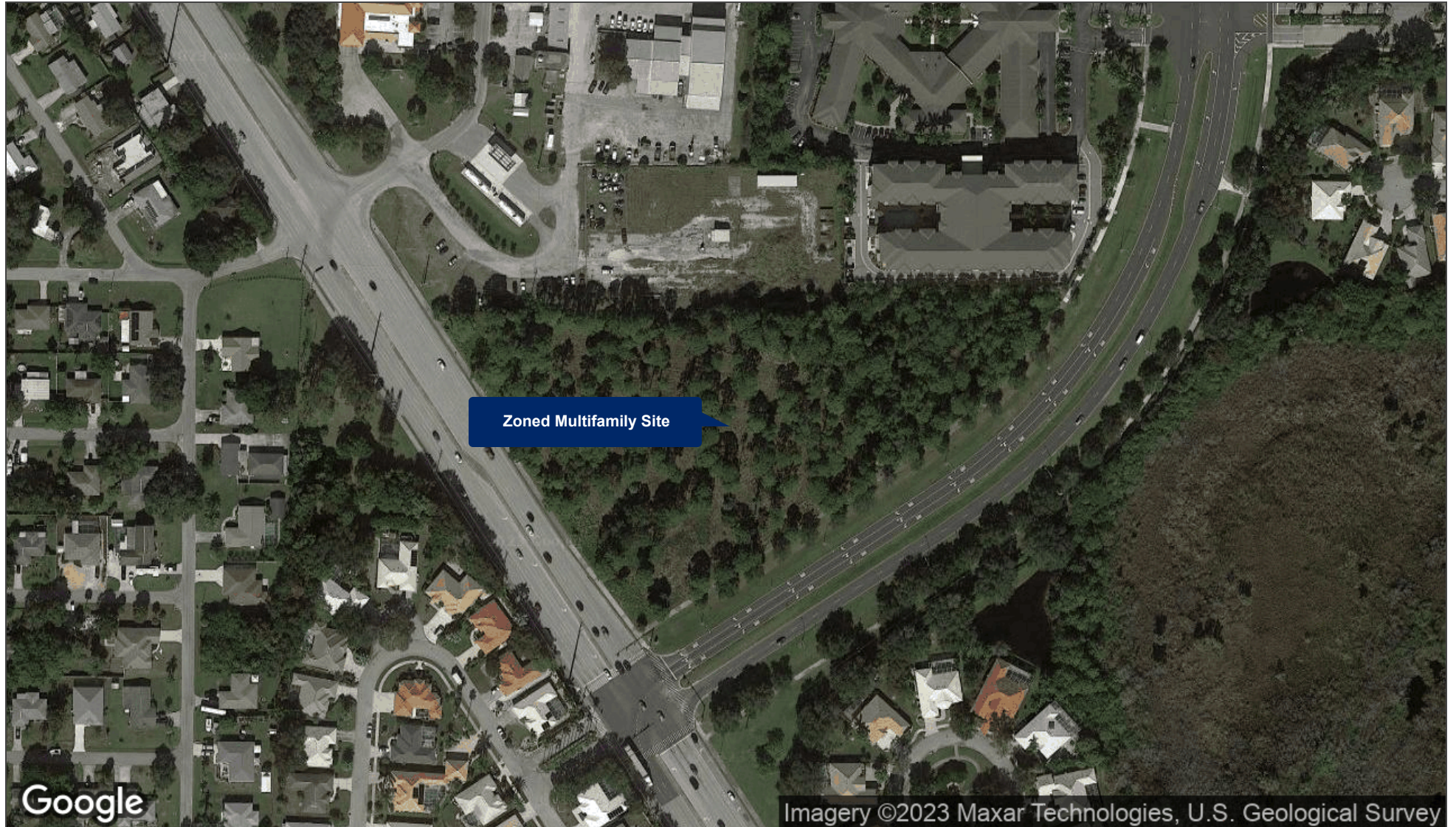


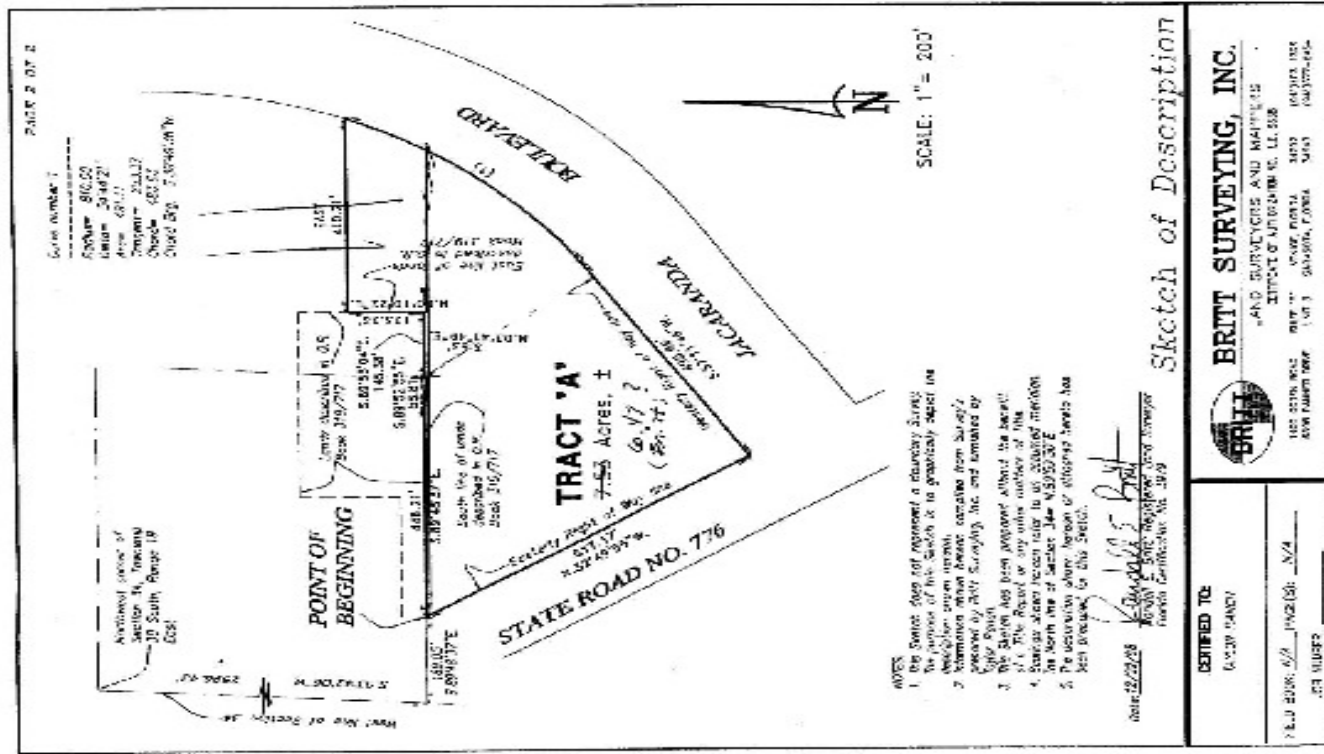
Photo credit: Venice Area Chamber of Commerce

Location Maps



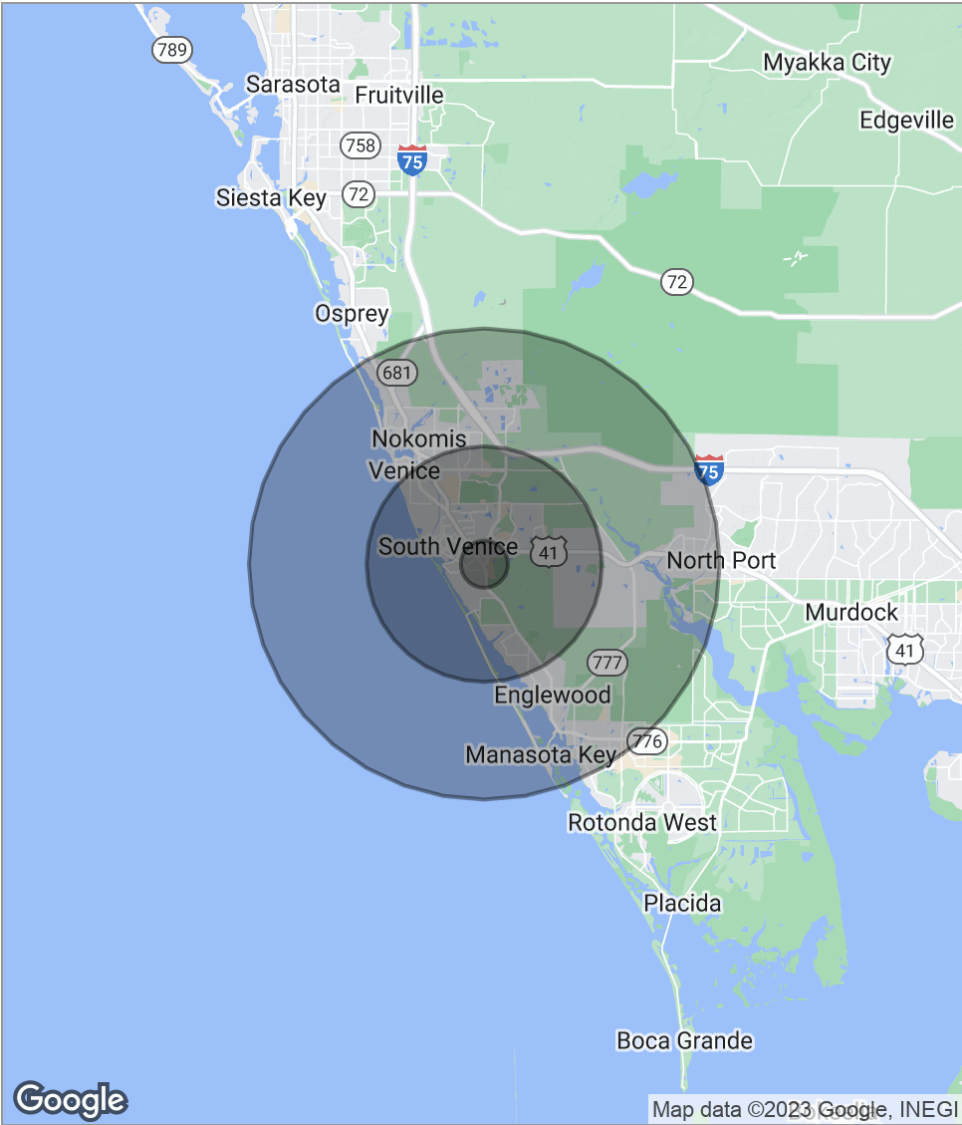
Aerial Map





CONTACT Gary Kinnear @ 941-473-4500

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,806	60,434	120,142
Median age	53.5	58.8	60.4
Median age [Male]	52.4	57.8	59.8
Median age [Female]	55.0	59.6	60.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,827	29,066	59,509
# of persons per HH	2.1	2.1	2.0
Average HH income	\$55,551	\$59,507	\$60,014
Average house value	\$238,255	\$248,539	\$262,440

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

Demographics Report

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Advisor Bio

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PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS & AFFILIATIONS

CCIM, GRI, Suncoast Community Church



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