



**COLDWELL  
BANKER  
COMMERCIAL**

**COLDWELL BANKER  
COMMERCIAL REALTY**

**FOR SALE**

## VACANT COMMERCIAL LAND AT JACARANDA AND I-75

465 Commercial Court  
Venice, FL 34292

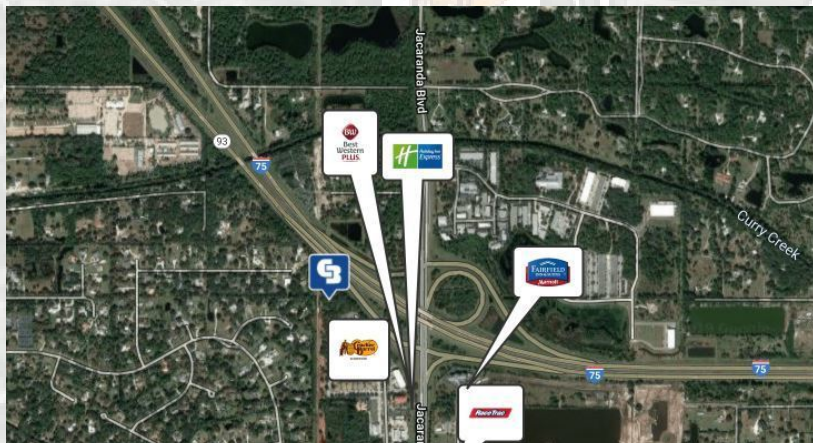
AVAILABLE SPACE  
282,326 SF

### FEATURES

- Highway Interchange Commercial Zoning
- Easy access to I-75 interchange
- High Visibility with 880 linear feet of frontage on I-75
- Close to New Development
- 5 Miles to Venice Beach and 4 Miles to Charming Downtown Venice
- Part of Florida's Culture Coast

### AREA

Located at the west exit of Jacaranda Blvd. and I-75.



### OFFICE

Terry Eastman  
941 914 2936  
commercialgirl1@gmail.com

Janet Robinson  
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**Wawa**

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100 N Tamiami Trl, Sarasota, FL 34236  
941.366.8070

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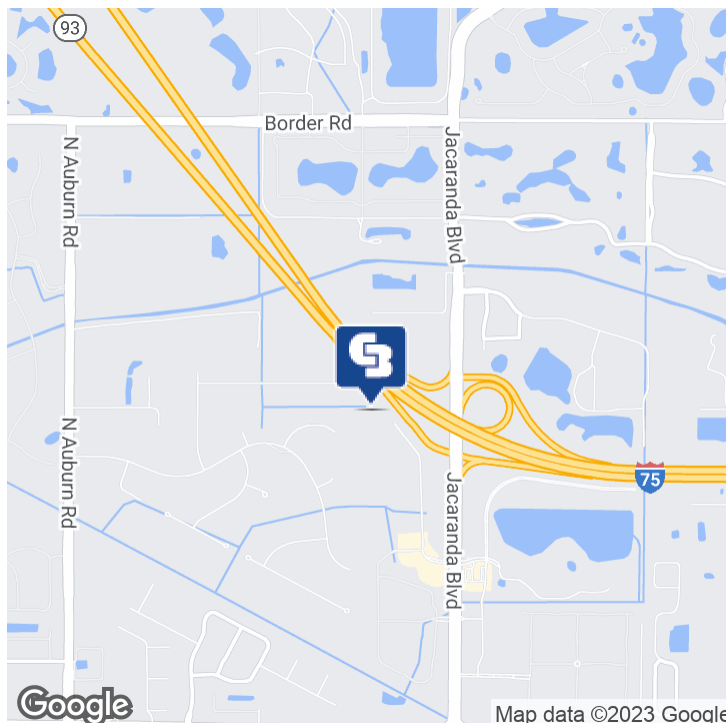
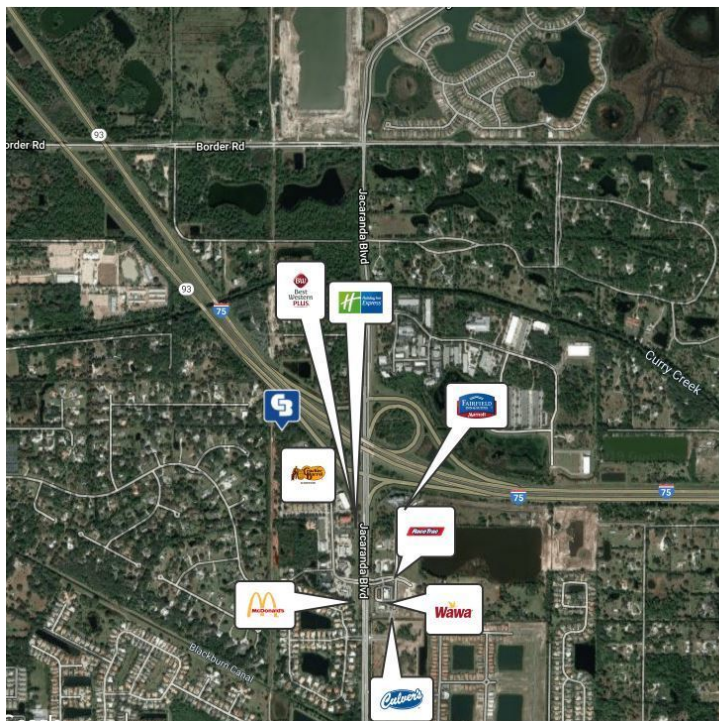
**Culver's**



## VACANT COMMERCIAL LAND AT JACARANDA AND I-75

465 Commercial Court, Venice, FL 34292

# SALE



### OFFERING SUMMARY

Sale Price: \$995,000

Available SF:

Lot Size: 6.48 Acres

Zoning: CHI

Market: Tampa/St.Petersburg

Submarket: Sarasota

Price / SF: \$3.52

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### PROPERTY OVERVIEW

Excellent location with southern exposure from I-75. 6.48 acres vacant commercial land with approximately 3+/- buildable acres ready for development. The exit at Jacaranda Blvd. east of Venice, Florida features a medical office building, a large office complex, three national hotels, Cracker Barrel, various fast food eateries including McDonalds, Culvers and Dunkin Donuts, gas stations including WaWa, Race Trac and Speedway and convenience stores. Close to New Development

5 miles to Venice Beach and 4 miles to downtown Venice High visibility from I-75. Seller wants quick closing.

### PROPERTY HIGHLIGHTS

- Highway Interchange Commercial Zoning
- Easy access to I-75 interchange
- High Visibility with 880 linear feet of frontage on I-75
- Close to New Development
- 5 Miles to Venice Beach and 4 Miles to Charming Downtown Venice
- Part of Florida's Culture Coast



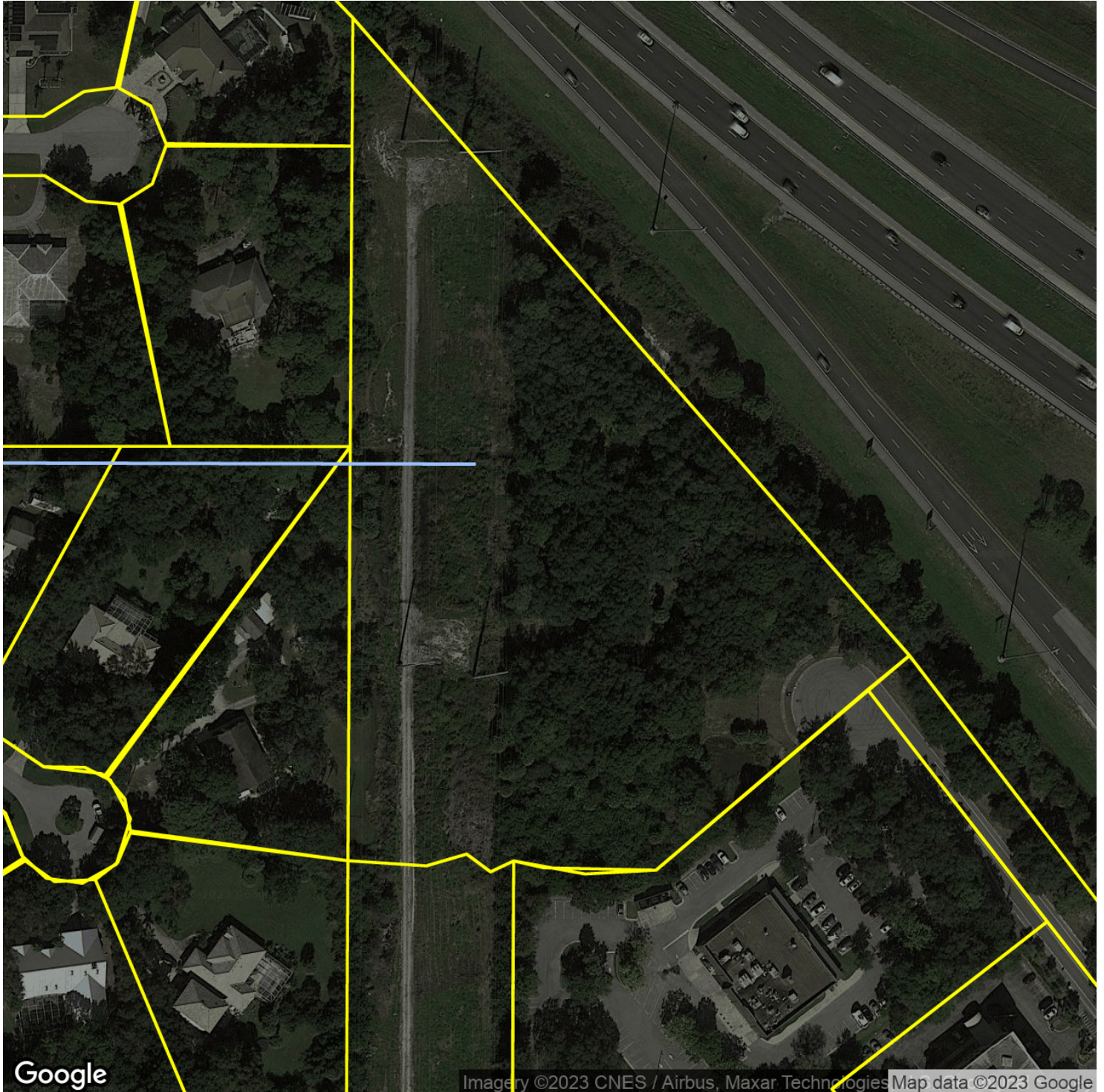
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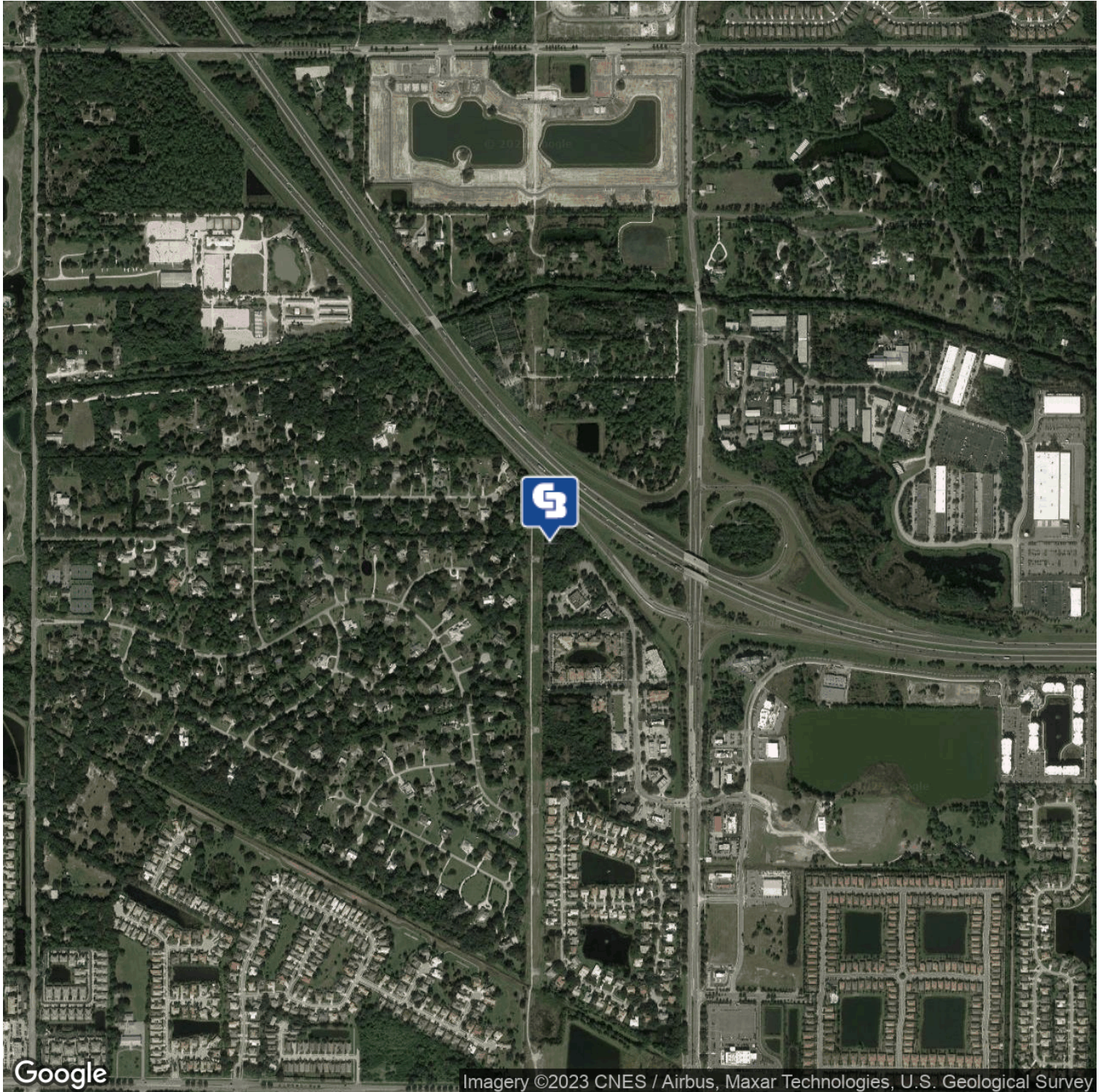
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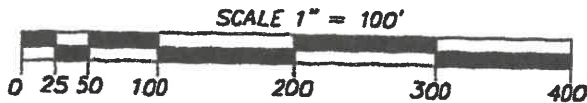


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# SKETCH EASEMENT #6

EXHIBIT "B"

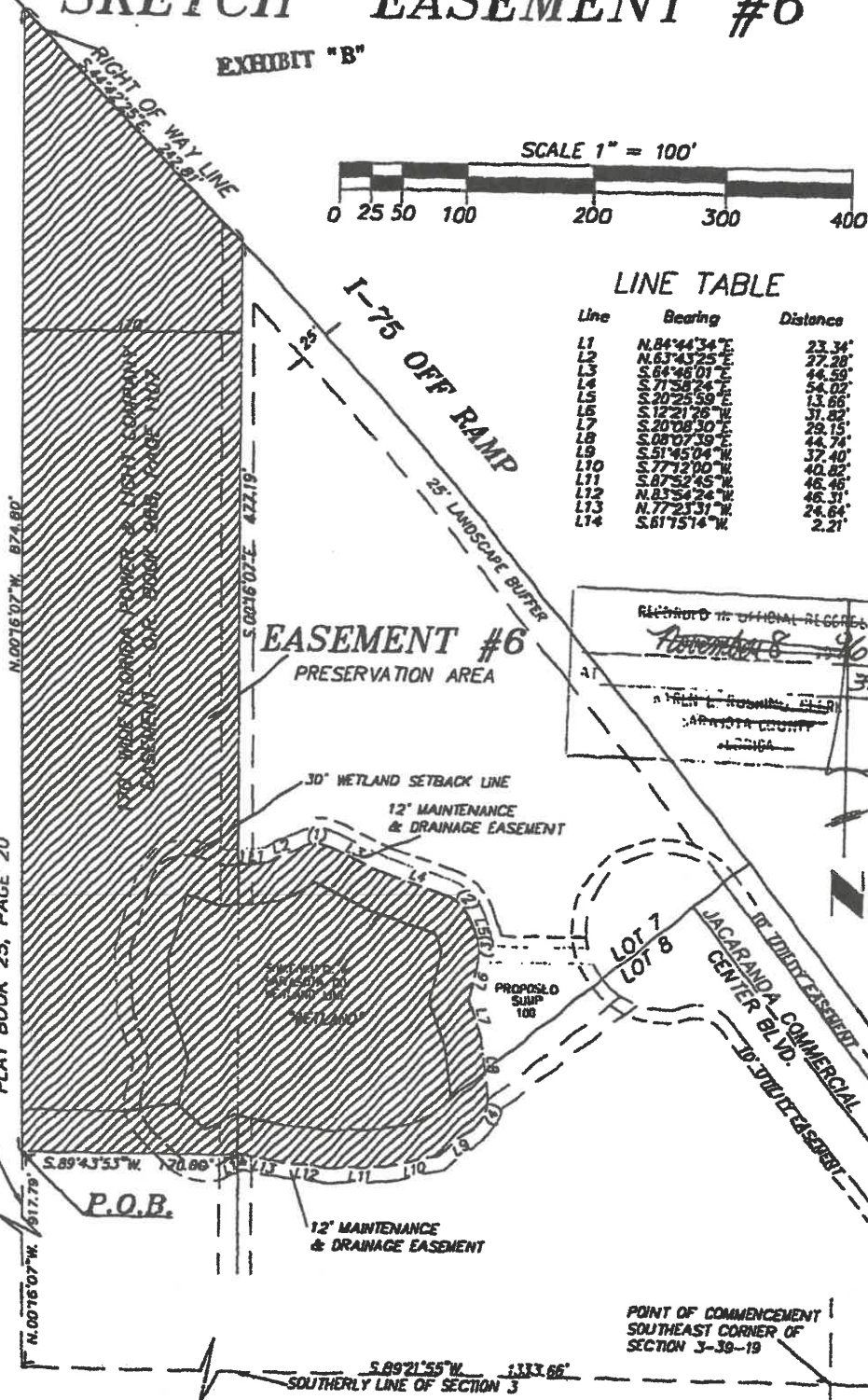
OFFICIAL RECORDS  
BOOK 2909 PAGE 2126



PLAT OF "VENICE ACRES UNIT 2"  
PLAT BOOK 25, PAGE 20

EASTERLY LINE OF "VENICE ACRES UNIT 2"  
PLAT BOOK 25, PAGE 20

RECORDERS MEMO: Legality of writing, typing, or  
printing for reproductive purpose may be unsatisfactory in  
this document when received



## LINE TABLE

Line	Bearing	Distance
L1	N.84°44'34"E	23.34'
L2	N.63°43'25"E	27.28'
L3	S.64°46'01"E	44.59'
L4	S.71°58'24"E	54.02'
L5	S.20°25'59"E	13.86'
L6	S.12°21'26"W	37.82'
L7	S.20°08'30"E	29.15'
L8	S.08°07'39"E	44.74'
L9	S.51°45'04"W	37.40'
L10	S.77°12'00"W	40.82'
L11	S.87°52'45"W	46.46'
L12	N.83°54'24"W	46.31'
L13	N.77°23'31"W	26.64'
L14	S.61°15'14"W	2.21'

## CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	30.00'	51°30'33"	26.97'	14.47'	26.07'	N.89°28'42"E
2	30.00'	51°32'25"	26.99'	14.48'	26.09'	S.45°12'12"E
3	30.00'	51°47'25"	17.17'	8.83'	16.94'	S.04°02'17"E
4	30.00'	59°32'43"	31.35'	17.28'	29.94'	S.21°48'42"W

SHEET 1 OF 2 SHEETS

DATE: SEPT. 23, 1996

NOTE: THIS IS NOT A SURVEY.

*Raymond T. Brigham*  
RAYMOND T. BRIGHAM  
PROFESSIONAL LAND SURVEYOR NO. 2670  
STATE OF FLORIDA

PREPARED BY: BRIGHAM SURVEYING, INC.  
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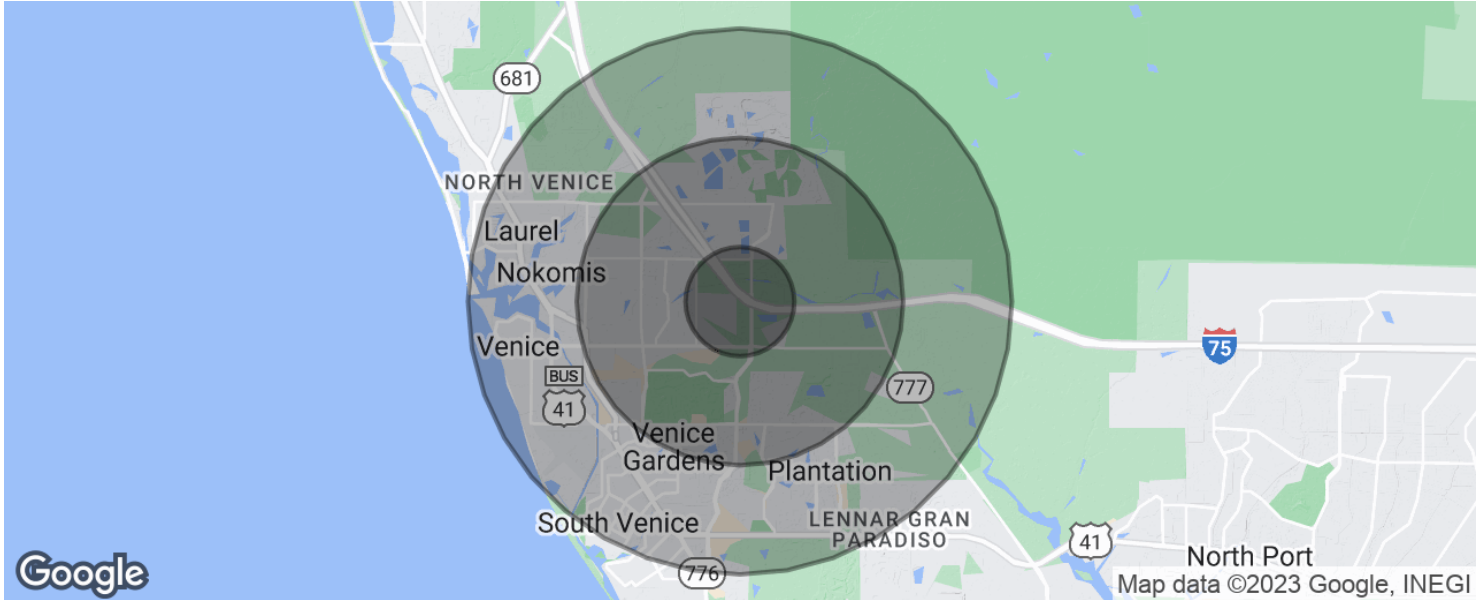




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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,663	25,128	64,927
Median age	65.8	64.8	60.1
Median age (Male)	66.6	64.3	59.5
Median age (Female)	65.2	65.1	60.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,411	12,989	31,886
# of persons per HH	1.9	1.9	2.0
Average HH income	\$66,790	\$63,321	\$61,968
Average house value	\$343,580	\$348,272	\$294,457

\* Demographic data derived from 2020 ACS - US Census

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