



50+/- AC LAND DEVELOPMENT SITE ON E VENICE AVE

2665 E VENICE AVE
VENICE, FLORIDA 34292

OFFERING SUMMARY

Sale Price:	\$12,995,000
Lot Size:	50.09 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	885	30,003	61,342
Total Population	1,780	61,061	126,970
Average HH Income	\$74,105	\$60,731	\$63,337



For More Information

ADAM SEIDEL

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BARRY SEIDEL

President
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OFFERING SUMMARY

Available SF:	
Lot Size:	50.09 Acres
Price / Acre:	\$259,433
Zoning:	OPI

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc is proud to present, 2665 E Venice Ave, Venice, FL 34292:

1: PID: 0416060001; 97,680 SF
2: PID: 0416070005; 226,239 SF
3: PID: 0416070004; 207,367 SF
4: PID: 0416100003; 344,124 SF
5: PID: 0416100002; 217,800 SF
6: PID: 0416150001; 1,089,000 SF
Property type: Vacant Land

Size: 50.09 AC

Zoning: OPI

Highlights: Former site of the new Venice Regional Bayfront Health Hospital. This 50.09 acre site is now available for sale. Prime location, minutes to I-75, perfect for a sprawling residential community project. For residential use, rezone is required.

Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941)923-0535 at your convenience.

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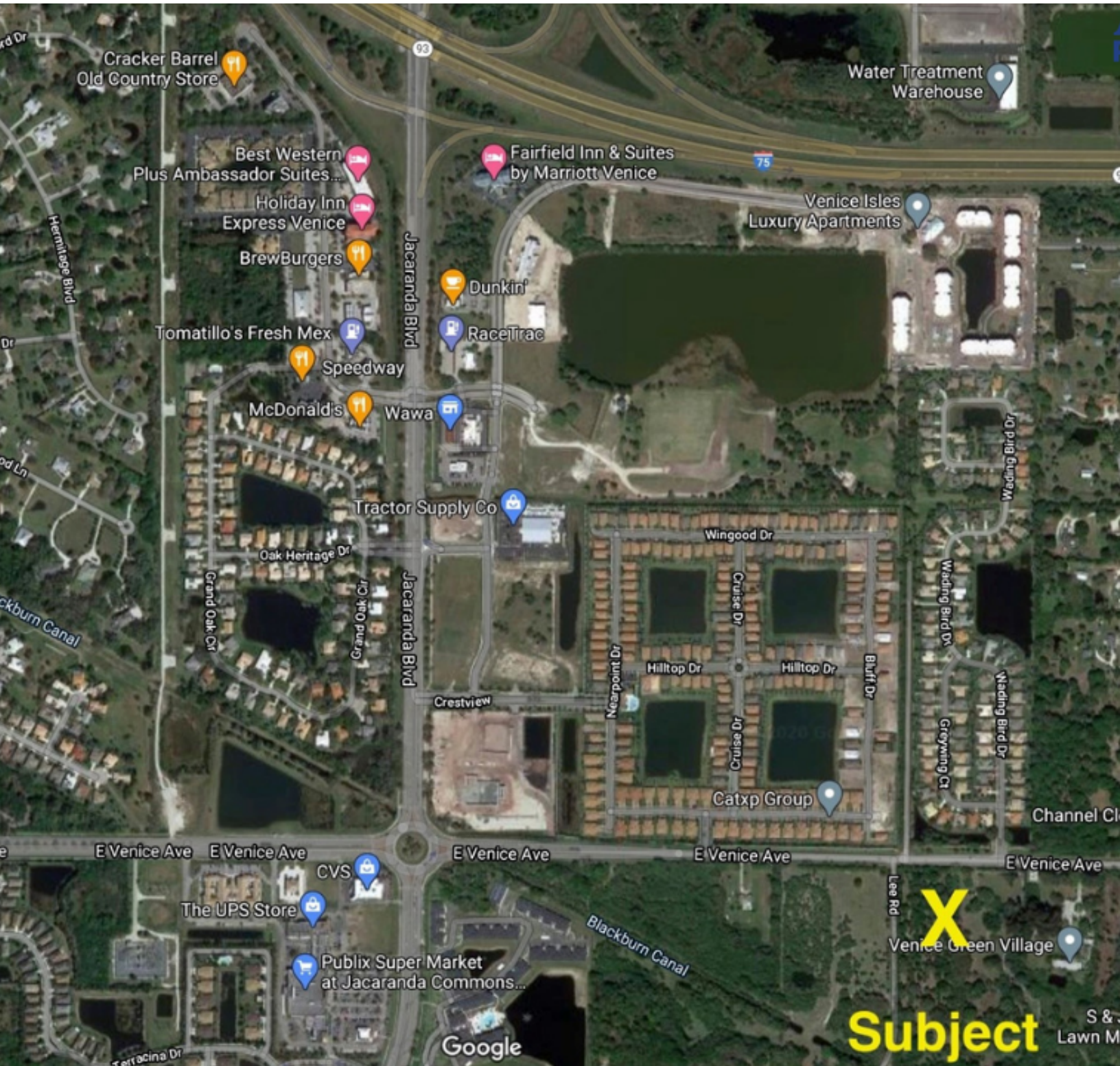
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OVERVIEW



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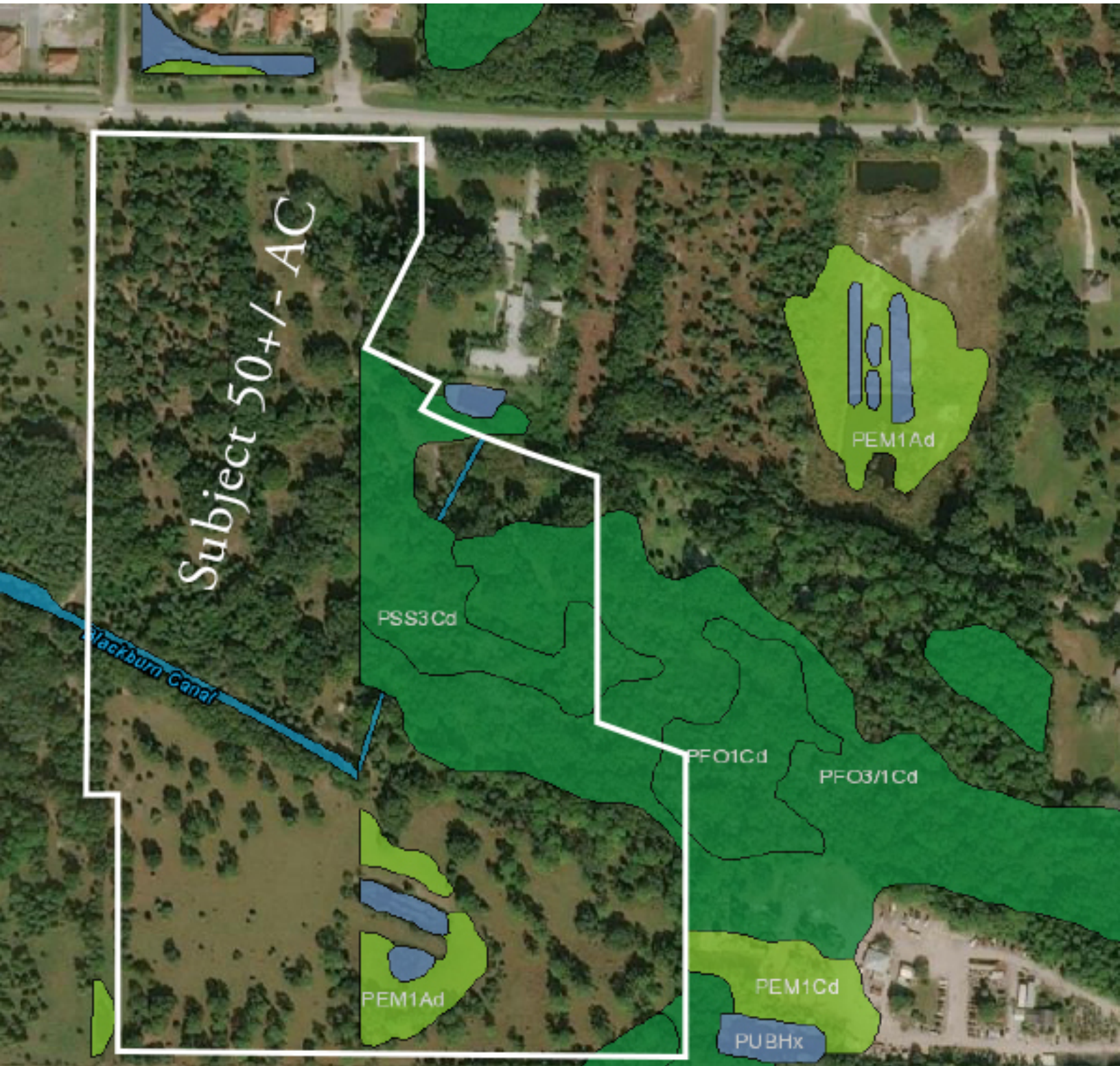
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WETLANDS MAP



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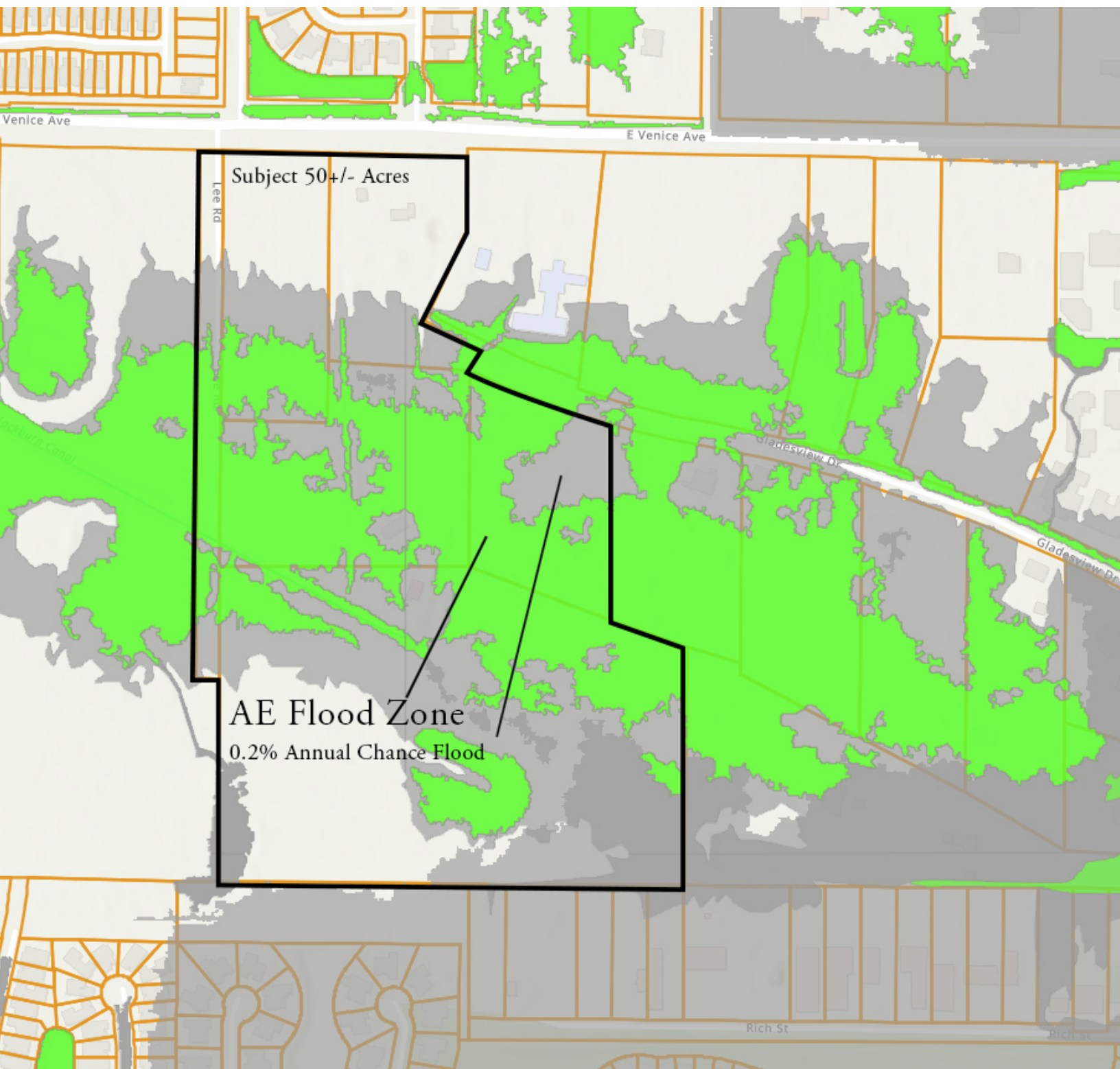
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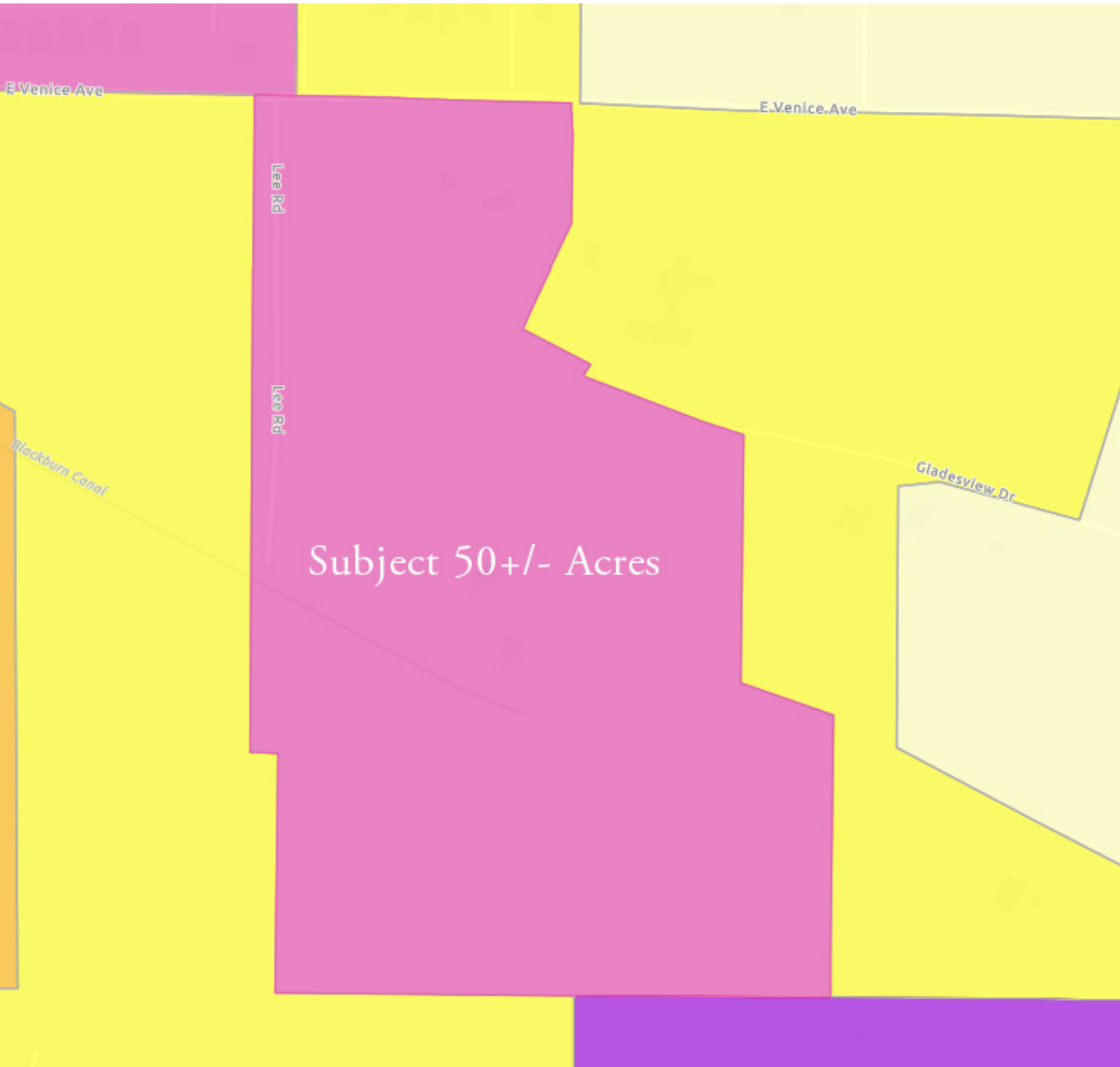
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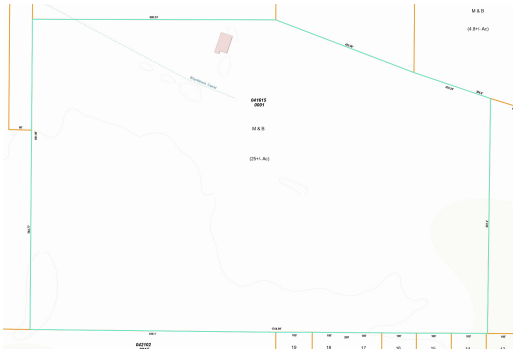
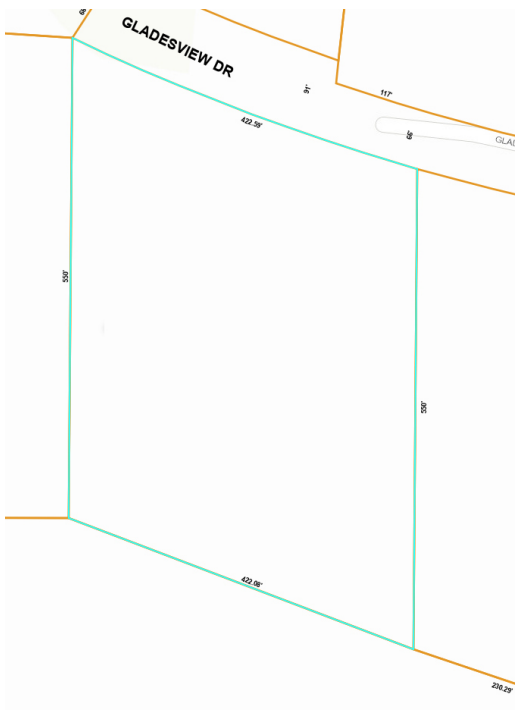
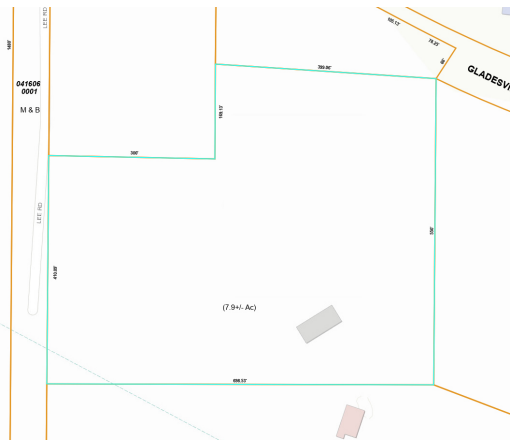
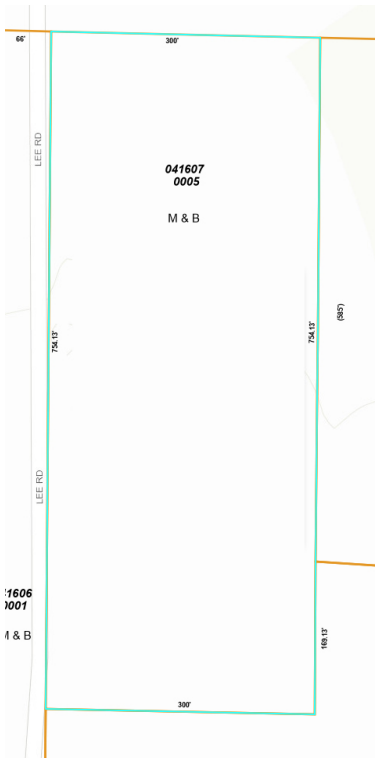
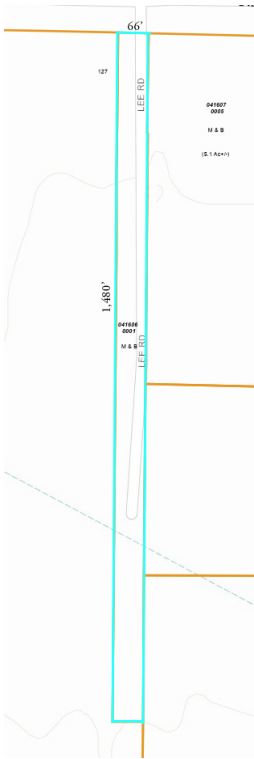
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LOT BREAKDOWN



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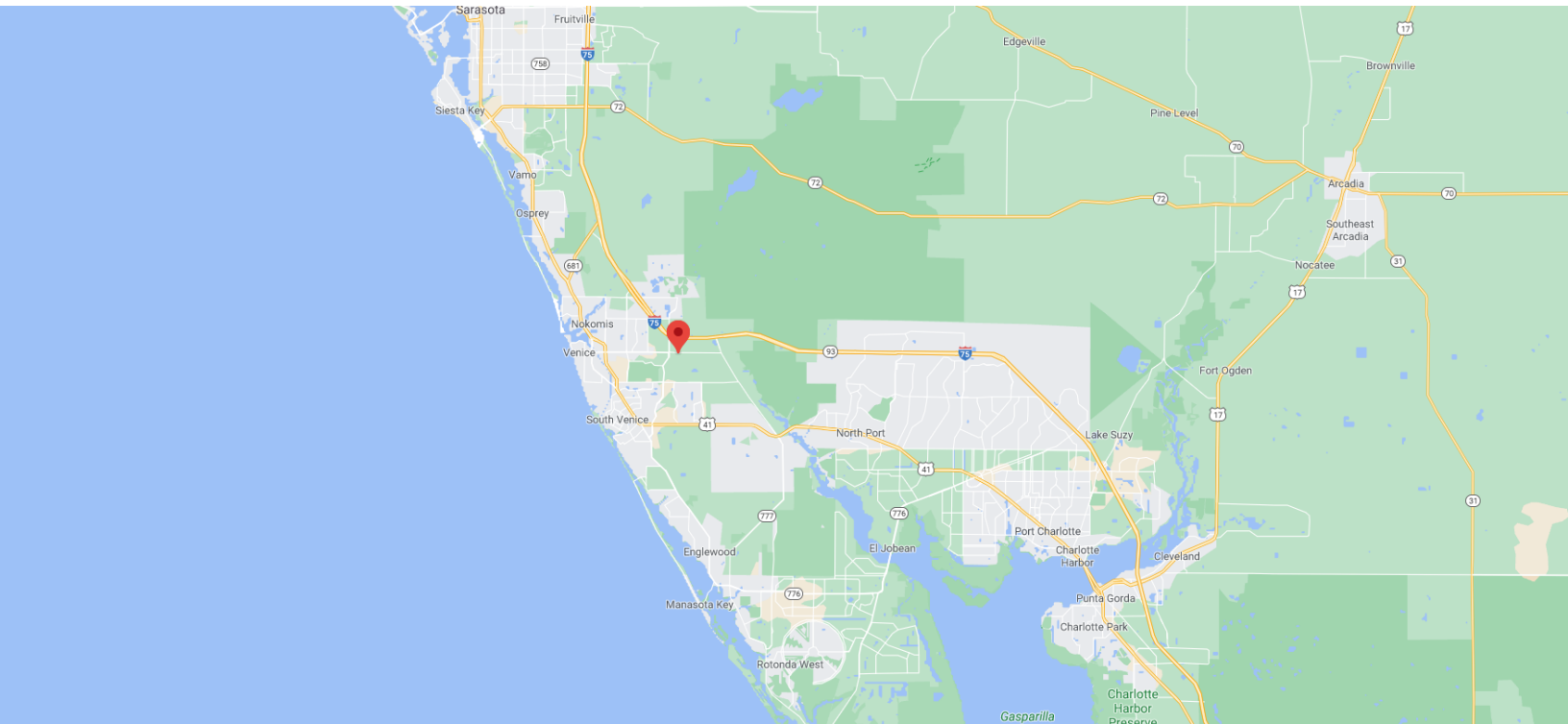
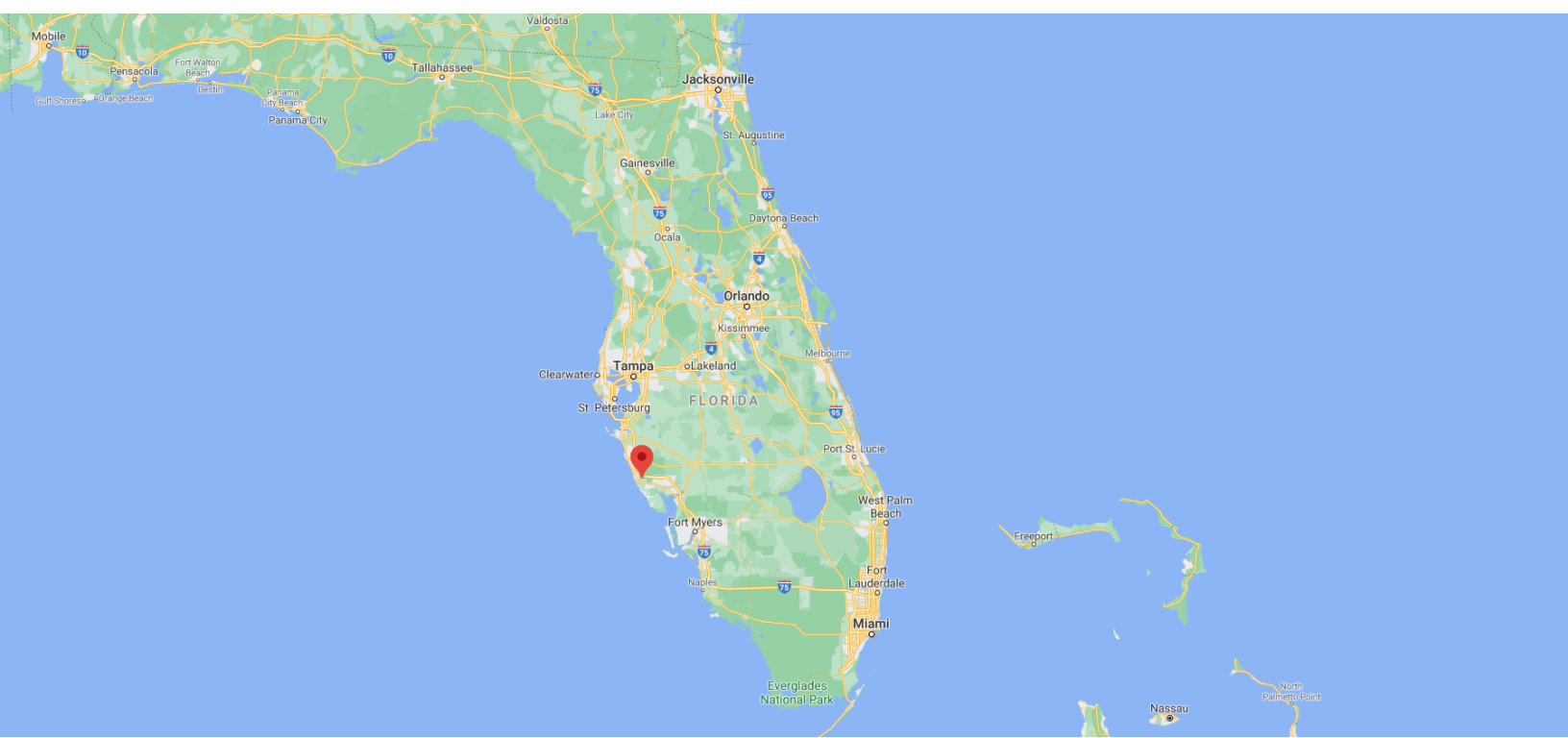
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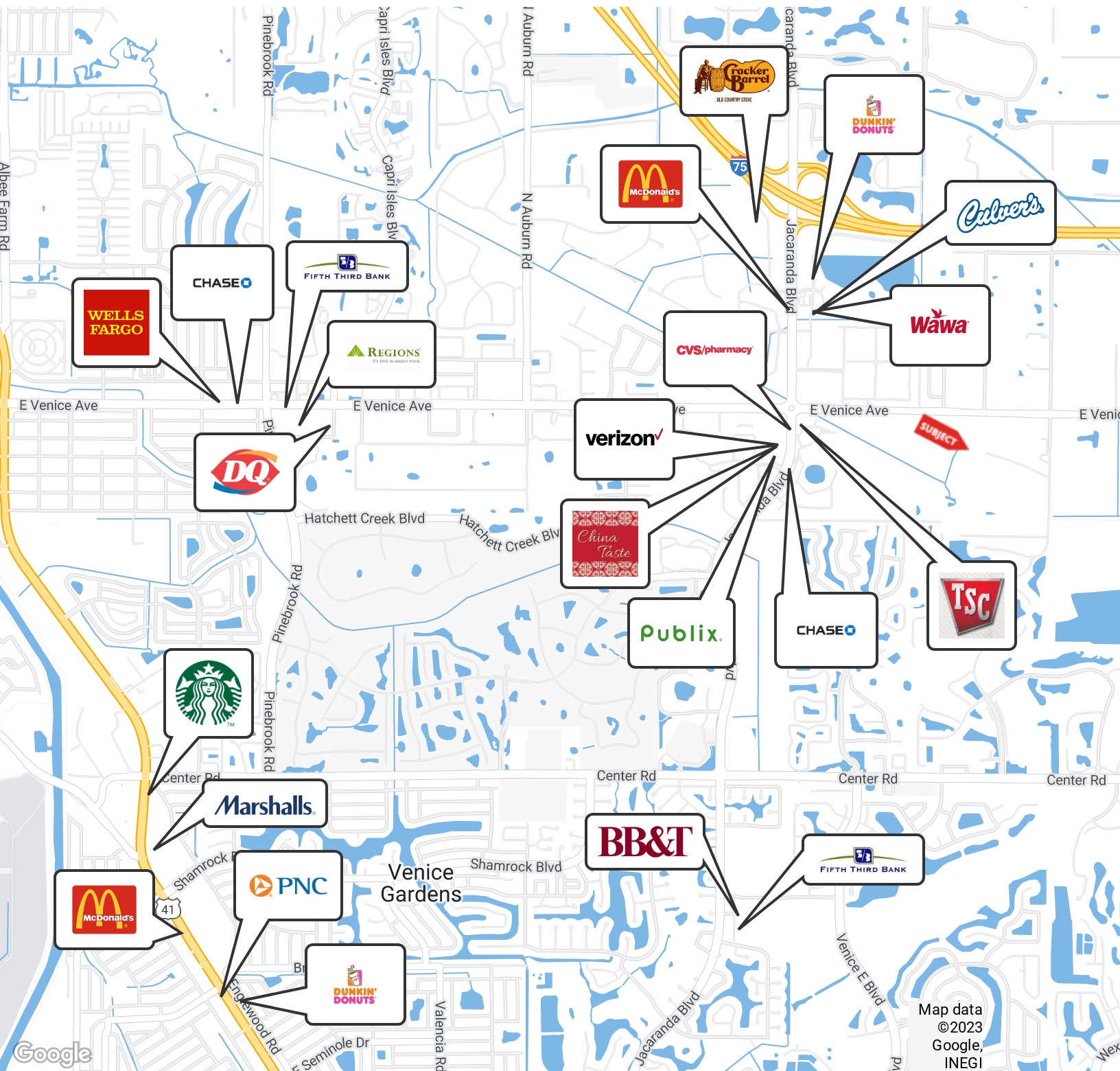
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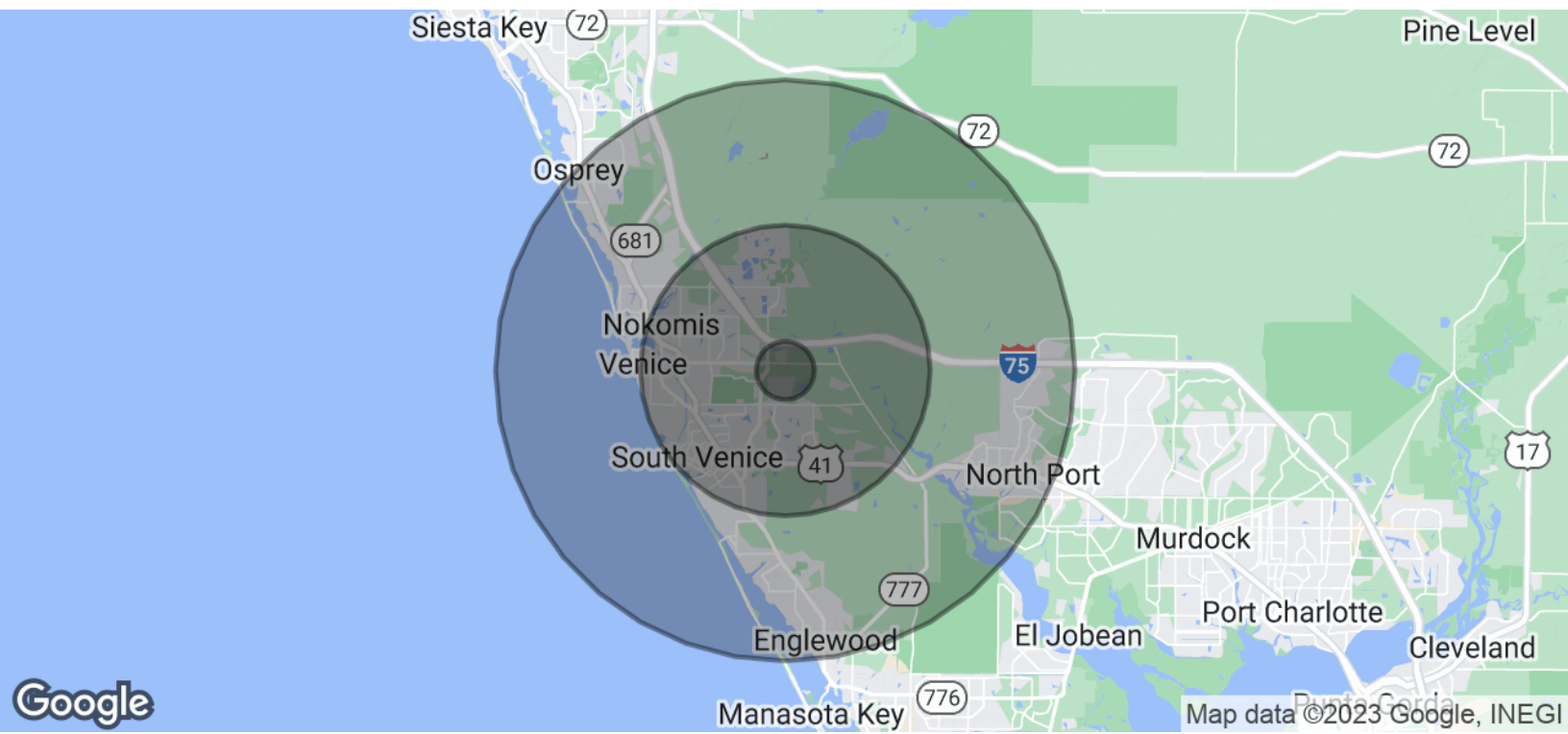
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,780	61,061	126,970
Average age	62.2	60.3	58.7
Average age (Male)	62.8	59.7	57.9
Average age (Female)	61.9	61.0	59.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	885	30,003	61,342
# of persons per HH	2.0	2.0	2.1
Average HH income	\$74,105	\$60,731	\$63,337
Average house value	\$340,414	\$277,709	\$274,305

* Demographic data derived from 2020 ACS - US Census

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Direct: 941.923.0535

PROFESSIONAL BACKGROUND

Adam Seidel graduated from the University of Central Florida's Rosen College of Hospitality in 2010 with a Bachelors of Science in Hospitality Management. He obtained his Real Estate License at the age of 18 and began working full time at American Property Group right after graduating from UCF. Adam's educational background in restaurants and hotels gives him a comprehensive knowledge of the industry which he uses to help his clients with their Commercial real estate needs. He would love to put his experience and knowledge to work for you!

Adam focuses on Land, Retail, Industrial, Restaurants, Bars, Offices, and Property Management. Adam's goal is to uphold the American Property Group record of sales, leasing, fair dealing and hard work along with impeccable customer service. If you have any questions do not hesitate to call Adam Seidel.

EDUCATION

University of Central Florida - Rosen College of Hospitality - Bachelor's of Science Degree.

MEMBERSHIPS

National Association of Realtors

Florida Association of Realtors

Sarasota Manatee Realtor Association

American Property Group of Sarasota Inc

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PROFESSIONAL BACKGROUND

Barry Seidel is the President and founder of American Property Group of Sarasota, Inc. Barry specializes in the sale and leasing of Commercial properties, the sale of select Business Opportunities and 1031 exchanges in the greater Sarasota, Manatee and Charlotte County areas. From Retail to Vacant Land and everything in between, Barry covers every aspect of the commercial real estate market!

Barry has over 30 years of experience in the field of commercial real estate here in the great tri-county area and he wants to put his experience to work for you today!

He has handled countless 1031 exchanges, sold well over 500+ local restaurants and closed innumerable sales and leases over his impressive career. Barry truly takes the "scary" out of the process and simplifies even the most complicated transaction in order to get the deal completed for his clients. Whether you are about to purchase your first building - - or are a seasoned investor looking to sell a prized asset, Barry has the experience necessary to learn your vision and help you make it happen.

Barry always has an excellent selection of the area's best commercial properties, restaurants and business opportunities in his personal inventory.

Experience, Trust, Knowledge and Integrity are why buyers and sellers alike have relied on Barry Seidel and American Property Group of Sarasota for their real estate needs whether they are buying property, selling property, leasing space or exchanging like-kind properties.

MEMBERSHIPS

Member, National Association of Realtors (NAR)
Member, Florida Association of Realtors (FAR)
Licensed Florida Real Estate Broker
CoStar Power Broker Award

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