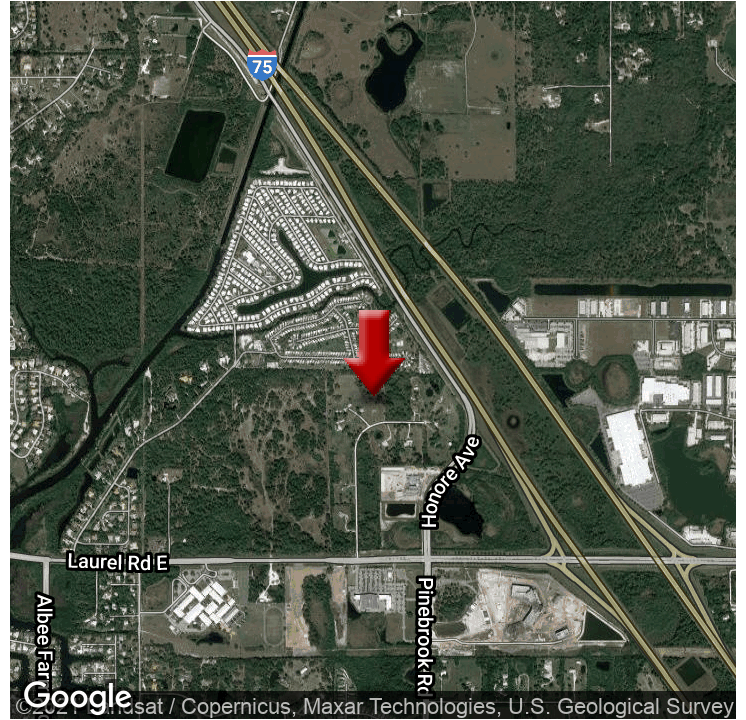


LAND FOR SALE

TWIN LAUREL DEVELOPMENT OPPORTUNITY

1111 Twin Laurel Blvd, Nokomis, FL 34275



OFFERING SUMMARY

SALE PRICE:	\$1,600,000
LOT SIZE:	5.27 Acres
ZONING:	OUE - OPEN USE ESTATE
MARKET:	Tampa-Saint Petersburg
SUBMARKET:	Sarasota
PRICE / SF:	\$6.97

PROPERTY OVERVIEW

This 5.27 acre parcel is available separately or as part of an exclusive opportunity to assemble up to 60± acres for new development. Assemblage consists of twelve 5± parcels. This parcel has an existing 1,234 SF structure on site.

Pearl Commercial is proud to present an exclusive opportunity to assemble up to 65 +/- acres for a new development. Assemblage consists of twelve 5 +/- acre parcels that can be purchased separately. The land is currently zoned OUE, with efforts underway to seek Planned Commerce Development District (PCD). The PCD provides for coordinated mixed use developments including industrial, commercial, office, educational, civic, institutional, residential and service uses. THERE IS NO BUYER BROKER COMMISSION OFFERED.

PROPERTY HIGHLIGHTS

- Ideal for Medical Office, Senior Living Facility, Hotel, Restaurant, Retail, Mixed-Use
- Entire assemblage encompasses 12 parcels
- Across from the Sarasota Memorial Hospital - Venice (completion Fall 2021)
- I-75 visibility

KW COMMERCIAL
3355 Clark Road
Sarasota, FL 34231

MARC H. PEARL CCIM
Broker/Associate
O: 941.260.1200
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MPearl@PearlCommercial.net
FL #BK485275

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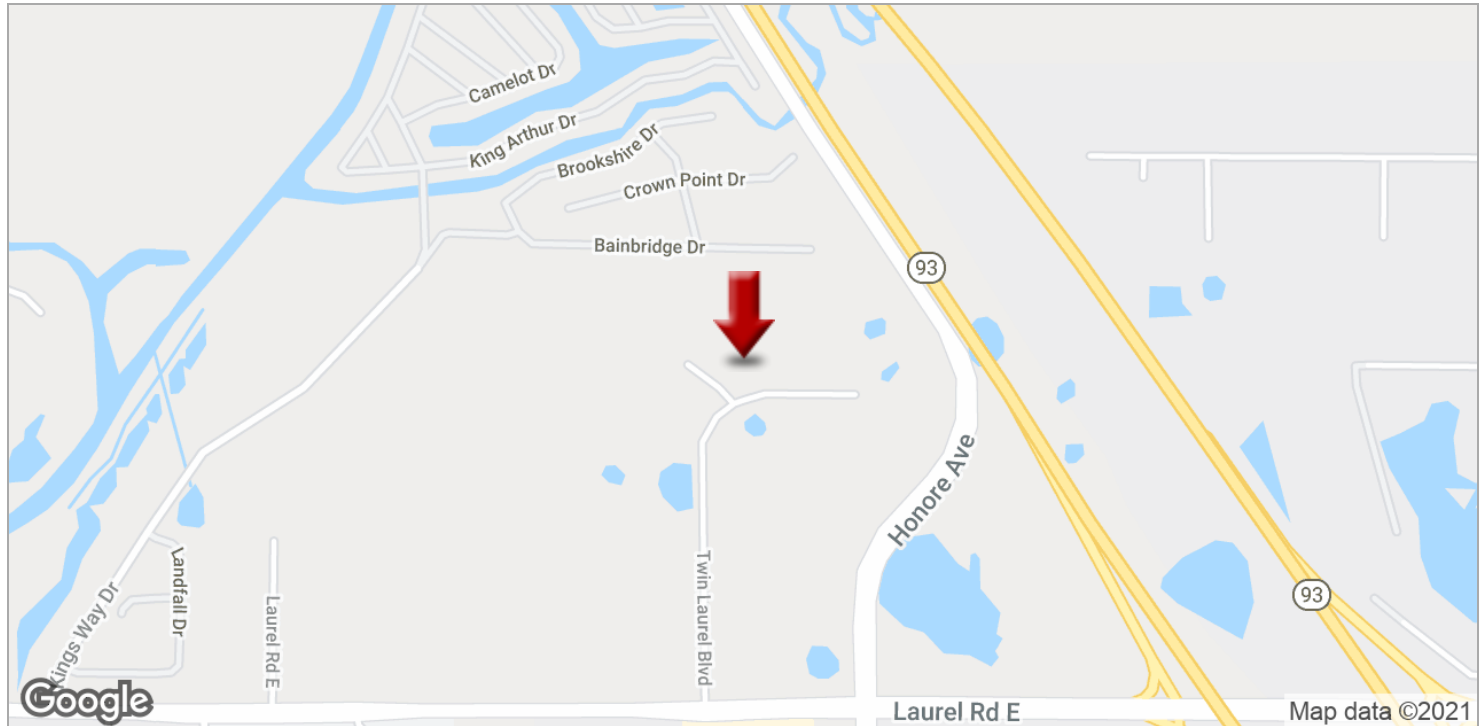
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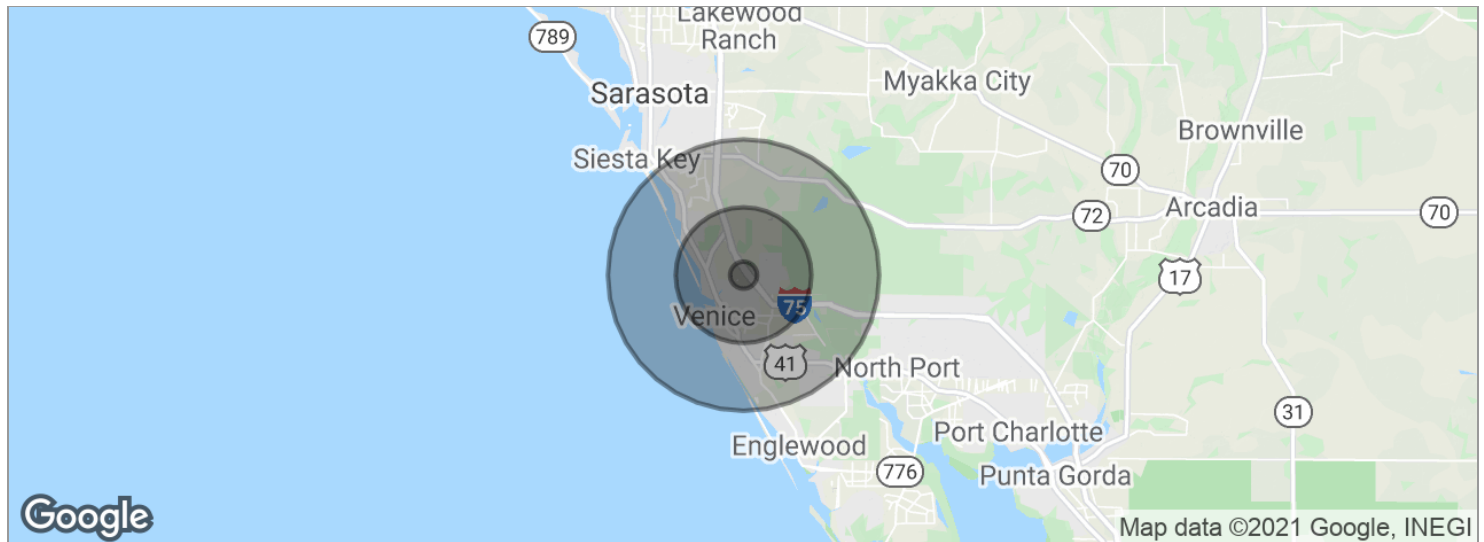
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,743	52,300	133,957
Median age	62.7	61.8	59.2
Median age (male)	63.8	61.7	58.8
Median age (Female)	61.5	61.9	59.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	875	26,472	65,017
# of persons per HH	2.0	2.0	2.1
Average HH income	\$75,678	\$67,714	\$73,892
Average house value	\$372,907	\$342,562	\$343,552

* Demographic data derived from 2010 US Census

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