

PINEBROOK RD

PARLOR ST

RAND F RANCH RD

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**2.18 ± Acres**

PINEBROOK RD

# SARASOTA COUNTY 2.18 ACRES FOR DEVELOPMENT

494 R & F RANCH ROAD, NOKOMIS  
NOKOMIS, FL 34275

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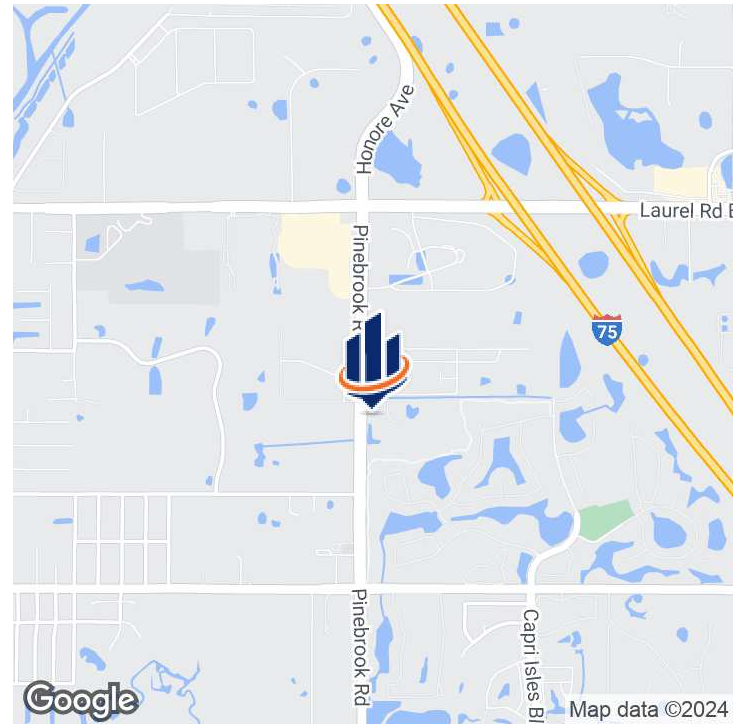
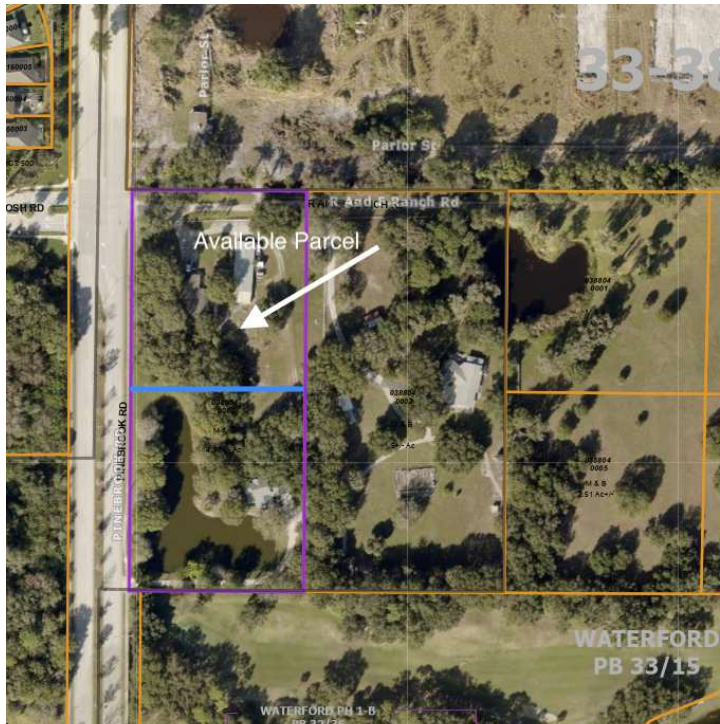
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PINEBROOK RD

# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,175,000</b>
Lot Size:	2.18 Acres
Price / Acre:	\$538,991
Zoning:	OUE 1
APN:	0388040003
Road Fontage:	330 ± FT
Traffic Count:	9,000 Cars/Day

## PROPERTY OVERVIEW

The northern 2.18 acres of this 4.36 acre parcel is available for sale. This portion could also serve as part of an easement to reach the parcels behind it, including the 10 ± acres to the east that fronts on the golf course. Sarasota County Planning and Development has indicated that a lot split can only be accomplished with a rezoning. The City of Venice has indicated that this parcel is eligible for annexation, provided that the adjacent lot to the east be included on the very same annexation application, so as to avoid an enclave. The City of Venice has further indicated that a Subdivision Plat will not be required as a part of the future rezoning. A single family residential rezoning would permit between 2 to 5 units per acre.

## PROPERTY HIGHLIGHTS

- This parcel split would allow for a larger access easement, along with either a future sale or a future lot split of the adjacent parcel to the East, which would open up the development of the of the four Cannan parcels, which front on the golf course.

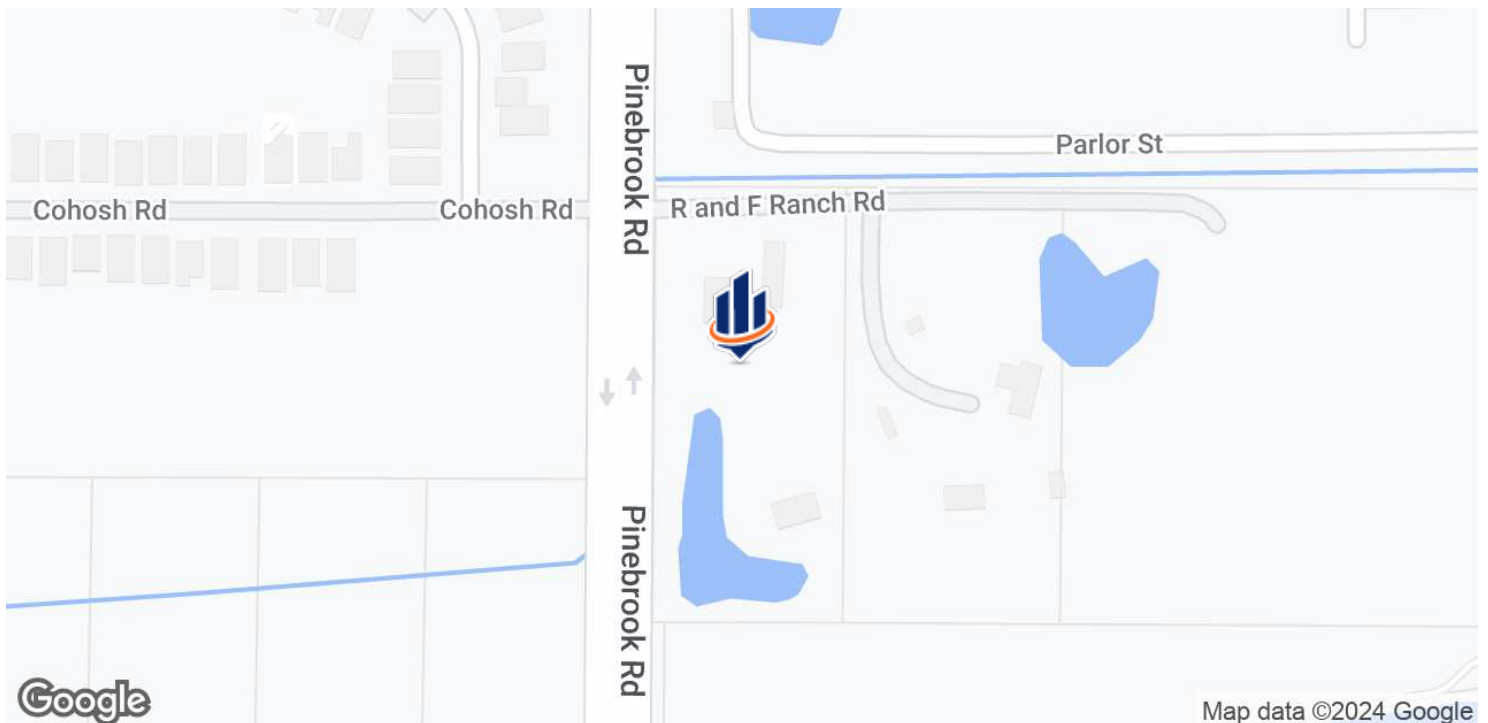
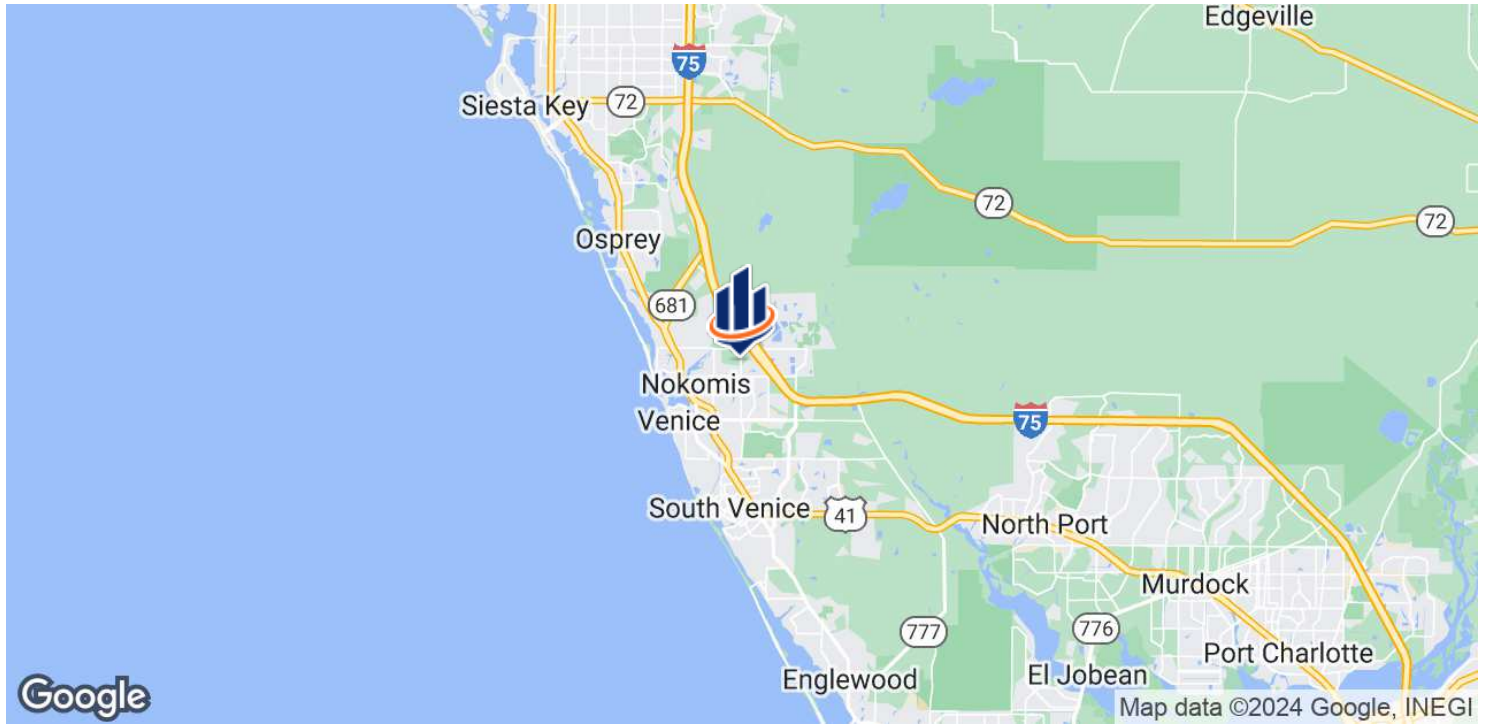


## PROPERTY HIGHLIGHTS

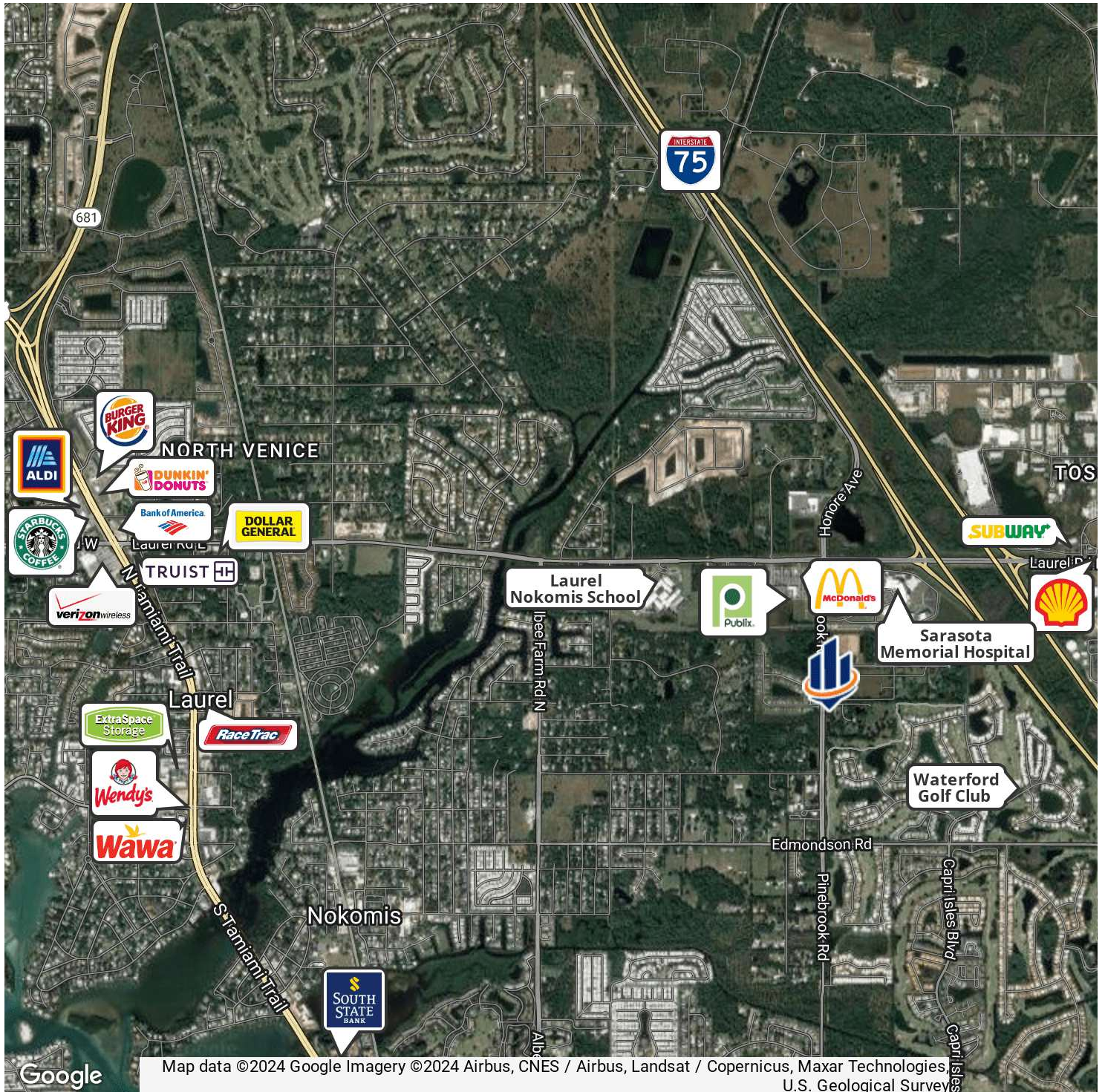
- Approx. 2.18 acres for sale on the northern portion of the property with frontage on Pinebrook Road and near the Waterford Golf Course & Waterford Homeowner's Assoc.
- The purchase of the 2.18 acres would allow for an easement area to access the 10 ± acres that are currently listed for sale on the golf course. A portion of the parcel to the east would also be needed to effectuate the easement.
- As a result of splitting the lot, annexation into the City of Venice will be required for this parcel and the additional parcel to the east.
- Property is close to many amenities, including the new Sarasota Memorial Health Care System at I-75 and Laurel Road.
- A vibrant 70,000 Publix anchored shopping center is located at Pinebrook and Laurel Road. Minutes from the Laurel-Nokomis K - 8 Public School.
- The property is currently zoned OUE-1 - Sarasota County - Open Estate, 1 home per 5 acres.
- Utilities - City water and septic.



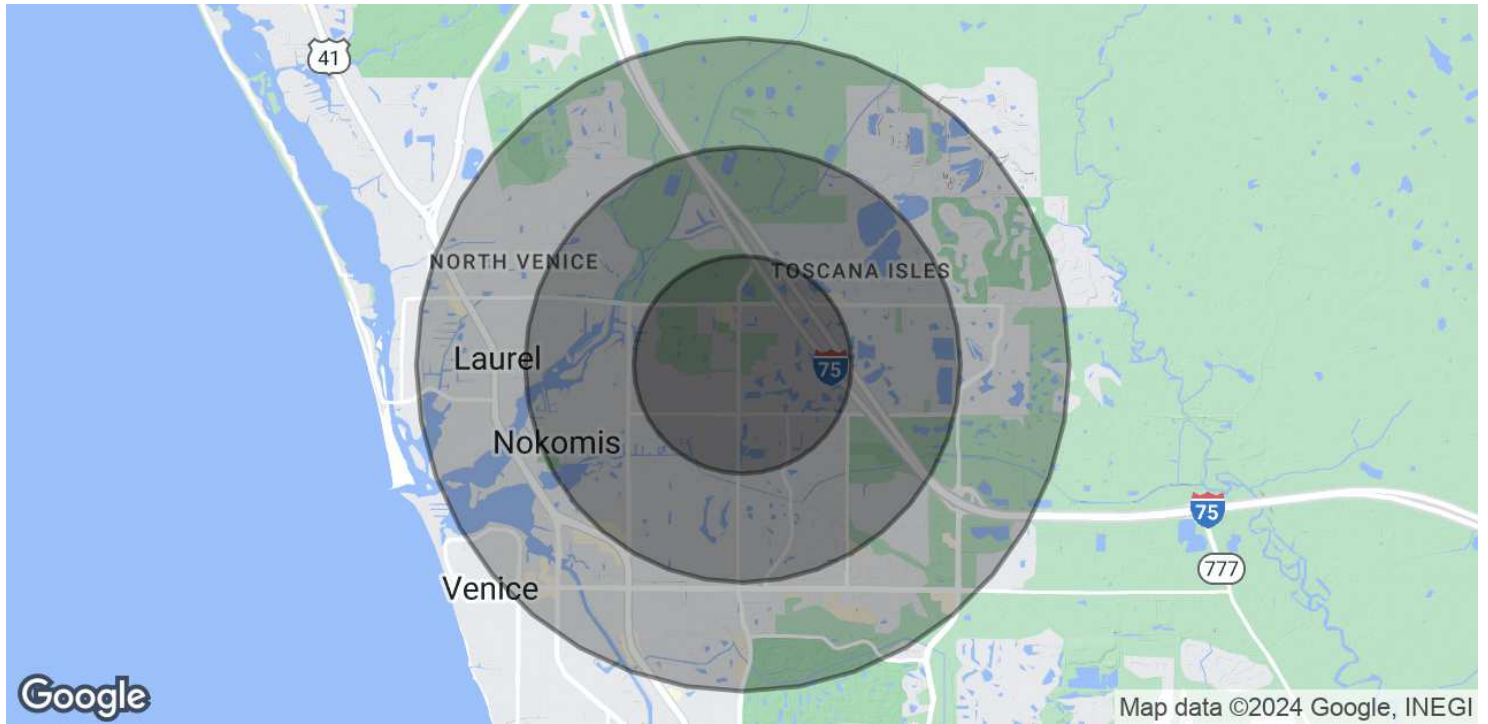
# Regional & Location Map



# Retailer Map



# Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,898	7,986	21,151
Average Age	60.5	61.8	60.2
Average Age (Male)	56.4	60.2	58.2
Average Age (Female)	60.6	62.1	61.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	849	4,110	11,750
# of Persons per HH	2.2	1.9	1.8
Average HH Income	\$119,141	\$115,520	\$103,143
Average House Value	\$380,791	\$429,815	\$425,549

\* Demographic data derived from 2020 ACS - US Census



**ERIC AMMON, CCIM**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member [CCIM] designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

## MEMBERSHIPS

Certified Commercial Investment Member



## CRAIG MORBY

Senior Advisor

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### PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

### MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board



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