

14+/- ACRES RESIDENTIAL DEVELOPMENT SITE

1210 TWIN LAKES AVENUE
NOKOMIS, FL 34275

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Property Summary



Sale Price **\$2,400,000**

OFFERING SUMMARY

Lot Size: 14 Acres
Price / Acre: \$171,429
Zoning: RSF-2 (Residential, Single Family, 3.5 units/acre)
Market: North Port-Bradenton-Sarasota
Submarket: Venice / Nokomis / Osprey
APN: 0165-09-0032, 0165-09-0030, 0165-16-0014, 0165-16-0006

PROPERTY OVERVIEW

Beautiful wooded residential development site nestled in the trees just north of Laurel Road with extensive frontage along the very popular Legacy Trail, this infill site is in a great location with easy access to all points north and south. This property and location would be ideal for single family development, or for villas or townhomes. Current zoning is RSF-2 allowing for up to 3.5 units per acre or a maximum of 49 units. Sellers would consider giving time for rezoning and/or a Comp Plan amendment to achieve a higher density if so desired by a well-qualified buyer.

With extensive frontage on the Legacy Trail, this is a great site for an active community of people who enjoy walking, biking and running. Currently, you can take the trail all the way southward into downtown Venice and soon, when construction is completed, you'll be able to bike all the way to downtown Sarasota.

Please contact Listing Agent for property tour.

PROPERTY HIGHLIGHTS

- Residential development site in Southwest Florida, minutes from the beautiful Gulf beaches of Casey Key
- Located just off Laurel Road between I-75 & Tamiami Trail in Nokomis
- Infill site located on the Legacy Trail, and among numerous brand-new residential communities
- Close proximity to Publix, the new Sarasota Memorial Hospital, and Laurel Nokomis School

Property Description



LOCATION DESCRIPTION

Beautiful residential development tract on the newly developing Laurel Road corridor between U.S. 41 [Tamiami Trail] and I-75. Nokomis, Florida sits along U.S. 41 and I-75 between Sarasota and Venice and is within Sarasota County.

Laurel Road has seen an explosion of new activity in recent years including newer Publix stores both at the west end at U.S. 41, and the east end towards I-75, as well as the new Sarasota Memorial Hospital Venice Campus under construction. Additionally several new upscale residential subdivisions have been developed including Toscana Isles, Willow Chase and Venetian to the east, and Taylor Morrison's new project Bellacina to the north.

This property is very well located with quick and easy access to U.S. 41 [Tamiami Trail] to the west and I-75 to the east. This provides easy access to Sarasota, Bradenton & Tampa Bay to the north, and Venice, Port Charlotte and Ft Myers to the South.

This development site has over 650 feet of frontage on the very popular Legacy Trail, a biking and walking trail that is part of the Rails to Trails program running from Venice to Sarasota. This is a great amenity for any residential project developed here provided at no cost.

Lastly this property is located just down the street from the very popular Laurel Nokomis School, a top rated and very popular K-8 combined elementary and middle school. Laurel Nokomis School is ranked in the top 10 percent of all elementary and middle combinations schools in the State of Florida.

SITE DESCRIPTION

The site is a combination of 4 separate parcels with two homes in place. Some open space with the balance wooded areas. Astey Lane, which is a private road that runs along the southern property line, is under the same ownership. There is also a 25 foot right-of-way easement to the property from Laurel Road. There are multiple dirt roads running to the existing single-family residences from Twin Lakes Ave.

Drone Photos



Aerial - Northwest

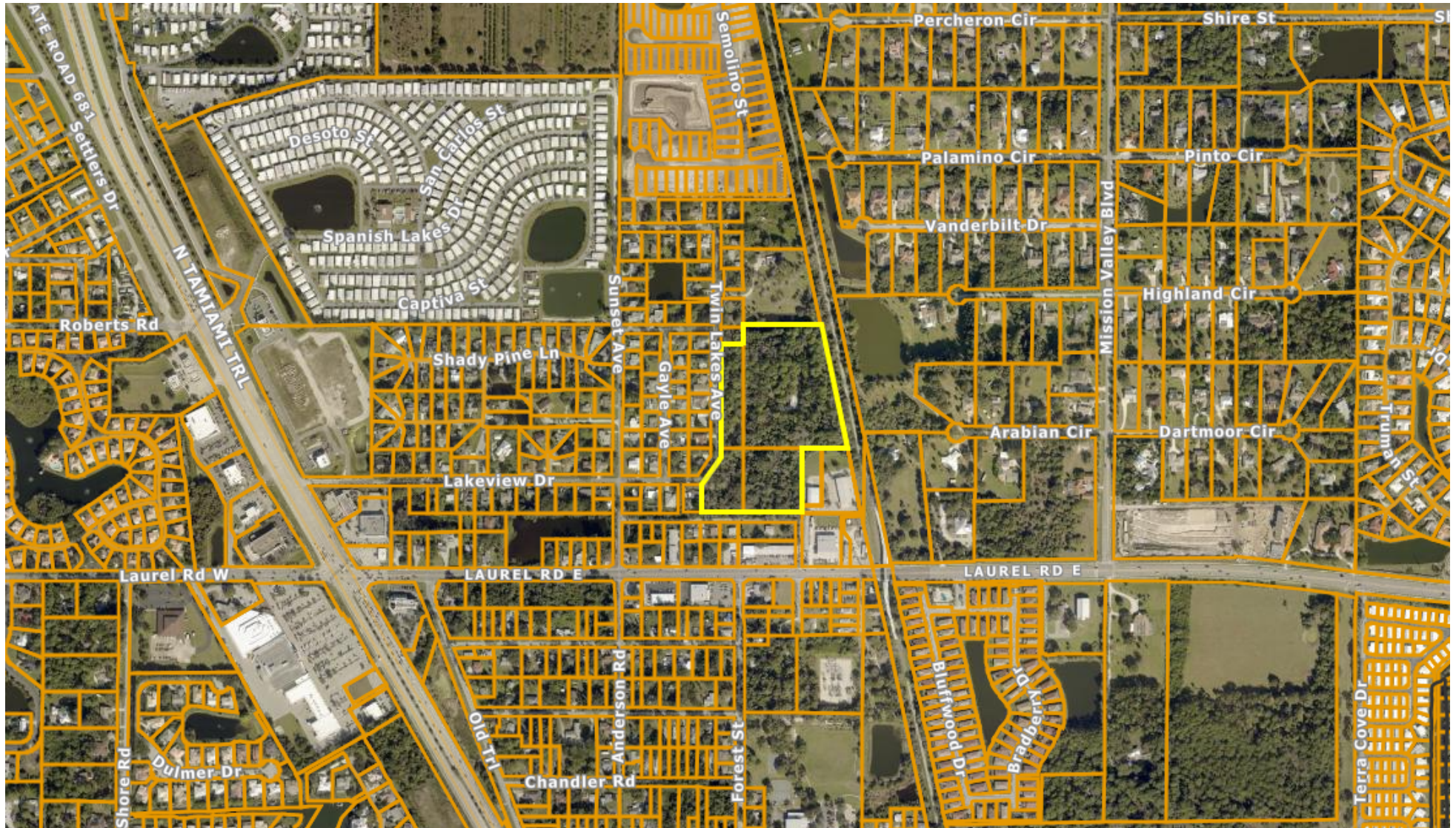


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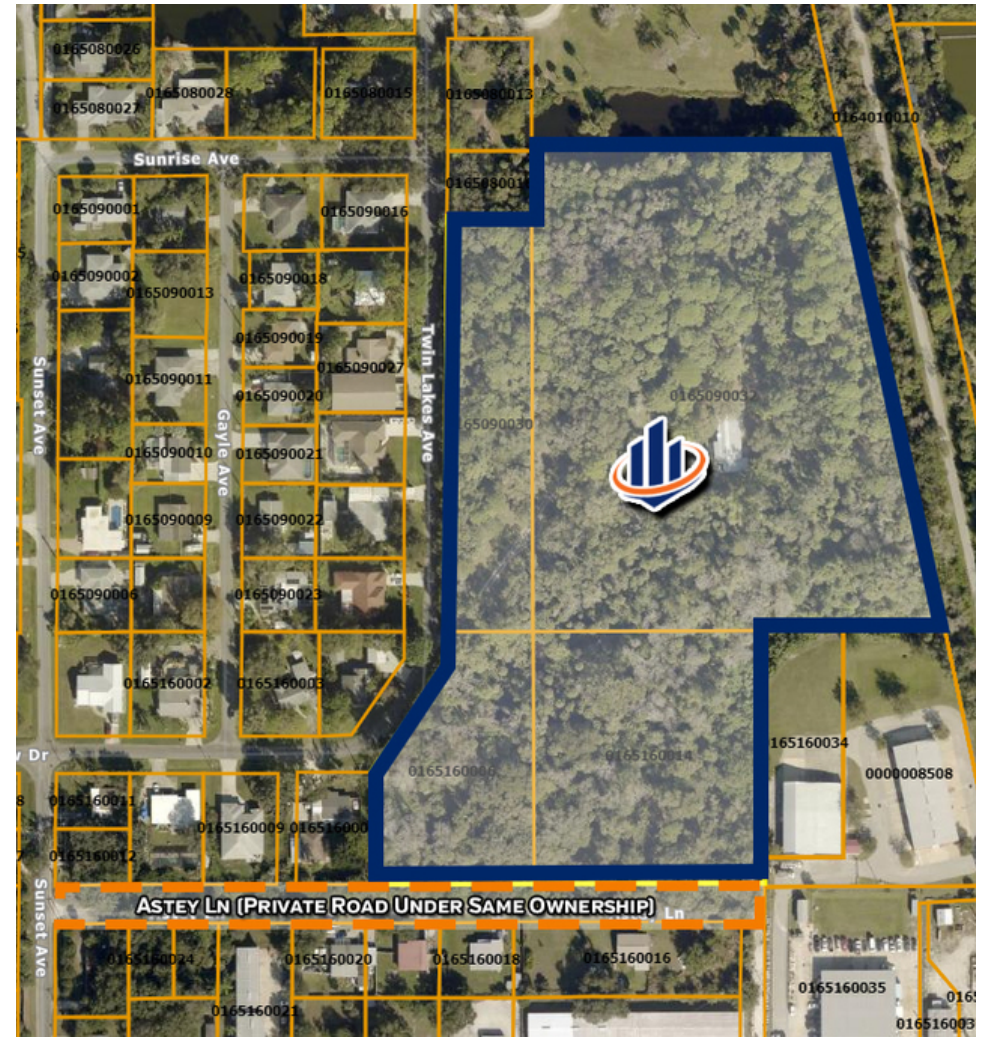
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Property Appraiser Aerial

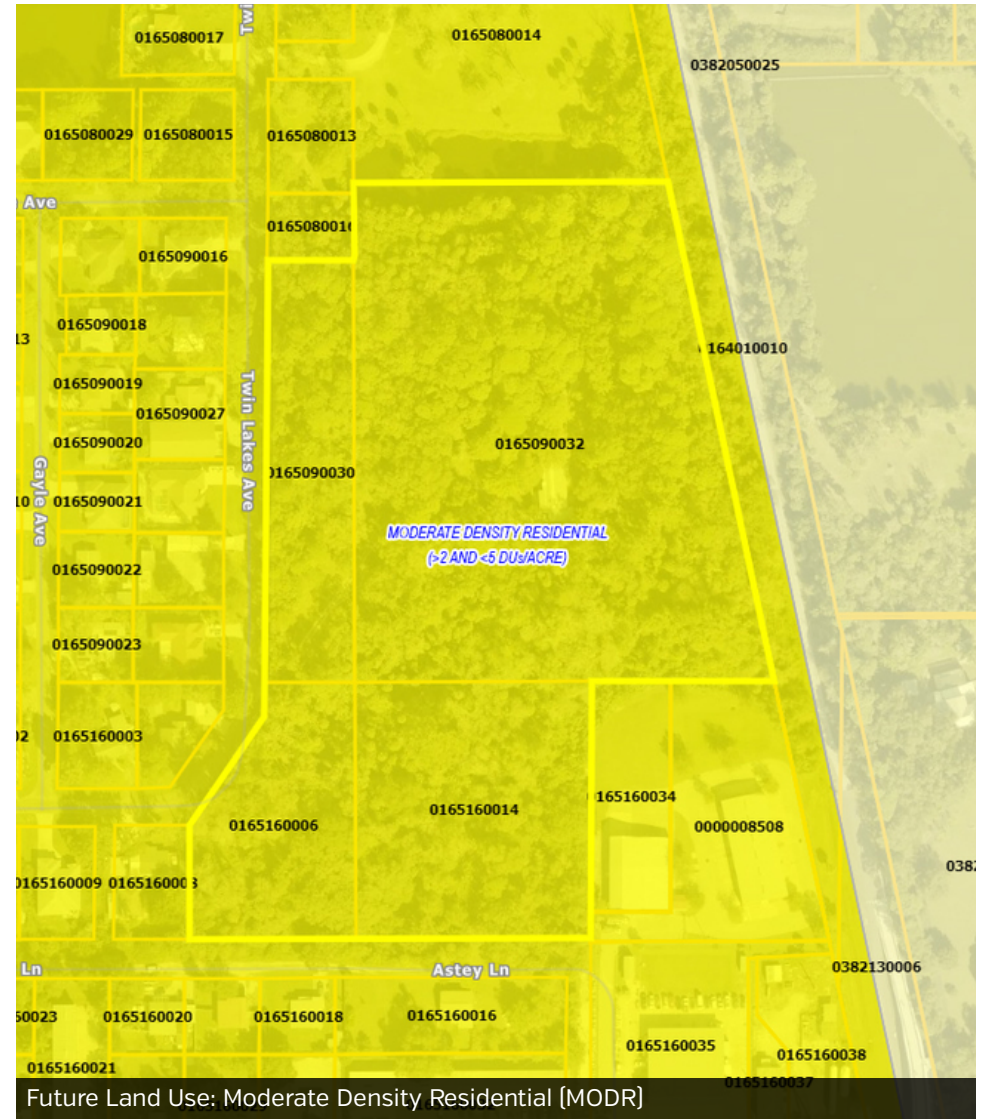
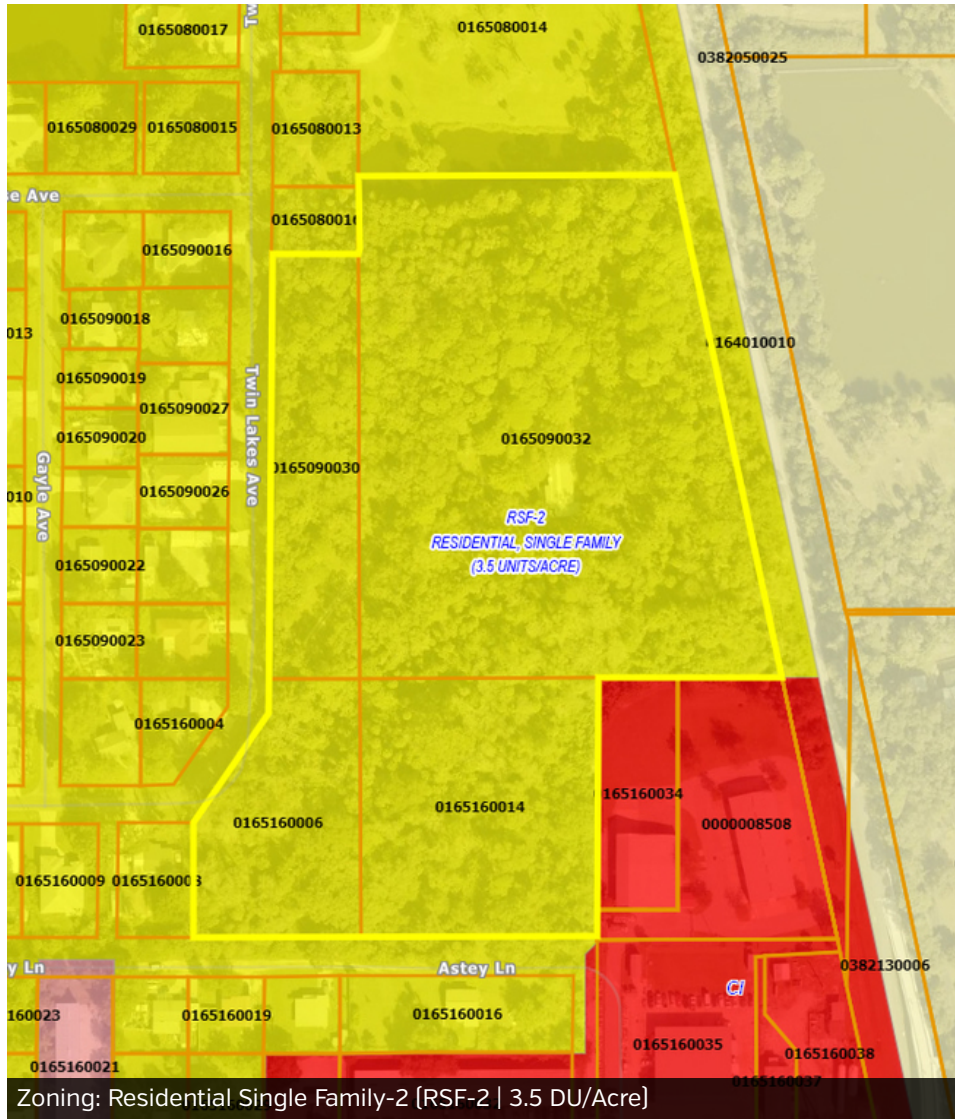


Land Lots

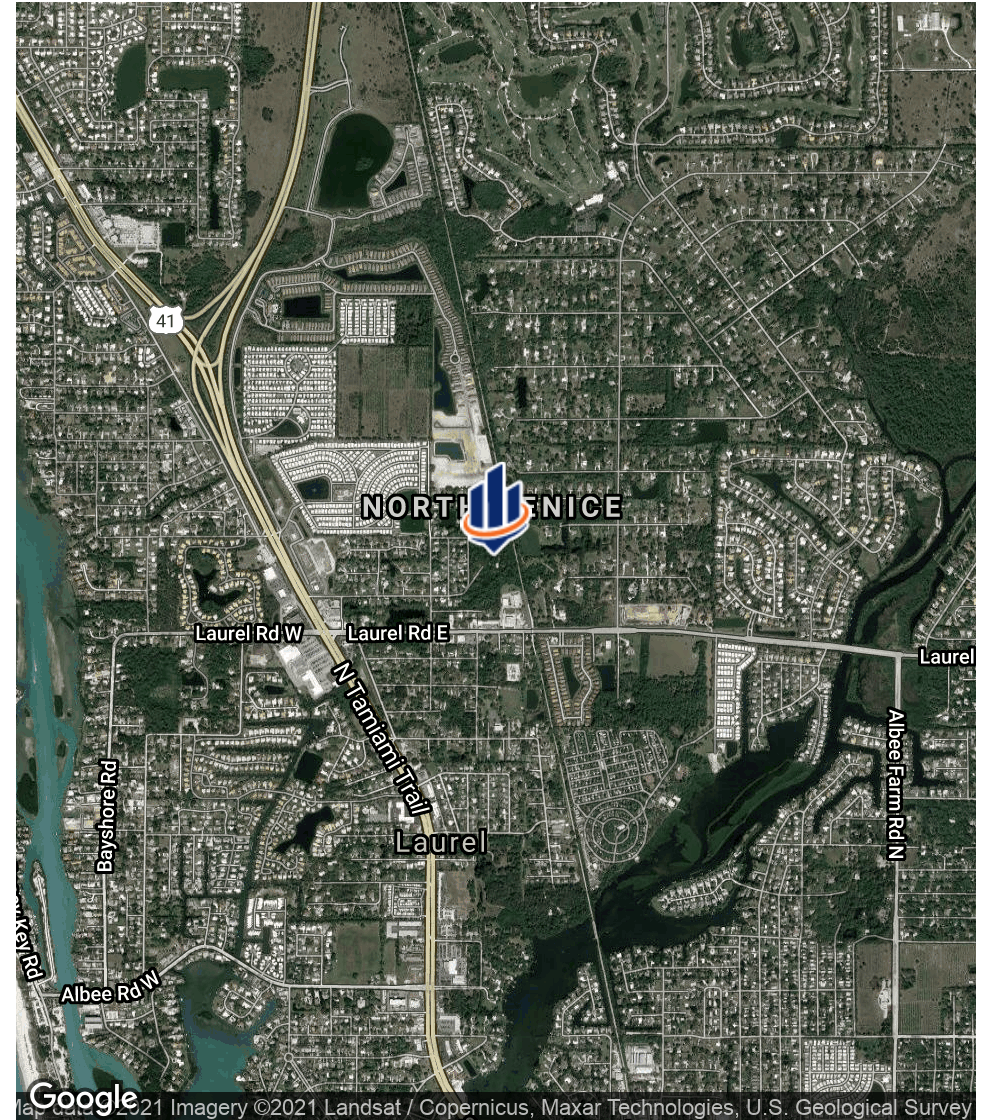
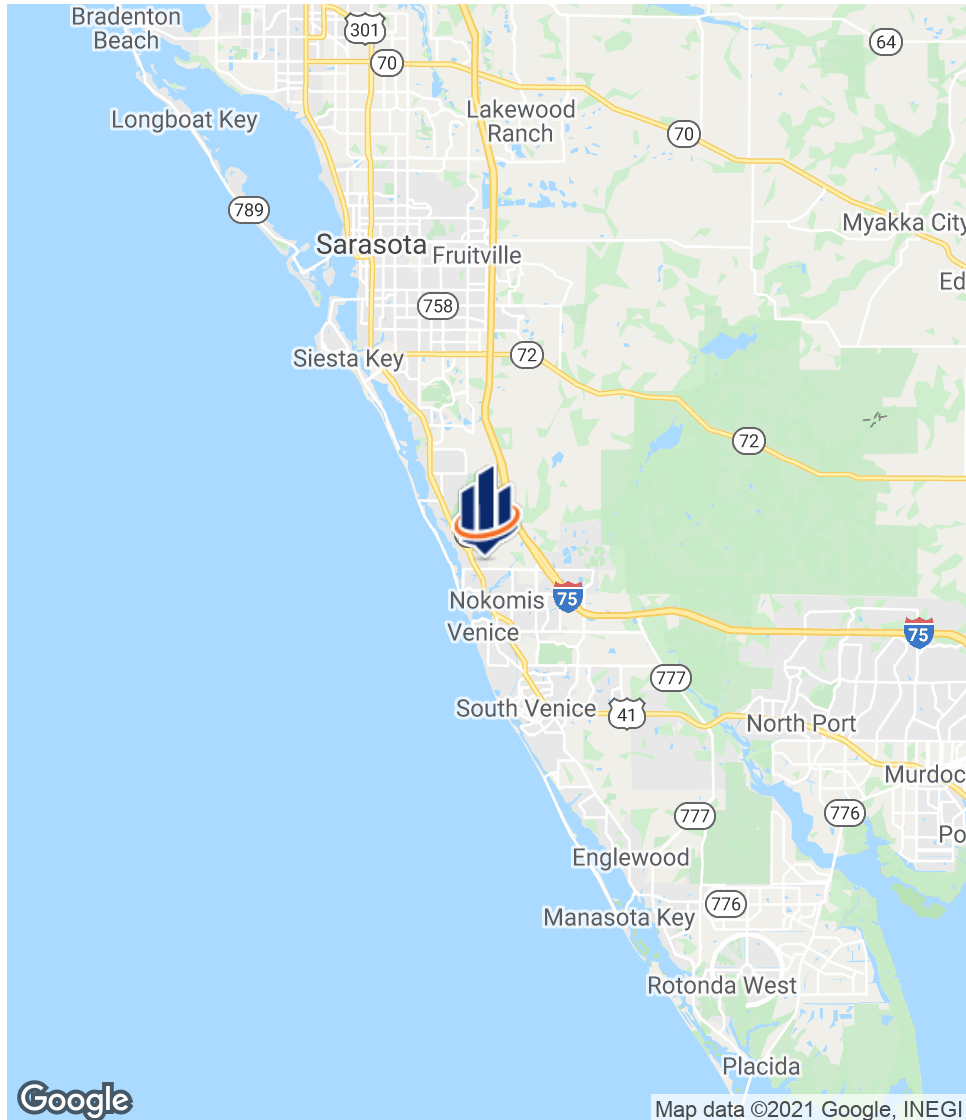
ADDRESS	APN	SIZE	ZONING
Twin Lakes Ave	0165-09-0032	326,700 SF	RSF-2
Lakeview Drive	0165-16-0006	60,984 SF	RSF-2
Astey Lane	0165-16-0014	108,800 SF	RSF-2
Palm Ave	0165-16-0006	63,333 SF	RSF-2
Astey Lane		50,500 SF	RSF-2
TOTAL		610,317 SF (14+/- Acres)	



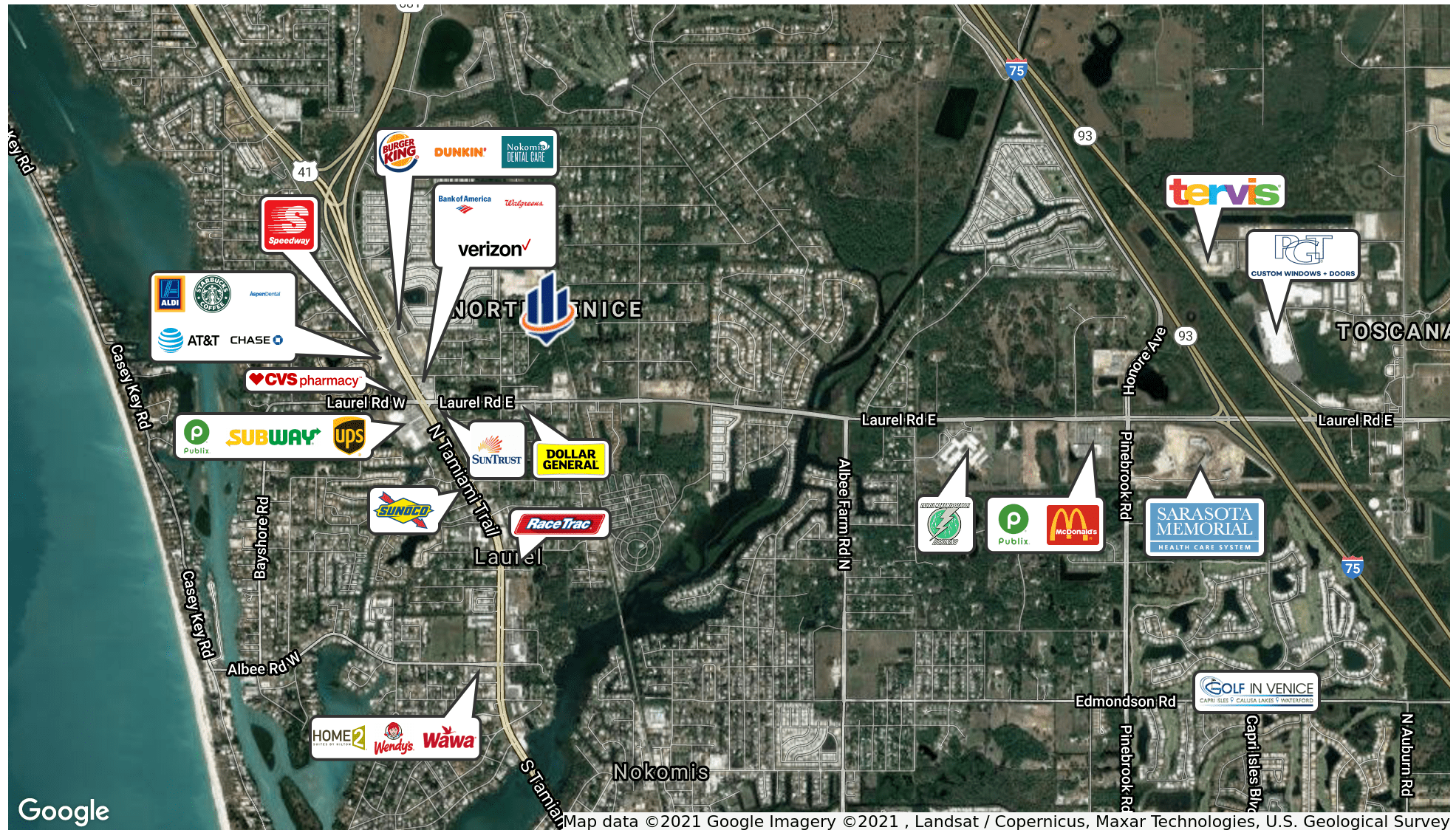
Current Zoning & Future Land Use



Property Maps



Retailer Map



Demographics Map & Report

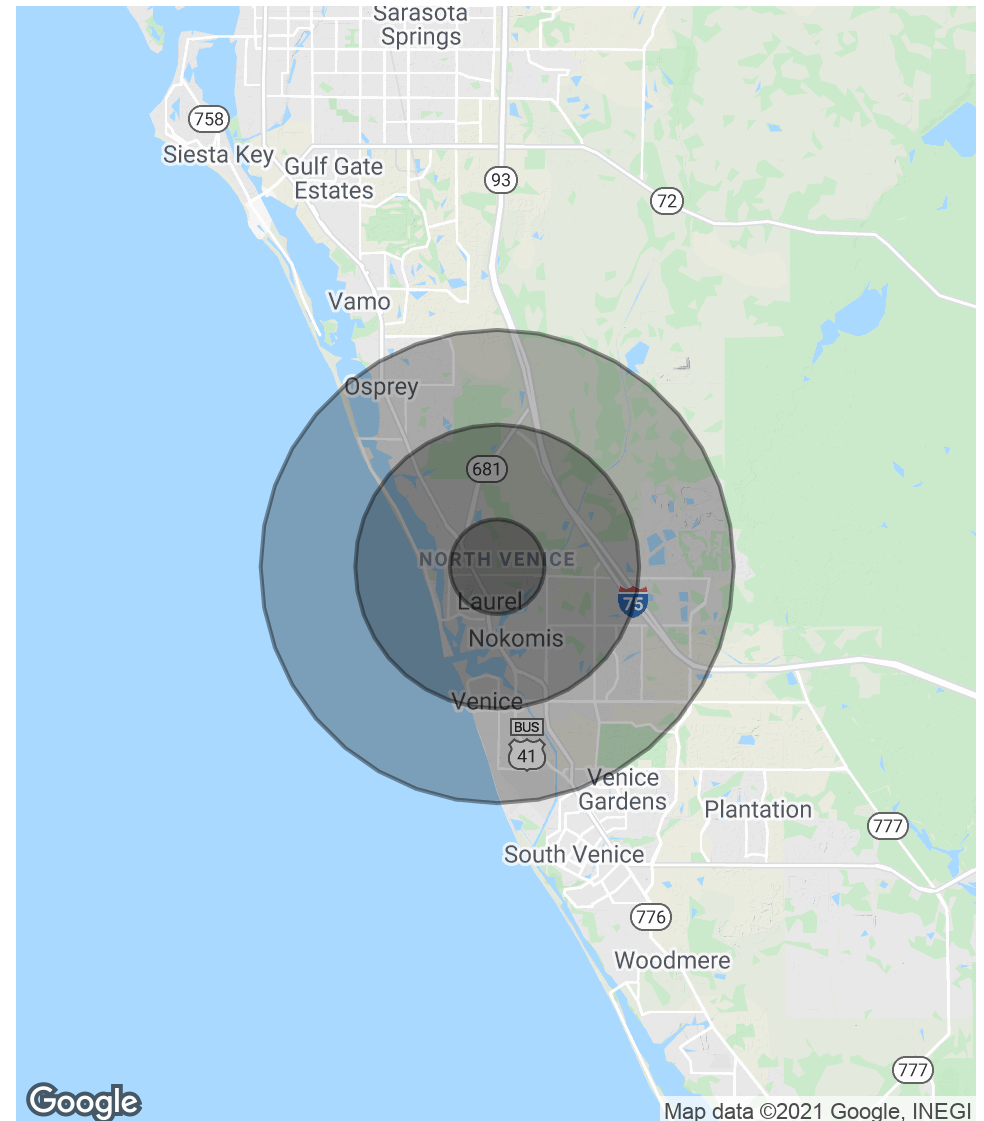
POPULATION

	1 MILE	3 MILES	5 MILES
2010 Population	4,068	25,348	49,346
2020 Population	4,922	29,627	57,836
2025 Population Projection	5,327	31,907	62,308
Annual Growth 2010-2020	2.1%	1.7%	1.7%
Annual Growth 2020-2025	1.6%	1.5%	1.5%

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
2010 Households	2,108	13,236	25,593
2020 Households	2,536	15,251	29,547
2025 Household Projection	2,739	16,380	31,743
Annual Growth 2010-2020	1.0%	0.8%	0.8%
Annual Growth 2020-2025	1.6%	1.5%	1.5%
Avg Household Income	\$72,588	\$77,657	\$84,695
Median Household Income	\$56,605	\$58,281	\$63,032

* Demographic data derived from CoStar





MIKE MIGONE CCIM

Senior Investment Advisor

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FL #BK399768

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. Mikes 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. 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. 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.

MEMBERSHIPS

CCIM, GRI, Suncoast Community Church



MATT FENSKE

Advisor

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FL #SL3373336

PROFESSIONAL BACKGROUND

Matt Fenske serves as Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as office and industrial sales. Matt has been involved in over \$40 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the Alpha Tau Omega National Leadership Development Fraternity and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton over ten years ago. Matt currently resides in Downtown Sarasota and enjoys playing golf and spending time on the water.

EDUCATION

BS in Hospitality Management, College of Business.
Florida State University

MEMBERSHIPS

Realtor Association of Sarasota & Manatee - Commercial Investment Division
Urban Land Institute
Manatee Young Professionals
Sarasota Young Professionals
Manatee Chamber of Commerce - Downtown Redevelopment Committee
Manatee Chamber of Commerce - Affordable Housing Task-Force
Florida State University Seminole Boosters



TONY VELDKAMP, CCIM

Senior Advisor

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FL #BK576074

PROFESSIONAL BACKGROUND

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over twenty five years of commercial real estate experience exclusively in this area, he has numerous sales and leasing transactions with a career sales volume in excess of \$250 Million.

Prior to joining SVN, Tony served as a 12-year veteran Commercial Broker for Michael Saunders & Company in Sarasota. He specialized in land and development, but also handled office and industrial buildings, retail, and apartment complexes. Previous to that he served as a Land Broker for Brown Real Estate in Bradenton, Florida, but he began his real estate career here on the Sun Coast as a real estate appraiser.

Tony will be the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM). In 2016 he was President of the Commercial Investment Division of RASM, and he also won the 2016 Commercial Realtor® of the Year awarded by them. RASM has also awarded him the Presidents Award in 2019, and Distinguished Service Award in 2020. He is recognized annually by SVN International as a top ranking producer nationwide winning the Achiever Award, President's Award, and the coveted Partner's Circle Award. In 2018 he was ranked #1 in the State of Florida and #8 in the World with SVN.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children, and their families. They enjoy boating, hiking, and family time.

- 2020 - Distinguished Service Award, Realtor® Association of Sarasota and Manatee
- 2019 - President's Award, Realtor® Association of Sarasota and Manatee
- 2018 #1 for the State of Florida, #8 in the World, SVNIC
- 2020, 2018, 2017, 2016, 2015 & 2012 Nationally Ranked Award Winner, SVNIC
- 2016 Commercial Realtor® of the Year, President of the Commercial Investment Division - Realtor® Association of Sarasota and Manatee

EDUCATION

BS Degree in Real Estate from The Florida State University
CCIM Designation - Certified Commercial Investment Member

MEMBERSHIPS

National CCIM Institute Member [CCIM] - Florida Chapter of CCIM Institute Member
Realtor Association of Sarasota & Manatee Member [RASM] - Commercial Real Estate Alliance of RASM Member [CREA]
Former Board of Directors of RASM CREA, 2016 President - Board of Directors Realtor Association of Sarasota & Manatee, 2022 President
Bradenton Area & Sarasota Economic Development Councils
Past Riverview High School Football & Band Booster - Past Board Member of Sarasota Scullers, Parent President
Past Director of Men's Ministry, Church of the Redeemer

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