

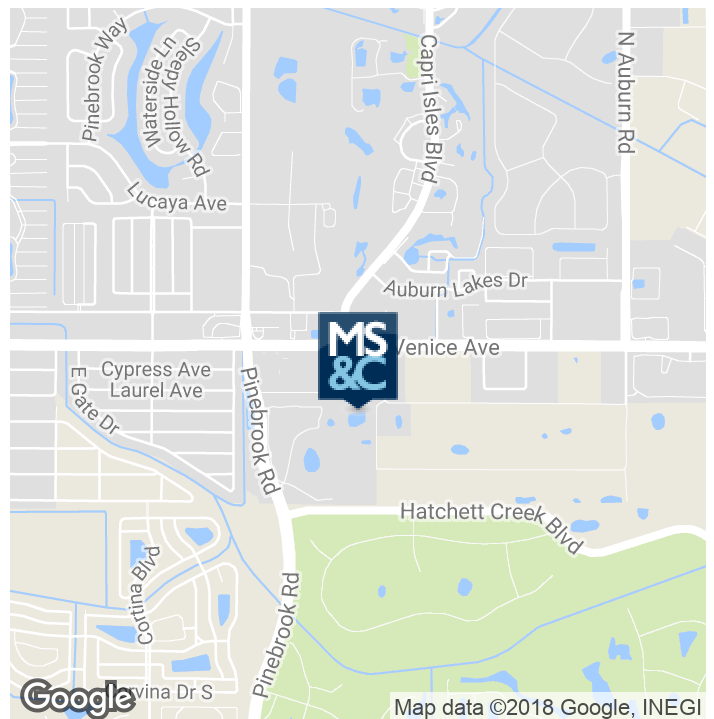


ADDRESS
409 Ramsey Road
Venice, FL 34292

PROPERTY FEATURES

	1 Mile	3 Miles	5 Miles
Total Households:	2,870	21,990	35,957
Total Population:	5,289	43,913	73,569
Average HH Income:	\$60,658	\$59,175	\$61,309

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

DENNIS DAHM

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$2,499,000

Price / Acre: \$166,600

Lot Size: 15 Acres

Zoning: PUD - Planned Unit Development

Market: Venice

PROPERTY OVERVIEW

15 Acres of multi-family vacant land approved for 120 residences.

LOCATION OVERVIEW

North side of Hatchett Creek Road east of Pinebrook in City of Venice, Florida.

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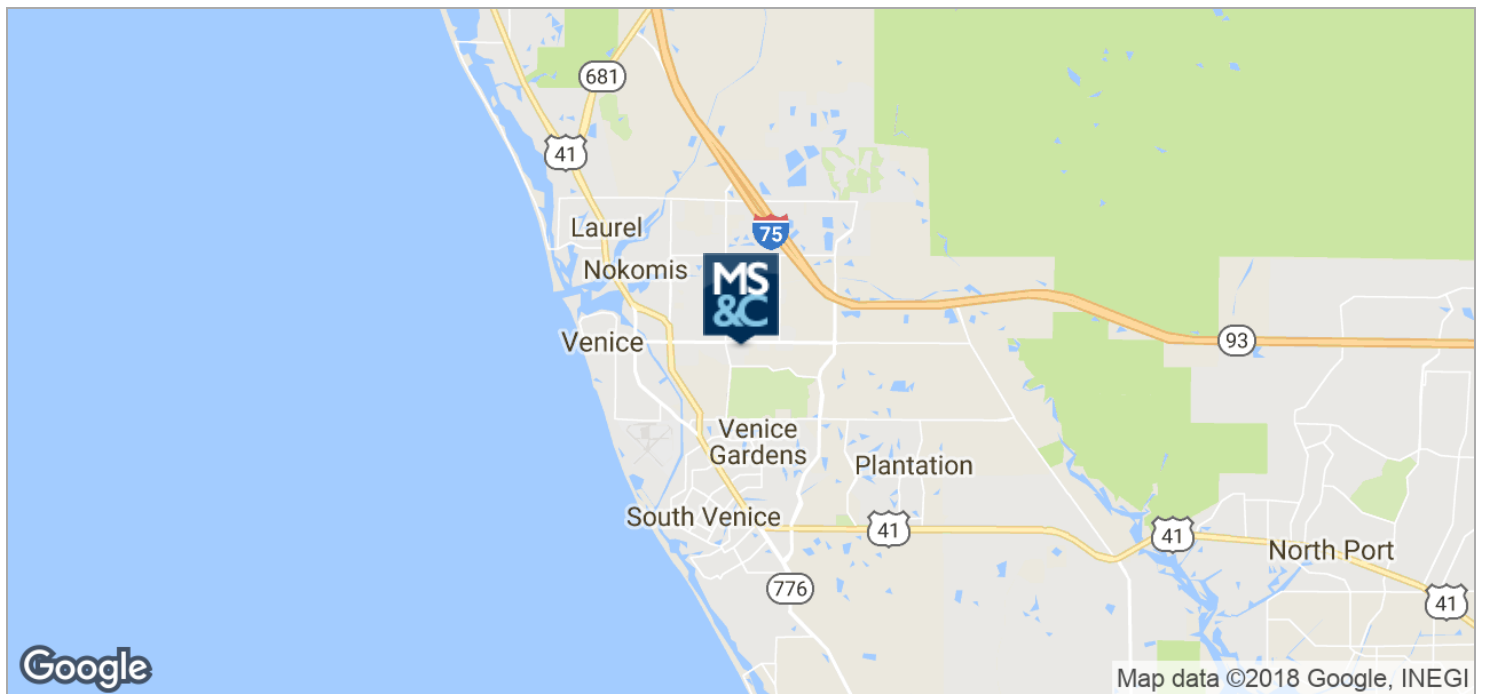
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LOCATION MAPS



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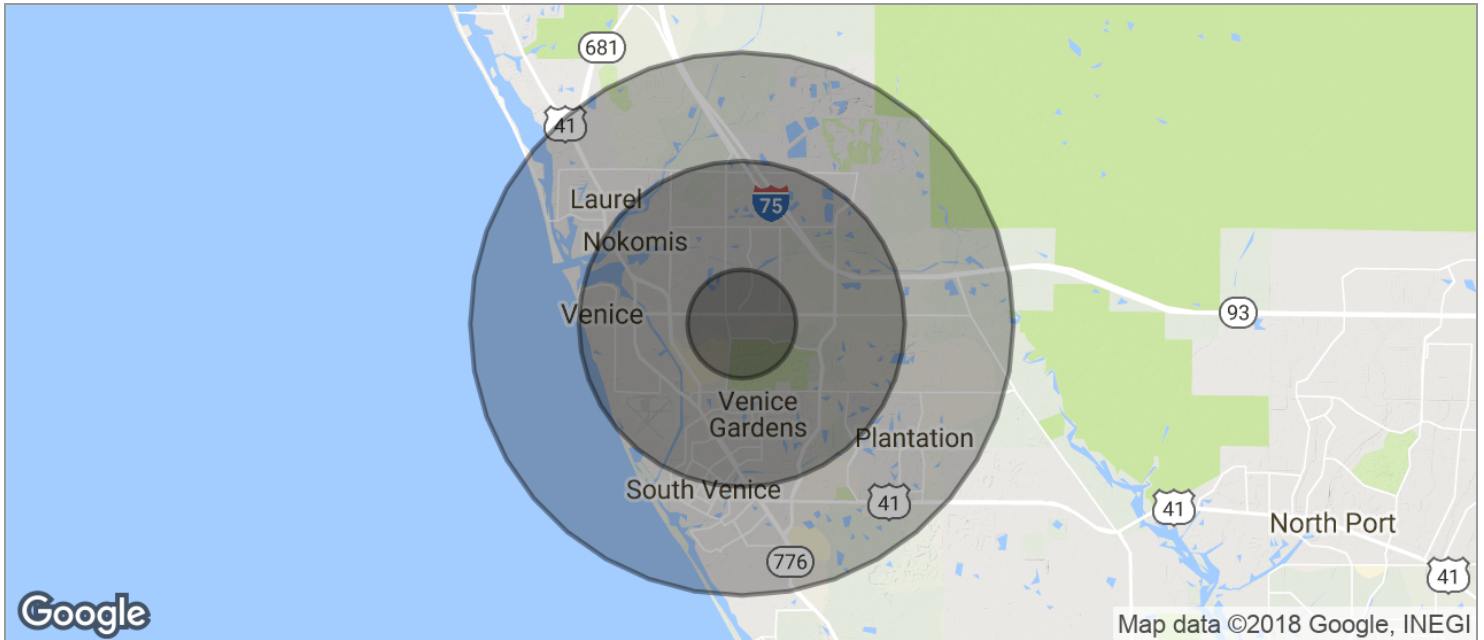
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,289	43,913	73,569
MEDIAN AGE	67.4	60.4	59.1
MEDIAN AGE (MALE)	66.9	59.5	58.6
MEDIAN AGE (FEMALE)	67.9	61.3	59.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,870	21,990	35,957
# OF PERSONS PER HH	1.8	2.0	2.0
AVERAGE HH INCOME	\$60,658	\$59,175	\$61,309
AVERAGE HOUSE VALUE		\$269,018	\$283,223

* Demographic data derived from 2010 US Census

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