

VENICE, FLORIDA

6.51 ACRES FOR SALE IN VENICE

2791 JACARANDA BLVD, VENICE, FLORIDA, 34293

TCG

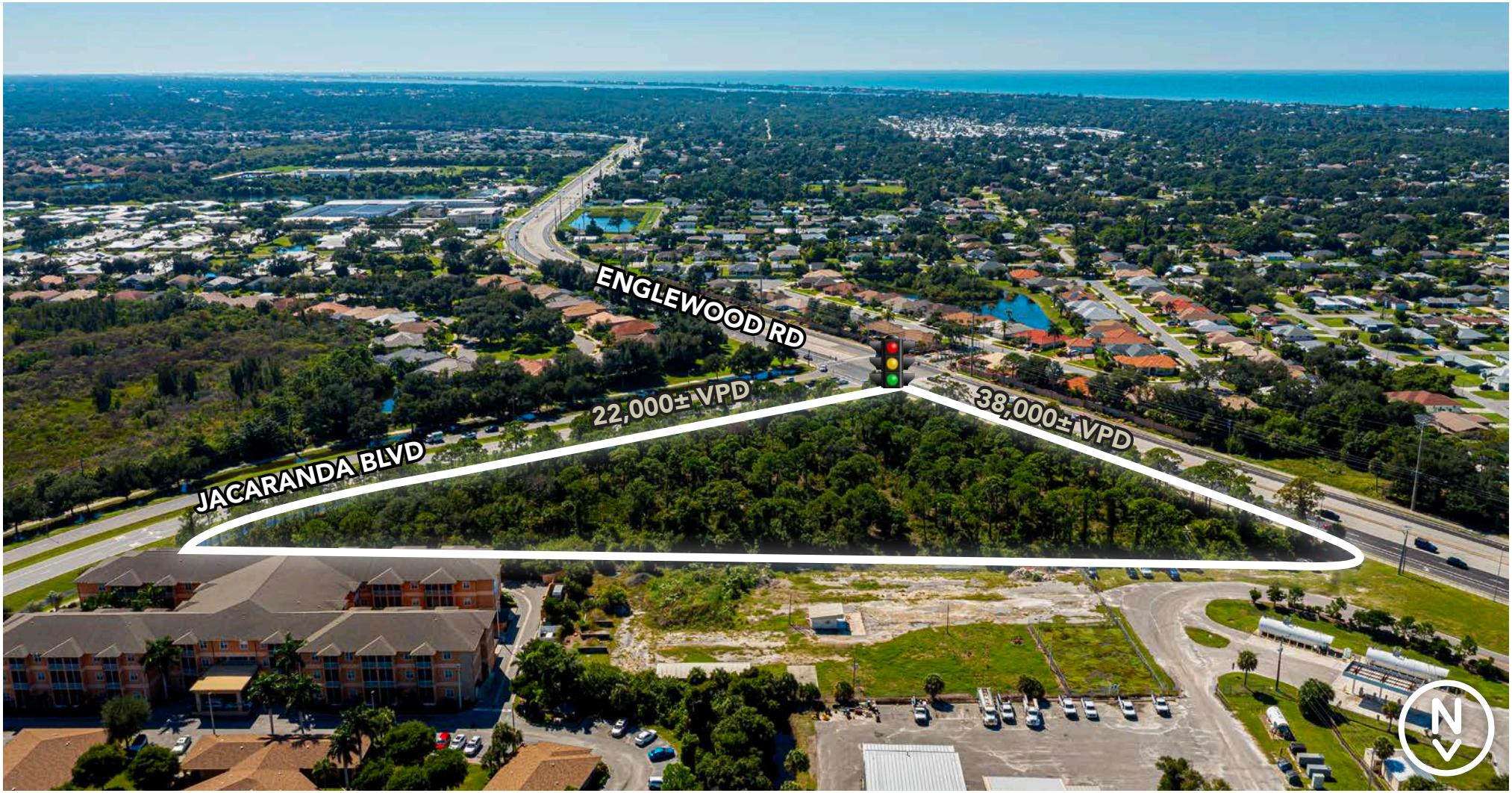
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Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that neither the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

PROPERTY SUMMARY

OFFERING:

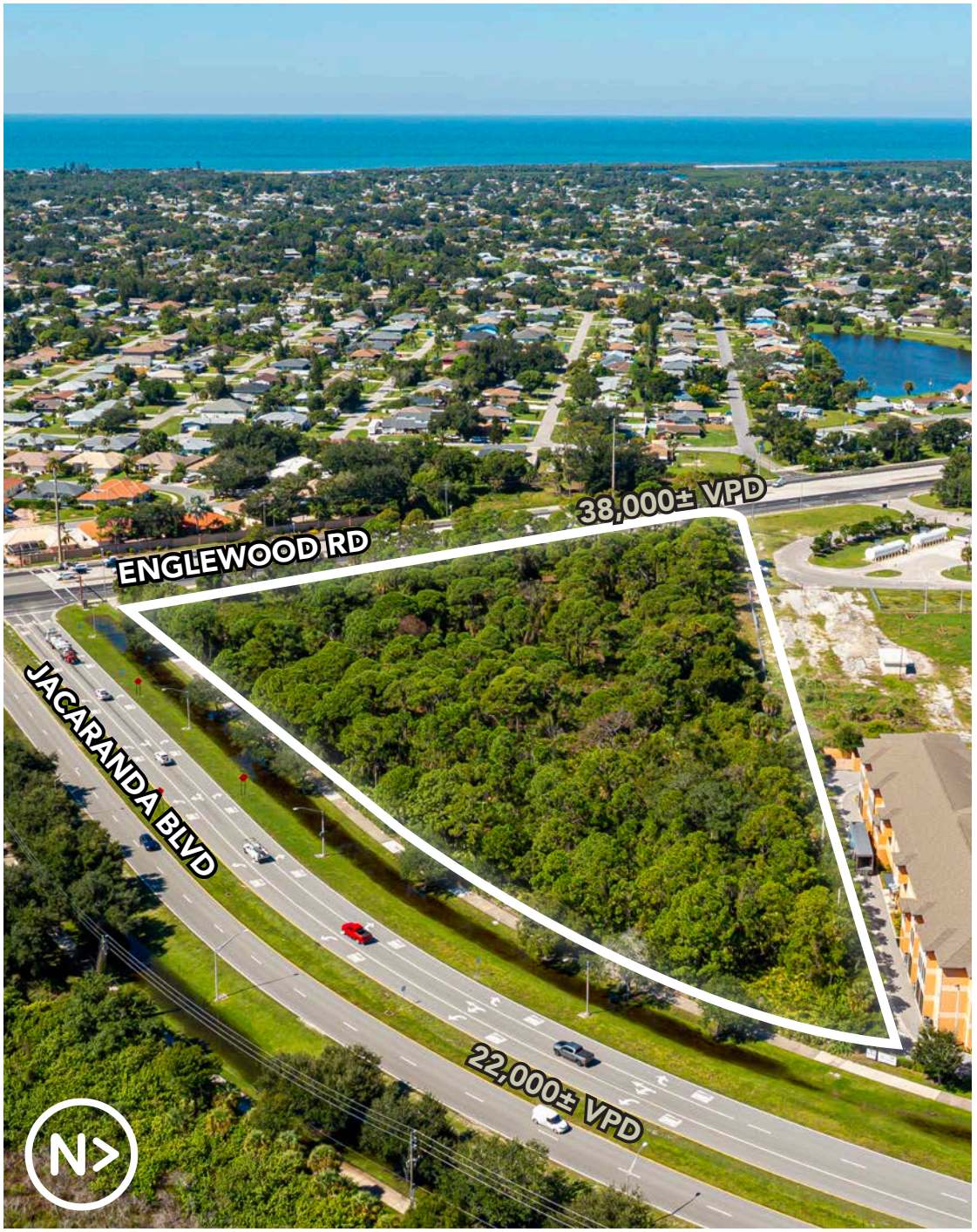
ASKING PRICE	$2,500,000

PROPERTY SPECIFICATIONS:

ADDRESS	2791 Jacaranda Blvd, Venice, Florida 34293
ZONING	RMF3 - 84 Units Base Density with Potential to Increase Through Sarasota County's Half-Unit Rule
ACREAGE	6.51± Acres
JURISDICTION	Sarasota County

INVESTMENT HIGHLIGHTS:

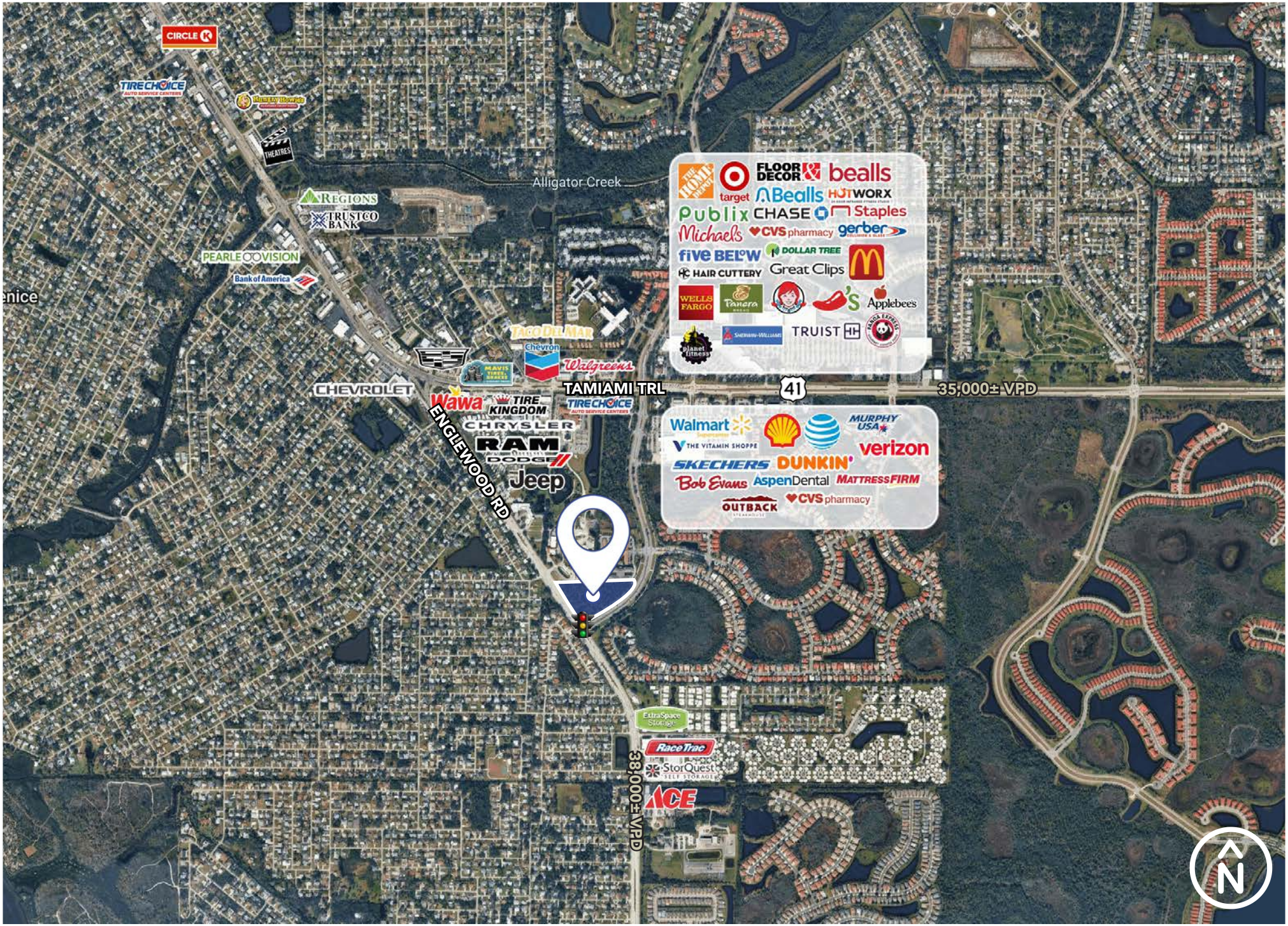
- 6.51-acre land offering in Venice, Sarasota County.
- RMF3 zoning offers potential for multifamily development.
- Located at Jacaranda Boulevard and Englewood Road.
- Estimated 86,449 residents within a five-mile radius.
- $124,659 estimated average household income within five miles.
- Estimated 43,768 households within the five-mile trade area.
- Estimated five-mile population increased 10.4% since 2020.



PROPERTY ACCESS AND DETAILS

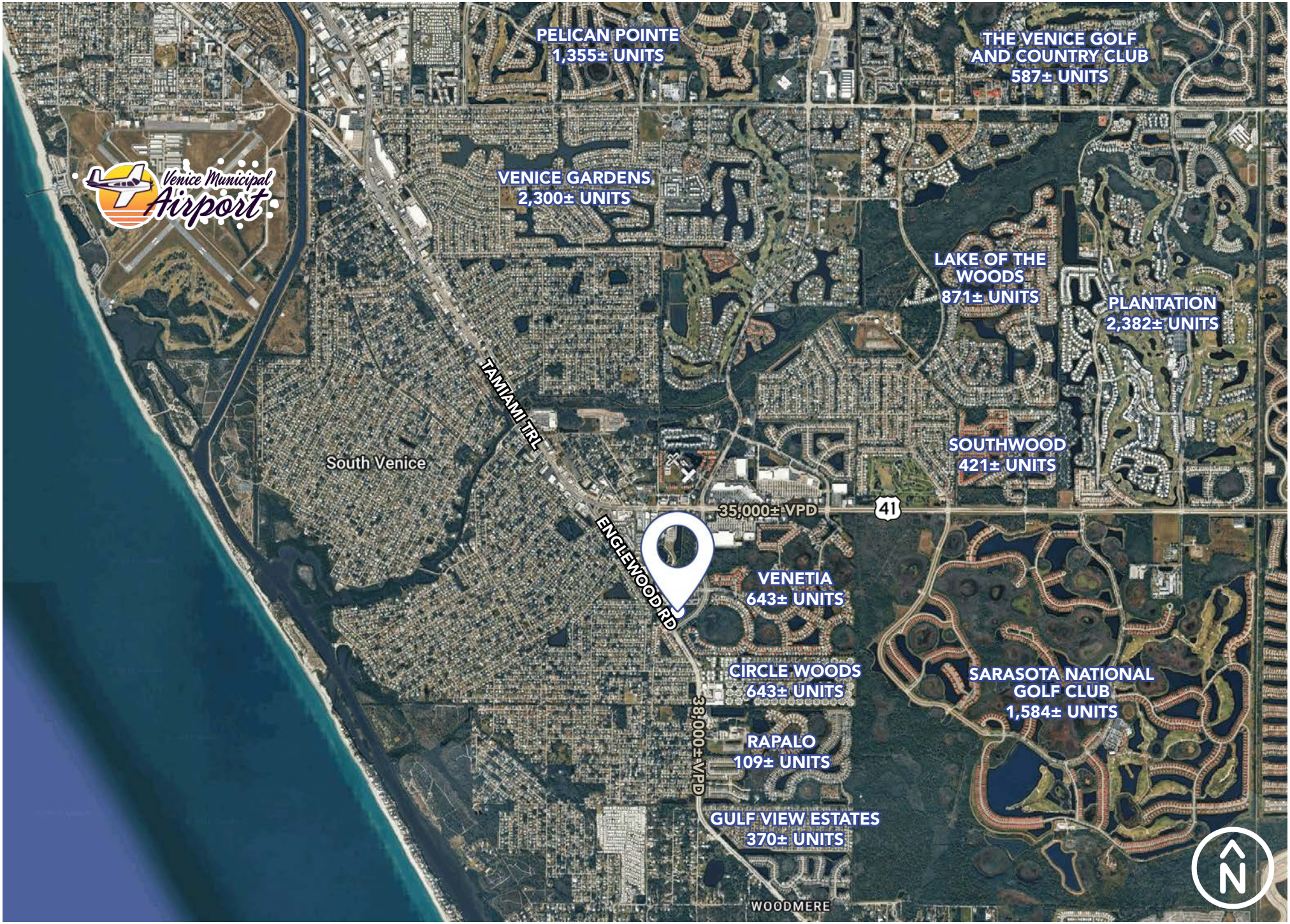


RETAILER MAP

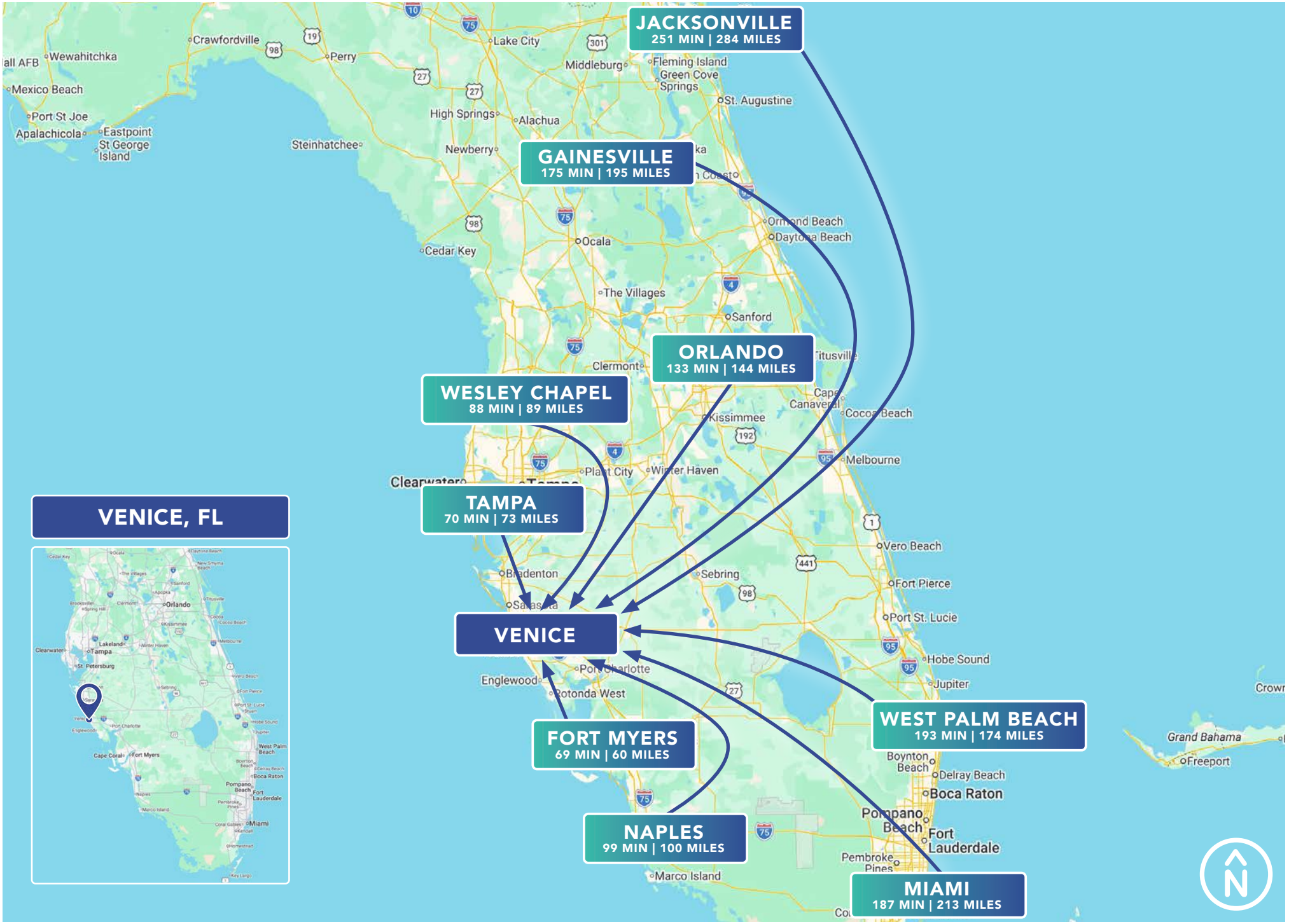


RESIDENTIAL DEVELOPMENT MAP

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REGIONAL LOCATION



SUBJECT PROPERTY DEMOGRAPHICS

4 MILE SNAPSHOT

61,354
Population

63.3
Median Age

$122,247
Average Household Income

$440,168
Median Residential Property Value

17,063
Total Employees

2,919
Total Businesses

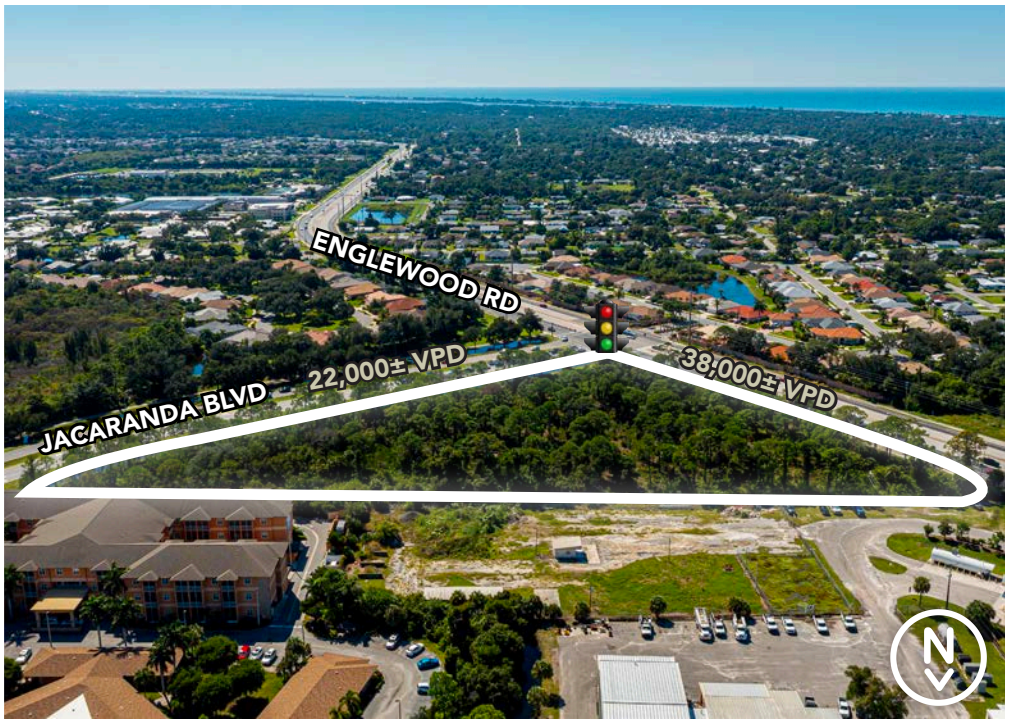
2791 JACARANDA BLVD	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	7,483	38,891	86,449
2031 Projected Population	7,133	37,160	86,900
2020 Census Population	7,461	38,614	78,327
2010 Census Population	6,470	34,656	62,866
Projected Annual Growth 2026 to 2031	-0.9%	-0.9%	0.1%
Historical Annual Growth 2020 to 2026	-	0.1%	1.7%
2026 Median Age	59.4	60.6	63.6
Households			
2026 Estimated Households	3,665	19,094	43,768
2031 Projected Households	3,453	18,050	43,558
2020 Census Households	3,527	18,642	38,933
2010 Census Households	2,981	16,668	31,544
Projected Annual Growth 2026 to 2031	-1.2%	-1.1%	-
Historical Annual Growth 2010 to 2026	1.4%	0.9%	2.4%
Income			
2026 Estimated Average Household Income	$100,678	$117,780	$124,659
2026 Estimated Median Household Income	$80,801	$86,995	$89,010
2026 Estimated Per Capita Income	$49,427	$57,902	$63,279
Business			
2026 Estimated Total Businesses	500	1,847	4,474
2026 Estimated Total Employees	3,543	9,867	27,338
2026 Estimated Employee Population per Business	7.1	5.3	6.1
2026 Estimated Residential Population per Business	15.0	21.1	19.3

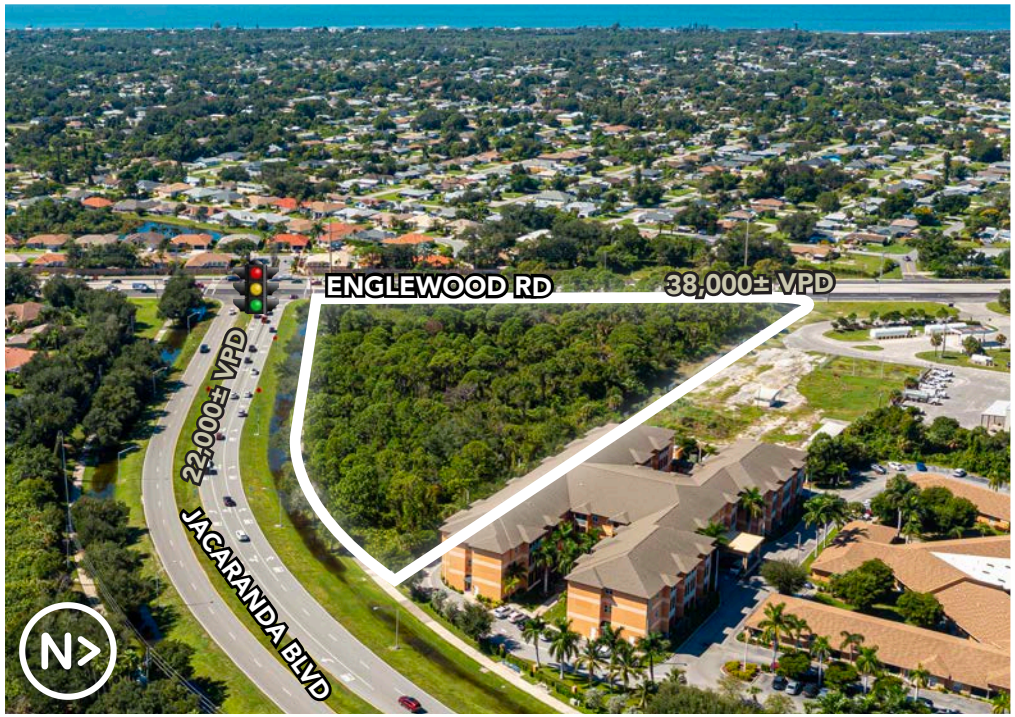
Venice, located along the Gulf Coast in southern Sarasota County, is a growing community that combines coastal appeal with opportunities for commercial development. Known for its historic downtown, beautiful beaches, expanding residential neighborhoods, and convenient access to Interstate 75 and U.S. 41, Venice serves both year-round residents and seasonal visitors. Its position south of Sarasota, paired with ongoing residential development and investment in healthcare and infrastructure, provides a strong foundation for retail, medical, office, and service-oriented businesses.

The community blends its established character with new development, offering a desirable setting for residents, businesses, and investors. Downtown Venice features local shops, restaurants, and cultural attractions, while Jacaranda Boulevard, Laurel Road, and U.S. 41 connect surrounding neighborhoods with key commercial destinations. Sarasota Memorial Hospital–Venice adds a major healthcare anchor to the area, complementing its residential growth and tourism appeal. Together, these features position Venice as an attractive market for users and investors seeking access to an established coastal community and the broader growth of southern Sarasota County.

PROPERTY PHOTOS









VENICE FLORIDA

Venice offers Gulf Coast living, steady population growth, strong consumer demand, and convenient access to key commercial corridors.

30,477+
2025 Population Estimate

1,598±
Residents per square mile

$756.8M
Retail sales in 2022

19.6%
Growth from 2020 to 2025

VISIT Sarasota COUNTY

"Your City on the Gulf "

VISIT SARASOTA COUNTY
North Port destination guide

Venice is an established commercial center in southern Sarasota County, supported by population growth, tourism, and continued residential and commercial development. Its mix of year-round residents and seasonal visitors supports demand across retail, medical, office, hospitality, and service uses.

Regional access is supported by Interstate 75 and U.S. 41/Tamiami Trail, with commercial activity concentrated along Venice Avenue, Jacaranda Boulevard, Laurel Road, and the U.S. 41 corridor. These routes connect Venice to Sarasota, North Port, Englewood, and surrounding Southwest Florida communities.

Continued investment in housing, infrastructure, and commercial development is expanding the Venice market. Established business districts, growing residential areas, and Gulf Coast access support opportunities for retailers, medical users, professional services, property owners, investors, and developers.



TCG

$3,000,000,000+
COMMERCIAL REAL ESTATE SALES VOLUME

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