

**Stoneybrook at Venice Pod J
Venice, Sarasota County, FL
Executive Summary**

Location:

The property is located on the corner of Center Road & North River Road in Venice, Florida. It is located adjacent to Lennar's Stoneybrook at Venice community and can be accessed from Center or North River Roads. The property is 15 minutes from downtown Venice, Publix and other shopping centers are 10 minutes away and other retail centers, malls, etc. are within 15 minutes. The drive to Sarasota-Bradenton International Airport is 40 minutes, with Tampa International only 90 minutes away. The beaches are 20 minutes to the west and I-75 is 5 miles east of the property via North River Road, allowing easy access for commuting to Tampa or Naples to the south.

Area facts:

The area provides quick access to passive outdoor activities such as tennis, golf, swimming, boating and fishing. It also provides unlimited cultural opportunities, such as The Asolo Repertory Theater in Sarasota, which offers music, theater, and ballet and The John and Mable Ringling Museum. The area is attractive to vacationers and second homebuyers who are seeking a warmer climate during the winter months and endless activities.

Property History:

The property was originally acquired and developed by Lennar Homes. Lennar applied for re-zoning for a Residential Planned Development (RPD). Today, the property offers an investor or builder/developer the opportunity to purchase a future residential project in Sarasota County.

Property Facts:

Pod J is an undeveloped raw land parcel comprised of 35-acres approved for 400 multi-family townhome/condo or apartment units. The utilities are stubbed to the site. The community will not have a HOA association or be a CDD project. All environmental, soils and protected species test are complete. The site is currently used for grazing cattle.

By the Numbers:

Real estate taxes for 2008 were \$48,516.30.