



AADT 97,000±

BORDER ROAD - AADT 5,400±

LSI
COMPANIES

OFFERING MEMORANDUM

BORDER ROAD STORAGE

5.38± ACRES ENTITLED AND ZONED FOR 214,000 SQ.FT OF SELF STORAGE- VENICE, FL

PROPERTY SUMMARY

Property Address: 2114 Border Road,
Venice, FL 34292

County: Sarasota

Property Type: Land

Property Size: 5.38± Acres

Approved Sq. Ft.: 214,000± Sq. Ft.

Building Size: 98,000± Sq. Ft. (Front Building)
116,000± Sq. Ft. (Back Building)

Zoning: City of Venice Commercial

Future Land Use: MEC

Permits in Place: All horizontal site work permitting
has been complete

Utilities: All utilities stubbed to site

STRAP Number(s): 0390003021;
0390003020

CURRENT CONDITION

Total	Front Parcel	Back Parcel
\$4,400,000	\$2,450,000	\$1,950,000

Pad Ready Pricing with all Horizontal Sitework and Permitting Complete

Total	Front Parcel	Back Parcel
\$7,500,000	\$4,000,000	\$3,500,000

LSI
COMPANIES
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SALES EXECUTIVES



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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

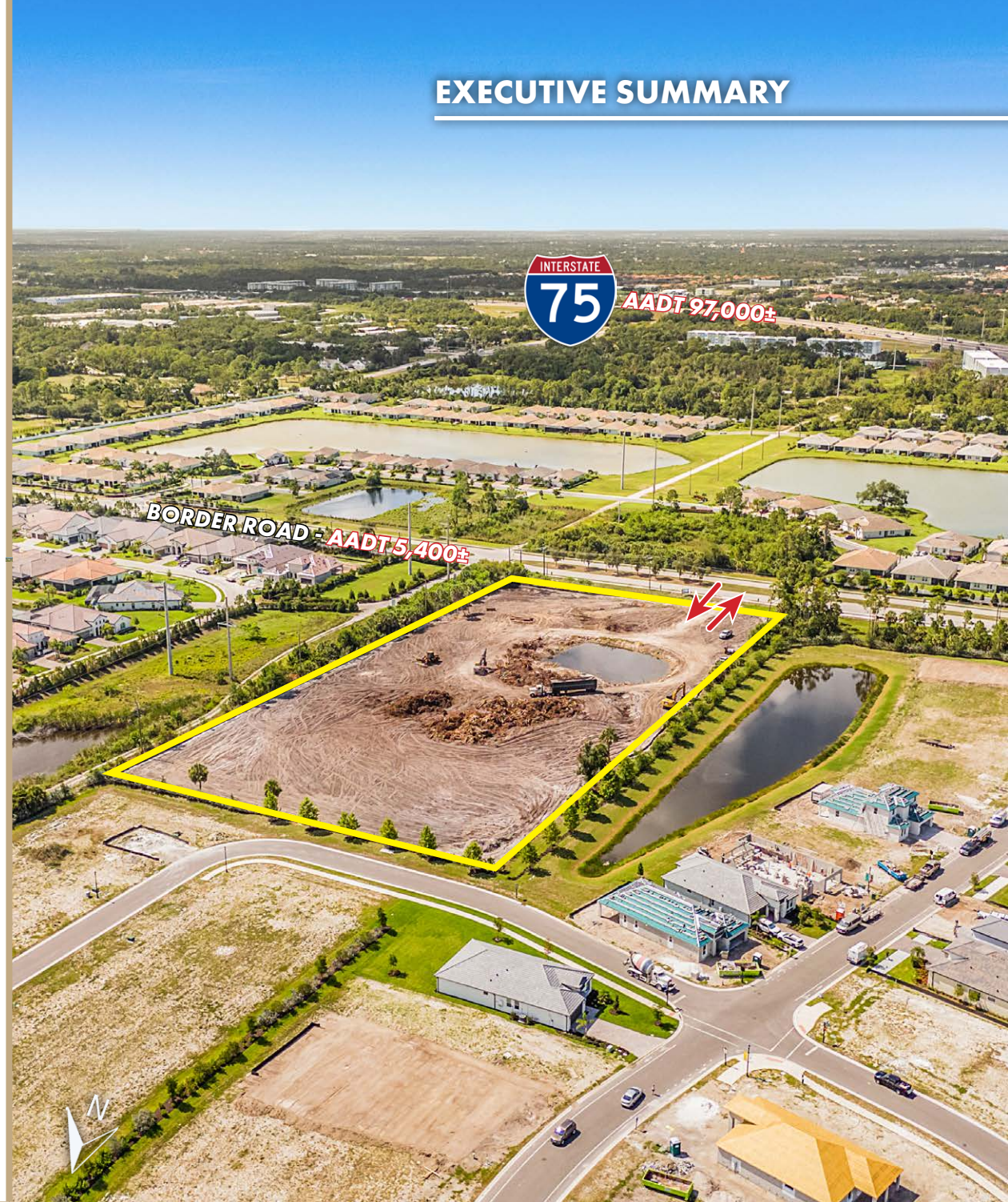
LSI Companies is pleased to present Border Road Storage, a 5.38± acre, dual-parcel, climate-controlled storage development opportunity in Venice, Florida. The site is fully zoned and entitled, with civil drawings already submitted to the City of Venice for permit review.

The property is located at 2114 Border Road, less than half a mile east of Interstate 75 and approximately four miles from Venice Beach. It is surrounded by an established and growing residential base of approximately 28,000 units, including single-family homes, townhomes, and luxury apartment communities.

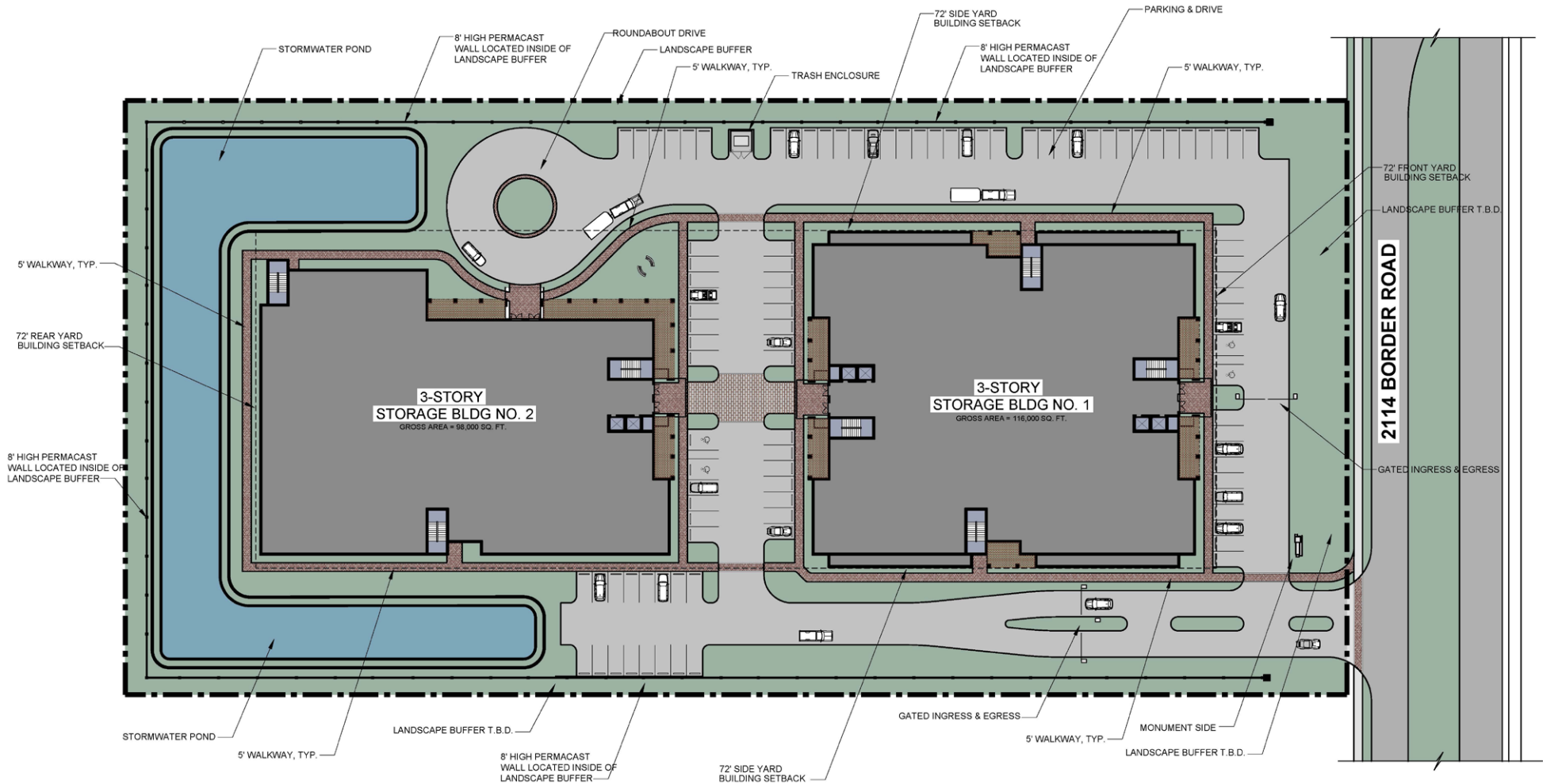
The offering consists of two separate parcels:

- A 3.18± acre site planned for a two-story, 65,333 Sq. Ft. climate controlled self-storage facility, including a specialized climate controlled wine storage component. The property is currently entitled for 98,000 Gross Sq. Ft. and 3 Stories
- A 2.10± acre site planned for a one-story, 40,000 Sq. Ft., 300 space climate controlled vehicle storage facility. The property is currently entitled for 116,000 Gross Sq. Ft. and 3 Stories
- The site offers flexibility for development, allowing for construction of either the self-storage, wine storage, or vehicle storage components. The current developer/owner is open to a variety of exit strategies, including the sale of the entire site, individual parcel sales, or a joint venture structure—providing multiple acquisition pathways for prospective buyers and investors.
- The developer currently maintains working architectural drawings for several configurations, including self-storage, wine storage, and luxury vehicle storage concepts.

**Please inquire for pricing, deal terms and structure.*



SITE PLAN



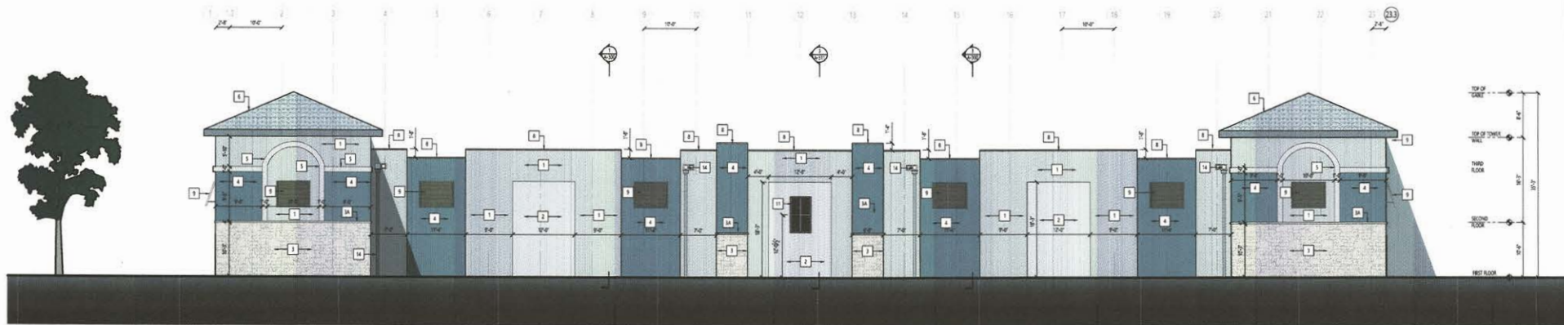
The approved site plan shows two three-story buildings totaling 98,000 Sq. Ft. in the rear and 116,000 Sq. Ft. in the front.

RENDERINGS

EXTERIOR & UNIT OPTIONS

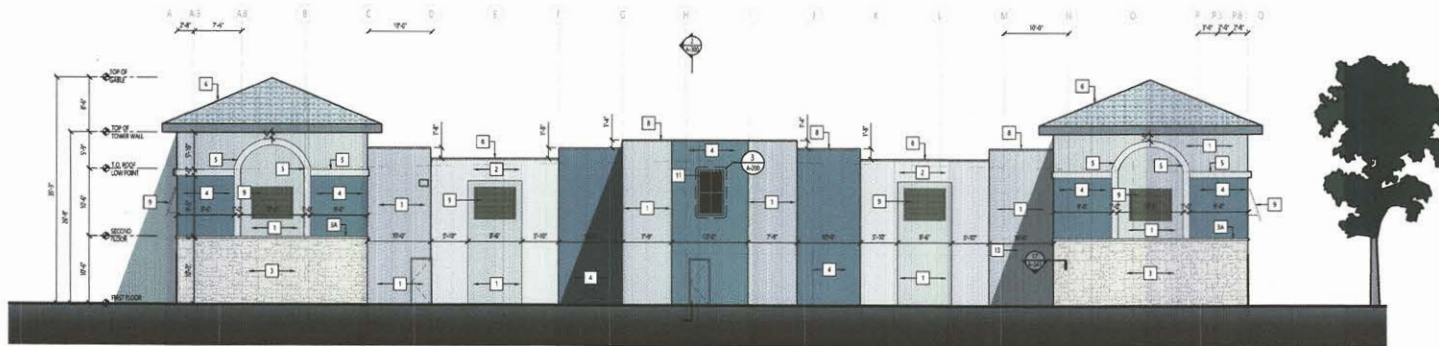


BACK BUILDING ELEVATION



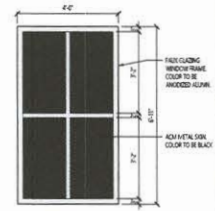
1 BUILDING B - WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

NOTE



2 BUILDING B - NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

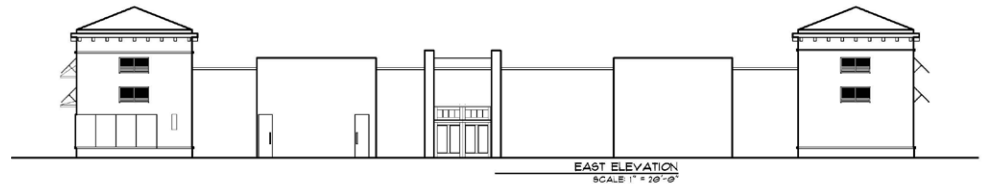
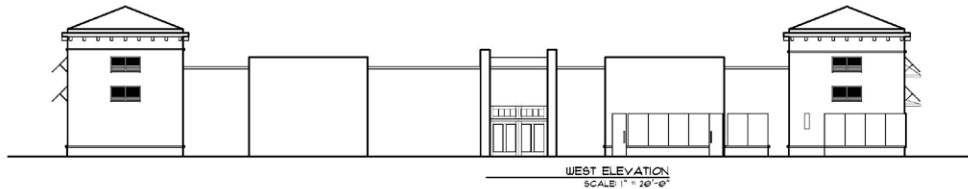
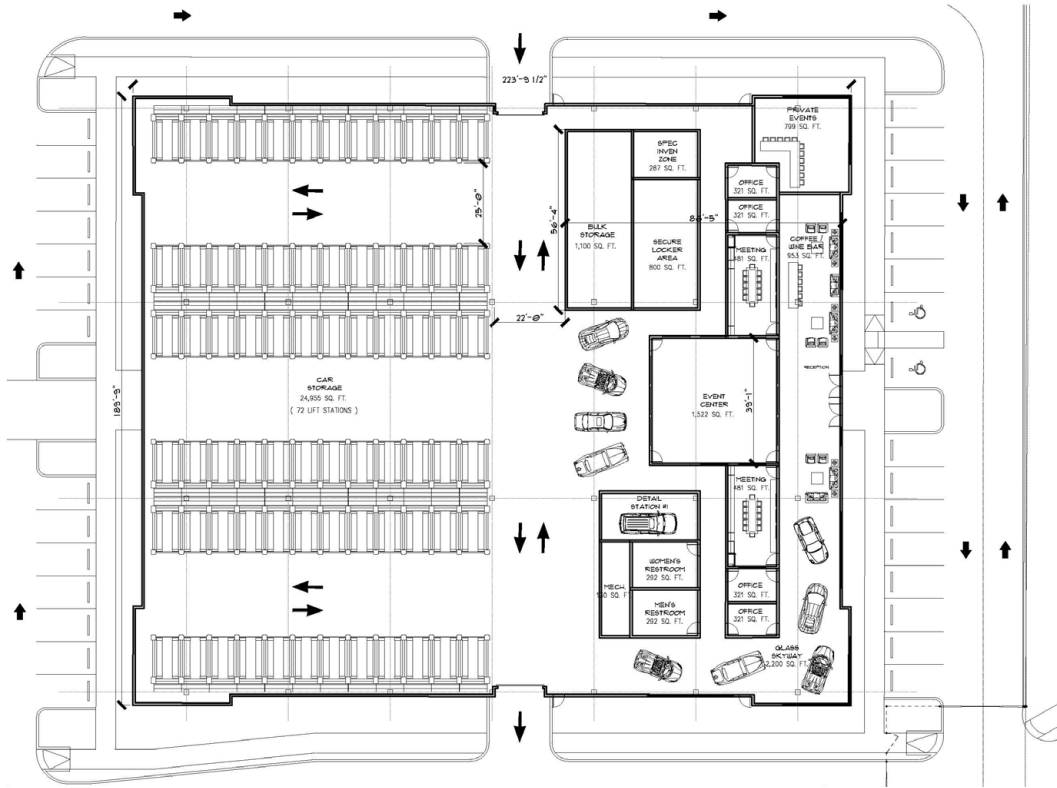
NOTE



3 SURFACE MOUNTED FAUX GLAZING DETAIL
SCALE: 1/8" = 1'-0"

NOTE

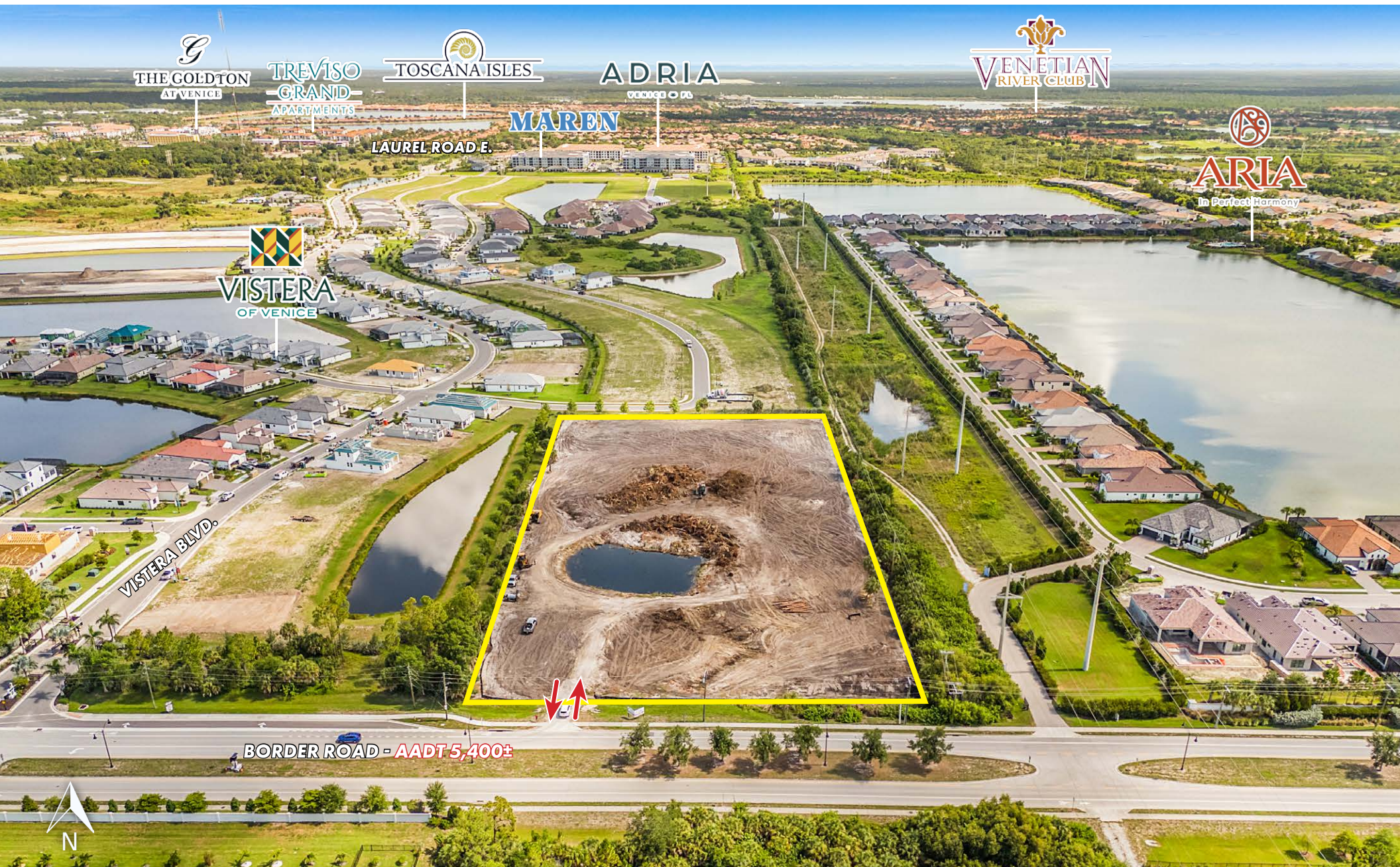
FRONT BUILDING ELEVATION



PROPERTY AERIAL



PROPERTY AERIAL





VICENZA

JACARANDA BLVD. - AADT 5,900±

BORDER ROAD - AADT 5,400±

VISTERA BLVD.

EXISTING RESIDENTIAL DEVELOPMENTS



1	Caribbean Village	194
2	Future Residential	250
3	Stonewalk	72
4	Pelican Pointe Golf & Country Club	1,355
5	Isles of Chestnut Creek	667
6	The Venice Golf & Country Club	587
7	Venetian Falls	700
8	Stoneybrook at Venice	900
9	Jacaranda West Country Club	1,317
10	Grand Palm by Neal	1,736
11	Plantation Golf & Country Club	2,382
12	Venice East	902
13	Gran Paradiso	2,000
Total Units		13,062

My
Preserve

NEW RESIDENTIAL DEVELOPMENTS



1	Bella Terra	Multi-Family	310
2	Brighton	Mixed-Use	315
3	Villas at Venice	Single-Family	63
4	Chalets at Venice	BTR	43
5	Arbor Vita	Mixed-Use	180
6	Cassata Oaks	Single-Family	60
7	Vistera Of Venice	Single-Family	391
8	Venice Shores	Luxury Apartments	293
9	Holly Brook	Assisted Living	30
10	North River Marketplace	Multi-Family	280
Total Units			1,965

Myakka Preserve



RETAIL MAP



1. JACARANDA COMMONS SHOPPING CENTER



2. I-75 EXIT 193/JACARANDA BLVD.



3. VENICE COMMONS



4. BIRD BAY PLAZA



5. NORTH RIVER MARKETPLACE Publix.

North River Marketplace is a new ground-up development located along the growing North River Road corridor in Venice, Florida. This 51.52 acre, Publix anchored retail center, the property will feature a dynamic mix of retail stores, restaurants and essential services.

LOCATION MAP



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



2,769

HOUSEHOLDS



1,122

MEDIAN INCOME



\$122,898

3 MILE RADIUS

POPULATION



20,920

HOUSEHOLDS



10,538

MEDIAN INCOME



\$95,736

5 MILE RADIUS

POPULATION



59,698

HOUSEHOLDS



29,541

MEDIAN INCOME



\$84,115

LOCATION HIGHLIGHTS

- 1.2± mi to I-75 (Exit 193-Jacaranda Blvd.)
- 4.1± mi to US-41
- 2.8± mi to Sarasota Memorial Hospital
- 6.6± mi to Venice Municipal Airport
- 8.8± mi to Wellen Park
- 24.6± mi to Lakewood Ranch
- 28.2± mi to Sarasota Bradenton Intl. Airport (SRQ)
- 33.8± mi to Punta Gorda Airport (PGD)



LIMITATIONS AND DISCLAIMERS

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