

# Offering Memorandum



**WELLEN PARK COMMERCIAL**

2250 TAYLOR RANCH TRL, VENICE, FL 34293

**Eshenbaugh**  
LAND COMPANY

The Dirt Dog

[www.thedirtdog.com](http://www.thedirtdog.com)



# Property Description

## PROPERTY DESCRIPTION

The opportunity consists of approximately 14± acres along U.S. 41 in Venice, Sarasota County. The property is currently zoned RE-1/PUD and is entitled for up to 190,000 square feet, allowing 119 assisted living and memory care units. With entitlements in place, the site is well positioned for senior housing or healthcare-related development within a growing Gulf Coast market. In addition, there may be potential to rezone the property for broader commercial use, offering flexibility for alternative development strategies.

## LOCATION DESCRIPTION

The property offers 650± feet of frontage along U.S. 41 (Tamiami Trail) just south of SR 776 in south Venice. It lies near less than 2 miles west of downtown Wellen Park, established neighborhoods, new residential growth, and the Sarasota Memorial Hospital–Venice Campus, providing convenient access for residents and staff. The site's location along a major corridor connects it to downtown Venice, Wellen Park, and Englewood.

## MUNICIPALITY

Sarasota County

## PROPERTY SIZE

14.27± Acres

## ZONING

RE-1/PUD

## PARCEL ID

0464001000

## PRICE

Call for Pricing

## BROKER CONTACT INFO

**Bill Eshenbaugh, ALC,CCIM**

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# Aerial



# Aerial



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14± Acres

# Aerial Video





# Demographics Map & Report

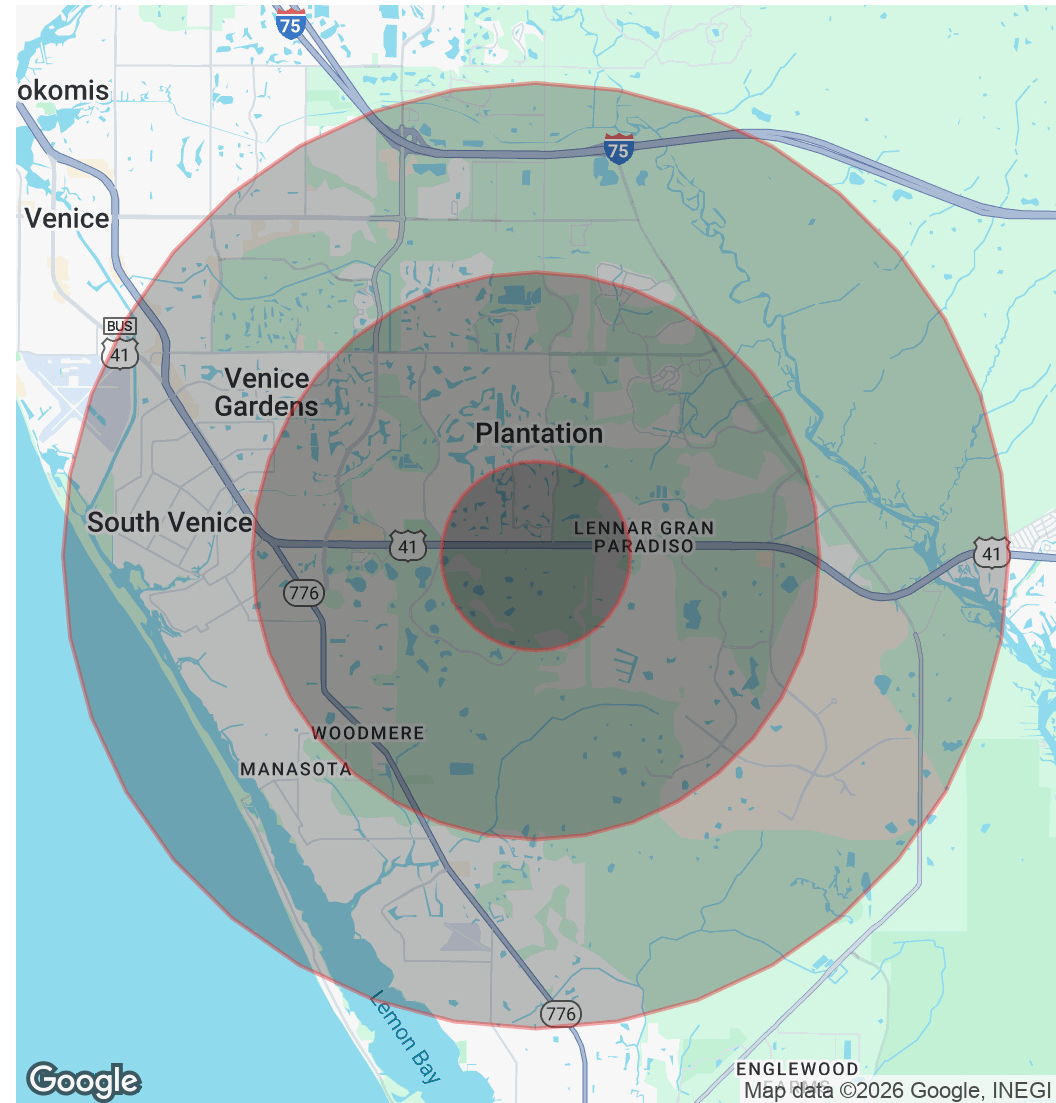
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,009	39,512	84,177
Average Age	67	62	61
Average Age (Male)	67	61	61
Average Age (Female)	67	62	62

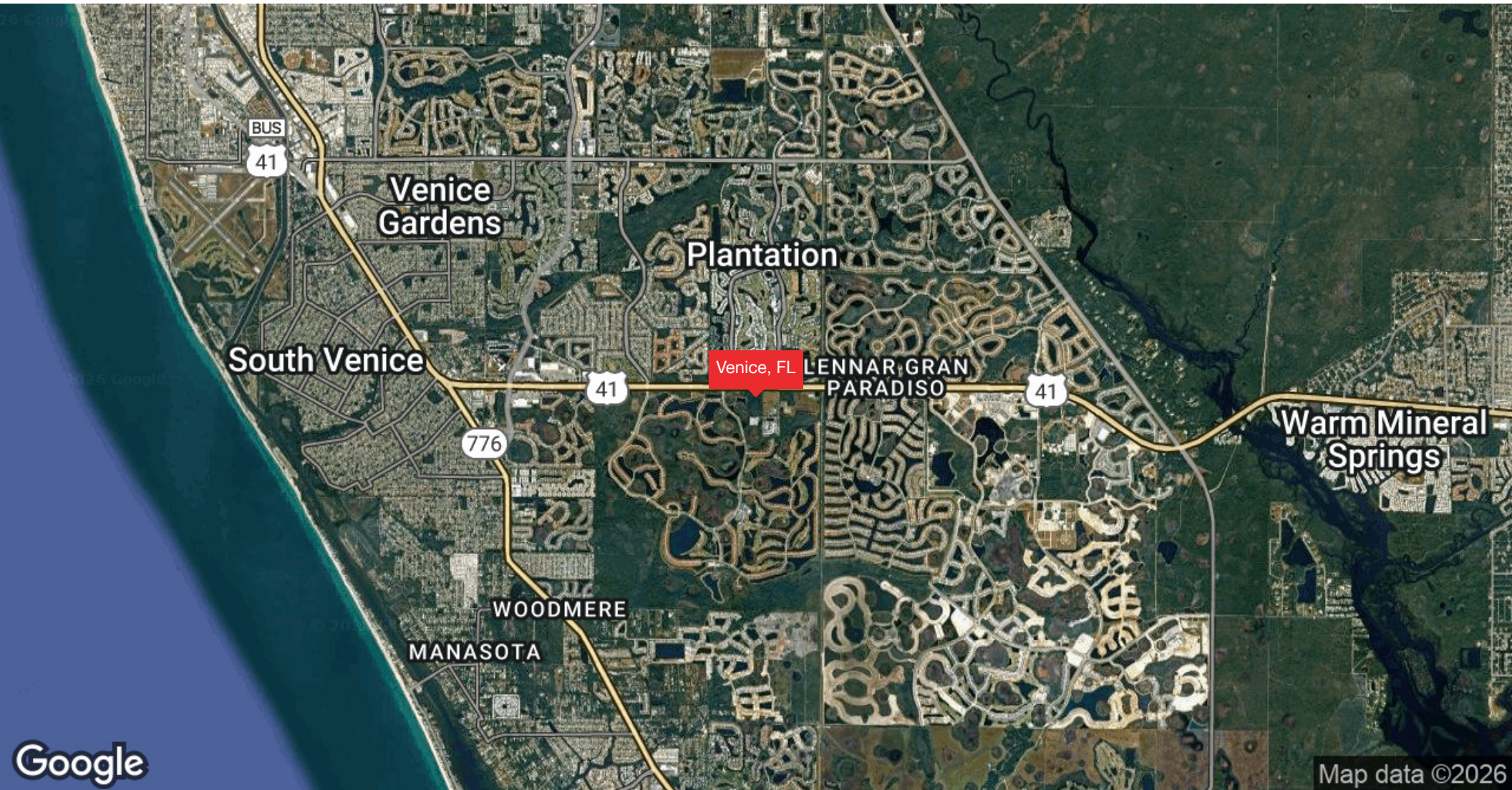
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,114	19,384	41,606
# of Persons per HH	1.9	2	2
Average HH Income	\$118,407	\$119,372	\$110,279
Average House Value	\$456,646	\$445,522	\$439,767

Demographics data derived from AlphaMap



# Regional Map



# Confidentiality & Disclaimer

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**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



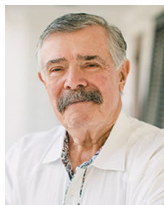
Taylor Ranch Trail

32,500 AADT

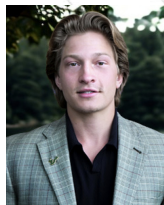


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### Your Advisors



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Questions | Give us a call or drop us an email



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