

**Stan  
Rutstein**  
RE/MAX ALLIANCE GROUP



COMMERCIAL REAL ESTATE

# New Development Opportunity!



NORTH ELEVATION

## Fully Entitled with Approved Plans 105-Room Hotel Site

**3480 Laurel Road East, Venice, FL 34275**

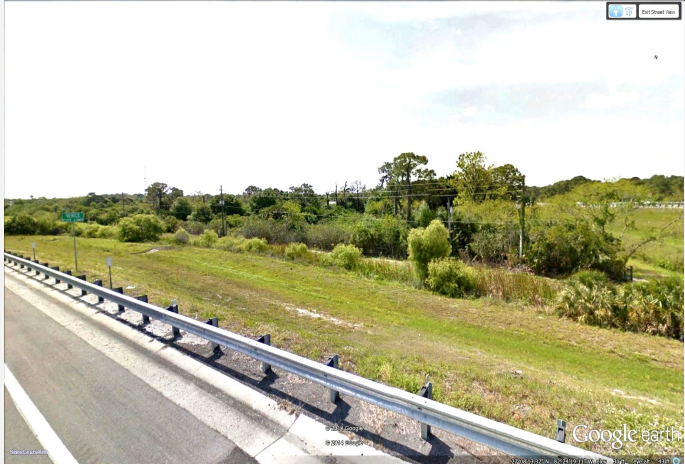
**Sarasota County**



**Stan Rutstein**  
RE/MAX ALLIANCE GROUP

OFFICE: (941) 758-7777 FAX: (941) 746-1108  
CELL: (941) 539-8313 EMAIL: STAN@STANRUTSTEIN.COM  
WEBSITE: WWW.STANRUTSTEIN.COM





## For Sale

**2.26 Acres / \$1.5 Million**

- ◇ Fully entitled site!
- ◇ Approved for a 105-room / 5-Floor Hotel
- ◇ Located at the SEC Laurel Road and I-75, an area that is experiencing new urban growth, with Sarasota Memorial Hospital to be built at the SWC of Laurel Road & I-75, less than 1/2 mile from the new Publix, and over 3,000 new homes to be constructed around the area.
- ◇ One block from CVS, across street from Shoppes at Laurel Square, close to beaches, boating, golf, etc.
- ◇ Hotel site is located within few steps of the approved site for a second Sarasota Memorial Hospital, The new hospital will feature up to 200 beds, all part of an effort to accommodate the growing population.

### Utilities Available:

Electricity/Power  
Irrigation  
Water  
Telephone  
Cable  
Gas/Propane

**Let's Talk!®**



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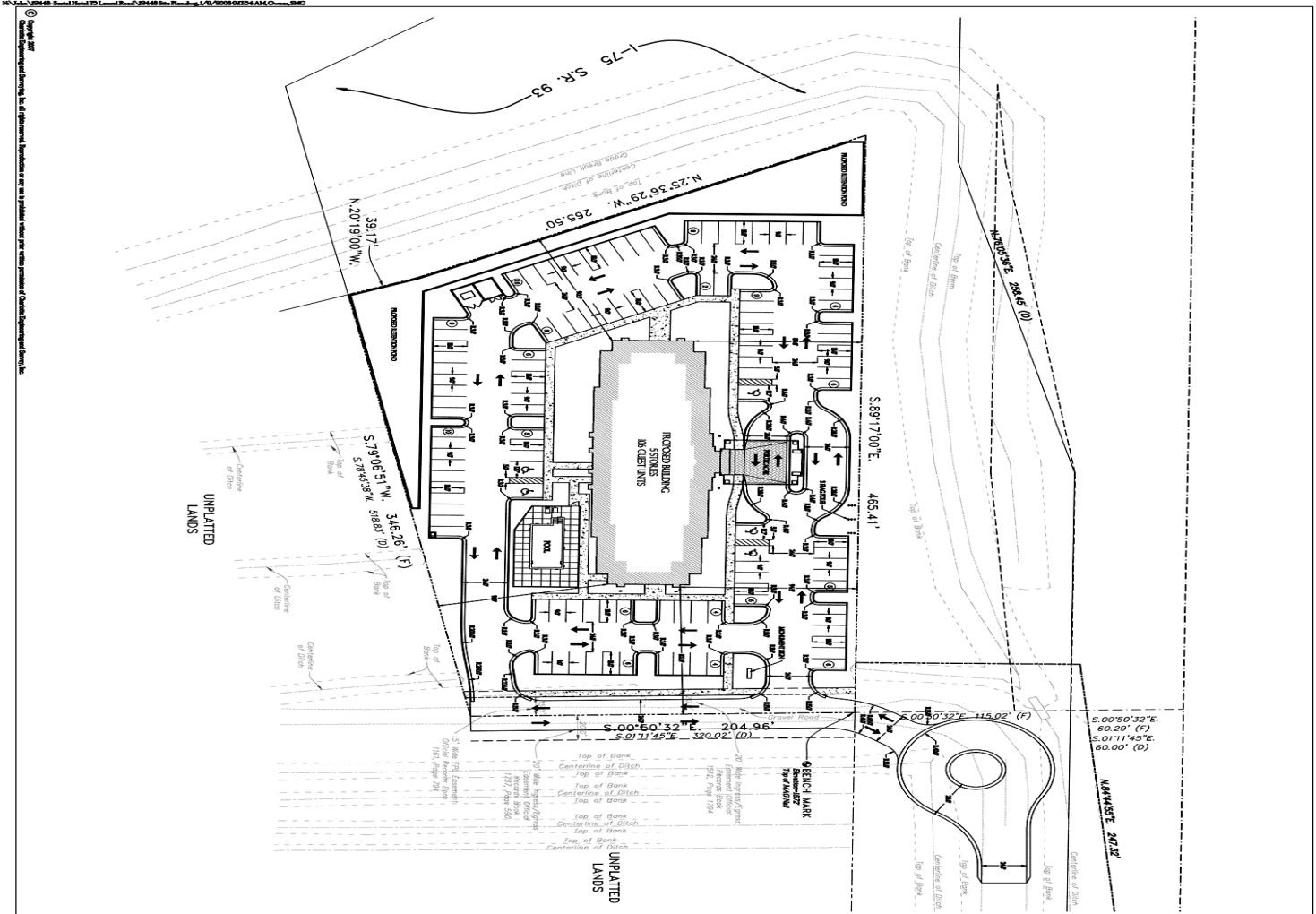
## Aerial



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SITE SUMMARY	
TOTAL SITE AREA -	228 AC.
RECREATING STORIES	127 AC.
CONCRETE PAVEMENT	126 AC.
TOTAL IMPROVEMENTS	127 AC. (1.00)
RECREATING STORIES	127 AC.
LANDSCAPING OPEN SPACE	218 AC.
PARKING REQUIREMENTS	117 SPACES
HOTEL - 180 ROOMS / 180 SPA PER ROOM - 180 SPACES	
RESTAURANT - 180 ROOMS / 180 SPA PER ROOM - 180 SPACES	
TOTAL PARKING REQUIRED - 117 SPACES	
PARKING PROVIDED	117 SPACES
TOTAL PARKING PROVIDED	117 SPACES
HANDICAPPED SPACES PROVIDED	15 SPACES
HANDICAPPED SPACES PROVIDED	15 SPACES

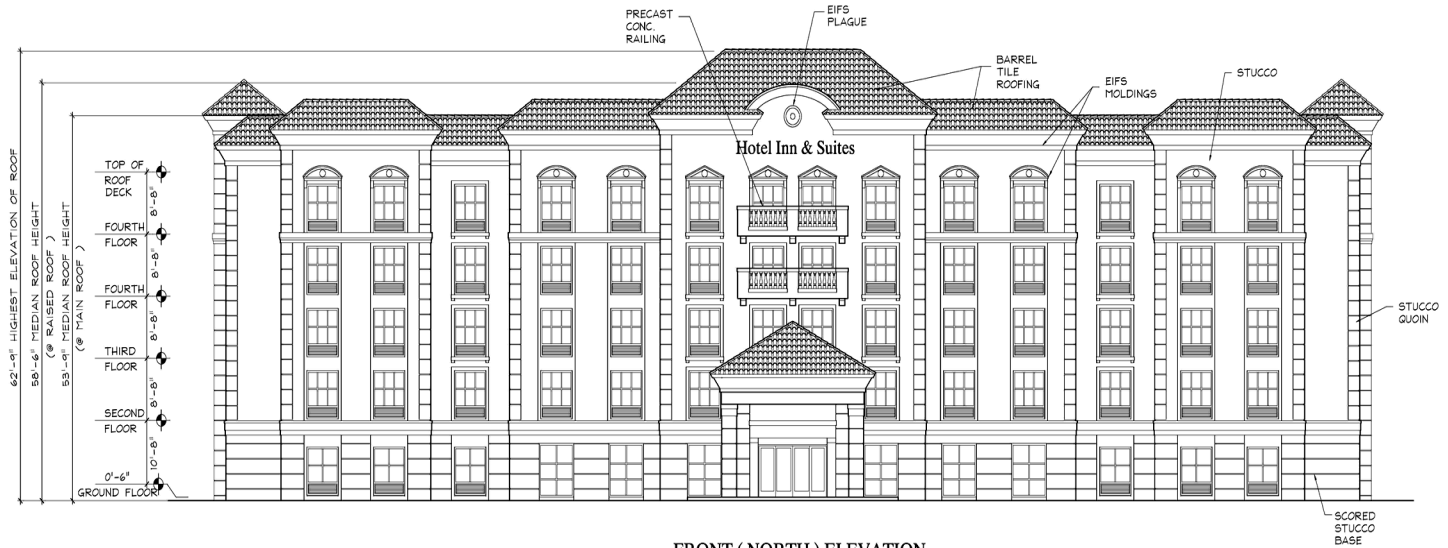


SHEET 4 Project: 1248 Date: 1/20/08 Scale: 1/8\"/>	FOR <b>Hotel 75 Investments LLC.</b> 1819 Main Street, Suite 215 Sarasota, Florida 34236 Telephone No.: (941) 000-0000 Fax No.: (941) 000-0000	<b>SITE PLAN</b> Hotel 75 Laurel Road Venice, Florida	<b>CHARLOTTE ENGINEERING &amp; SURVEYING, INC.</b> CIVIL ENGINEERS • LAND DEVELOPMENT & SPORTS FACILITY CONSULTANTS LAND SURVEYORS • LANDSCAPE ARCHITECTS L.C. No. 871 L.S. No. 2000 L.S. No. 2804 Tampa Office South 110 Hoover Blvd. Suite 100 Tampa, FL 33606 Telephone No. (813) 289-2289 Fax No. (813) 289-2285
	Charlotte Office 1700 E. Johnson Road Fort Charlotte, Florida 32840 Telephone No. (941) 639-2285 Fax No. (941) 746-4008 E-mail: ceo@charlotteeng.com		





## Building Elevations



FRONT ( NORTH ) ELEVATION

1/8" = 1'-0"



REAR ( SOUTH ) ELEVATION

1/8" = 1'-0"



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## Renderings



NORTH ELEVATION



SOUTH ELEVATION



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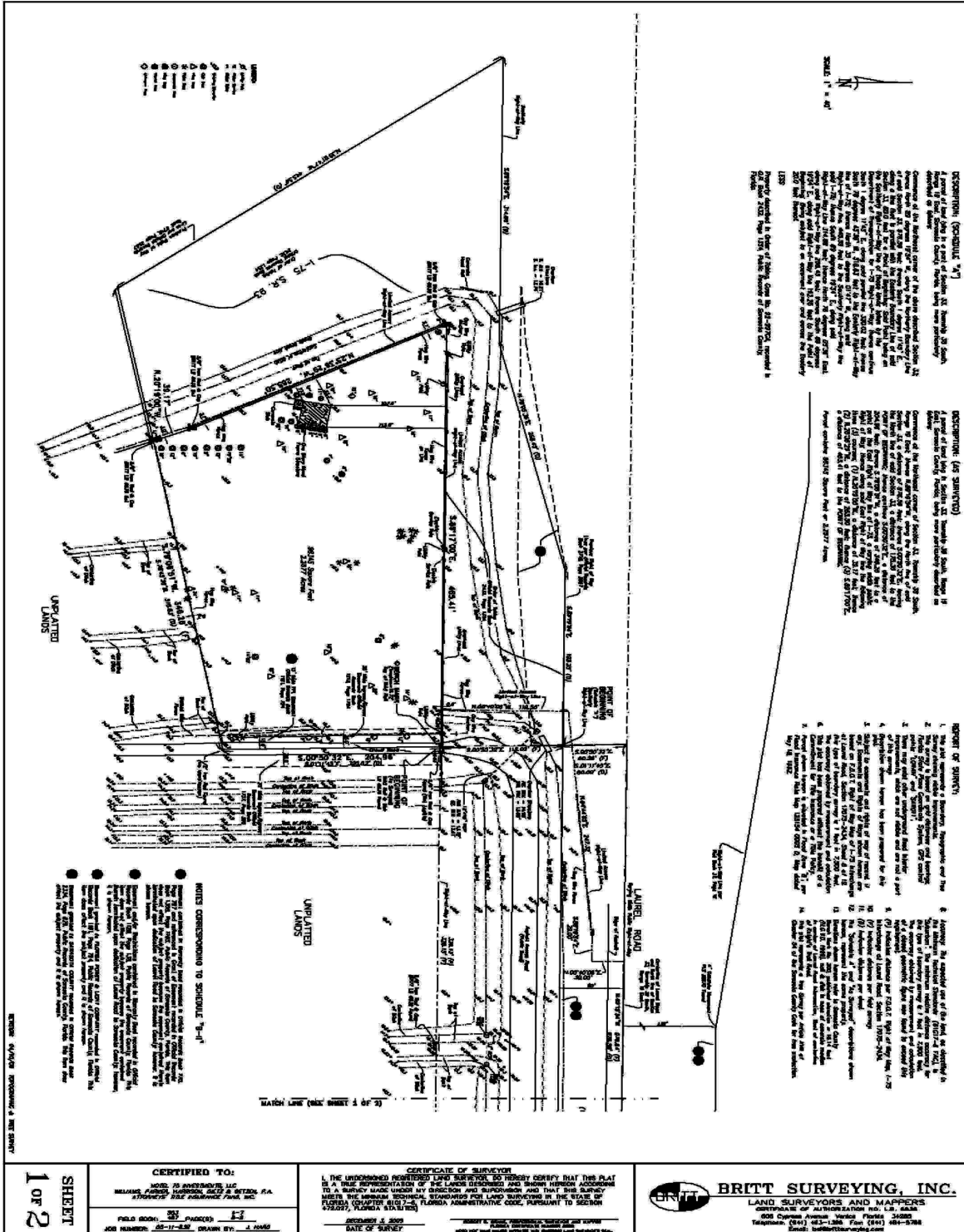


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**DESCRIPTION (SCHEDULE "A")**  
 A portion of Lot 20 in part of Section 28, Township 28 South, Range 18 West, County of Duval, State of Florida, known as South 28th Street, 100 feet wide, as shown on plat of said street, recorded in Public Records of Duval County, Florida, at Book 11787, Page 117.

**DESCRIPTION (SCHEDULE "B")**  
 A portion of the undivided portion of the estate described in Schedule "A" of this plat, known as South 28th Street, 100 feet wide, as shown on plat of said street, recorded in Public Records of Duval County, Florida, at Book 11787, Page 117.

- REPORT OF SURVEY**
1. This plat was prepared by the Surveyor and the Surveyor's Office, and is a true and correct copy of the original survey.
  2. The Surveyor has examined the original survey and the plat and has found them to be correct and true.
  3. The Surveyor has examined the original survey and the plat and has found them to be correct and true.
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  14. The Surveyor has examined the original survey and the plat and has found them to be correct and true.

**CERTIFIED TO:**  
 HODGSON & ASSOCIATES, LLC  
 10000 W. UNIVERSITY BLVD., SUITE 100  
 JACKSONVILLE, FLORIDA 32217, FLA.  
 ATTORNEYS AT LAW

**CERTIFICATE OF SURVEYOR**  
 I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LAND DESCRIBED AND SHOWN HEREON ACCORDING TO A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA ADMINISTRATIVE CODE, PARAGRAPH 61A02-2.002, CHAPTER 61A02, FLORIDA STATUTES.

REGISTERED SURVEYOR  
 DATE OF SURVEY

**BRITT SURVEYING, INC.**  
 LAND SURVEYORS AND MAPPERS  
 800 Cypress Avenue, Vero Beach, Florida 32980  
 Telephone: (888) 452-2887 Fax: (888) 452-2784  
 Email: bbs@brittsurveying.com



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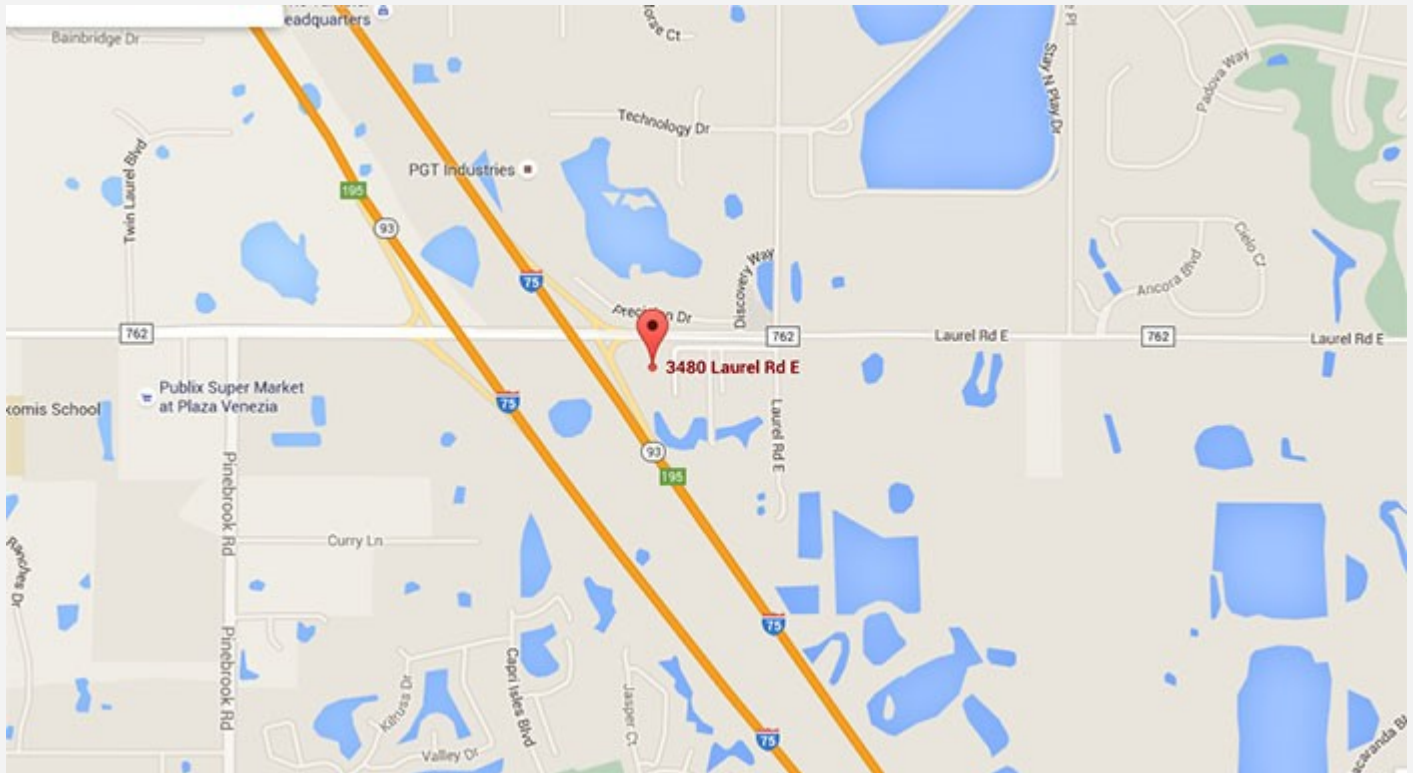
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## Location



Excellent Location! at the SEC of Laurel Road and I-75 (Exit 195), one block from CVS, across street from Shoppes at Laurel Square, close to beaches, boating, golf, etc...



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## REAL ESTATE MARKET NEWS

News has been very optimistic on Florida's West Coast especially Sarasota and areas just south.

- **SARASOTA COUNTY, Fla.** -- Preliminary property tax values are going up. New numbers in Sarasota County say property values are up 6% over the past years. Just from June to July, there was a 3% increase in prices, based on comments from Sarasota realtor Susan Phelps. Increases have resulted in record values for the area.
- **SARASOTA, Fla.** -- With the real estate market heating up on the Suncoast, the area is also seeing an influx in the number of people becoming realtors. Also seeing an influx is the Sarasota County Association of Realtors, where membership is up 10% over the last year and in Manatee County, it's up 8%. With the recession being over, it's all about Florida's desirable location for both potential homeowners and realtors. The Baby Boom generation coming down, looking for the second place to live, or live the rest of their lives, has created a real demand.
- **SARASOTA COUNTY, Fla.** -- The cream of Southwest Florida's real estate crop got even creamier earlier this month, as shown by preliminary 2014 property tax appraisals. While the average increase was roughly 6 percent, some mansions' value rose as much as 18 percent, according to Sarasota County Property Appraiser Bill Furst's values as of Jan. 1. In yet another tangible sign that Sarasota's residential real estate market has recovered from its collapse of six years ago, for the first time this year nine homes have been valued at \$10 million or more. Casey Key and Lido Shores dominate the Top 10 list of the priciest places. Among condominiums — of which more than 1,300 are valued at \$1 million or more — the one with the highest valuation is a penthouse in the luxury Beau Ciel tower, on Boulevard of the Arts. It is valued at \$5.46 million, a 10 percent increase from 2013. The next eight on the Top 10 condo list saw their valuations grow by an even greater amount — 38 percent to 43 percent. All are in L'Ambiance, in the Longboat Key Club, where valuations were influenced by the April 2013 sale of a penthouse for \$6.75 million, Loughery said. Two units at En Provence — also on Longboat Key — tied for the 10th spot. Their valuations rose 5 percent from 2013.
- **VENICE, Fla.** -- A new major subdivision in north Venice received final zoning approval Tuesday from the City Council. The plans should bring more than 700 homes to the formerly rural area. The council members unanimously approved the final reading of an ordinance rezoning the Villages of Milano subdivision to Planned Unit Development from Residential Multi-Family-1. Neal Communities will develop the 368-acre parcel on Jacaranda Boulevard between Laurel and Border roads in North Venice.
- **VENICE, FLA.** -- The Venice City Council unanimously approved Sarasota Memorial Hospital's request to proceed with a site plan on its 65-acre Laurel Road property. Now, a hearing for the hospital will be set before the city's Planning Commission. The Planning Commission originally OK'd Sarasota Memorial's site plan for the property in August 2012. Also, the Laurel Road property will be rezoned for a medical campus.
- **NORTH PORT, Fla.** -- Warm Mineral Springs is closed once again, but North Port city commissioners have voted to continue with buying Sarasota County's half of the landmark. The process went past a deadline, resulting in the spring's closure, but North Port Mayor Jim Blucher it can be open in two weeks.
- **NORTH PORT, Fla.** -- Overall, the local real estate market has cooled in recent months. However, one segment is coming on strong....new home construction. Inventory of pre-owned homes has shrunk. It's helped open the door for builders, who are staying busy these days despite the slower summer months. Those with Neal Communities, who are buying up land and pumping out homes, say they've sold more than 445 so far this year. Even in the slower month of June they are setting the bar. The numbers don't lie. The City of Venice says June was a busy month for them, with 24 single family home permits. Unincorporated Sarasota County shows 119 new permits in June -- more than the previous two years in that month. North Port reports 41 permits. Building department heads there say they only predicted 200 for the whole year. The value of those 184 home permits pulled just in June in south Sarasota County is an estimated \$52 million.



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