



\$ 2,100,000



2900 Curry Ln, Nokomis, FL 34275

- » Beds: 3 | Baths: 3 Full
- » MLS #: A4641683
- » Single Family | 2,262 ft² | Lot: 5.01 acres
- » More Info: 2900CurryLn.IsForSale.com



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Remarks

AMAZING developer opportunity in one of Sarasota County's fastest growing areas!! Located in an "A" rated school district, this 5.01-acre lot is adjacent to the all-new, state of the art, Sarasota Memorial Hospital-Venice on Laurel Rd. Surrounded by new medical office facilities and luxury apartments, this lot has 327 feet of frontage on Curry Lane. It is currently zoned RMF-1 at 5 units per acre and in an "X" flood zone!! Seller has recently completed traffic and environmental studies. Other lots on this 0.4-mile street are currently zoned as OUE, OPI, and RMF-3. With a new hospital comes new growth; and with a third tower currently under construction, the new SMH-Venice Hospital has the capacity to more than double in size, to 400 private suites and a 50-bed ER. Situated on 65 acres, the hospital has plenty of room to expand and meet the growing needs of the community for years to come, therefore making this a GREAT OPPORTUNITY for developers looking to develop residential or commercial. You're options are endless! 1.5 miles to the "A-Rated" Laurel Nokomis School, 0.8 miles to Publix, 5.3 miles to Nokomis Beach, 5.4 miles to Venice Beach. Included in this sale is a 2200 sq. ft. home but not considered in the land value. This lot is owner-occupied so call to schedule your showing

