



Verna RD

High Acres Sarasota

Residential Development • 22 miles from the sand beaches of Siesta Key

748 ± ACRES • SARASOTA, FL • SARASOTA COUNTY



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Specifications & Features

Acreage: 748 ± AC

Sale Price: \$28,050,000

Price per Acre: \$37,500

Site Address: 3700 Verna Road, Sarasota FL 34240

County: Sarasota County

Road Frontage: Approximately 1.1 miles along western right of way for Verna Road

Access:

- 0.8 miles south of State Road 70
- 1.5 miles north of Fruitville Road (County Rd 780)
- 1.2 miles of frontage along the western right of way for Verna Rd

Predominant Soil Types: Primarily EauGallie and Myakka fine sand

Uplands/Wetlands: 100% uplands with 10 acres of man-made ponds

Grass Types: Bahia, Jigs Bermuda, and Hemarthria

Irrigation/Wells:

- One 10" well
- Two 4" wells
- 10' surface pump
- Two 1,177' center pivots
- Existing water use permit with SWFWMD for 333,000 GPD average and 1,140,000 GPD Peak

Fencing: Fenced and cross-fenced

Zoning:

- Open Use Rural (OUR) by Sarasota County
- Allows single-family development at 1 DU/10 AC
- FLU – Rural
- The ranch is located within a Hamlet overlay on the 2050 Plan for Sarasota County

Water Source: Water by well, electric, telephone, and cable service

Structures: One single-family home

Taxes: \$9,605 - 2022 [\$12.85/gross acre]

Current Use: 500 head cattle operation and hay fields

Land Cover: Highly improved pasture

Points of Interest: Located five minutes southeast of the Concession Golf Course, considered one of the world's premier golf courses and host to the recent WGC Workday Championship.

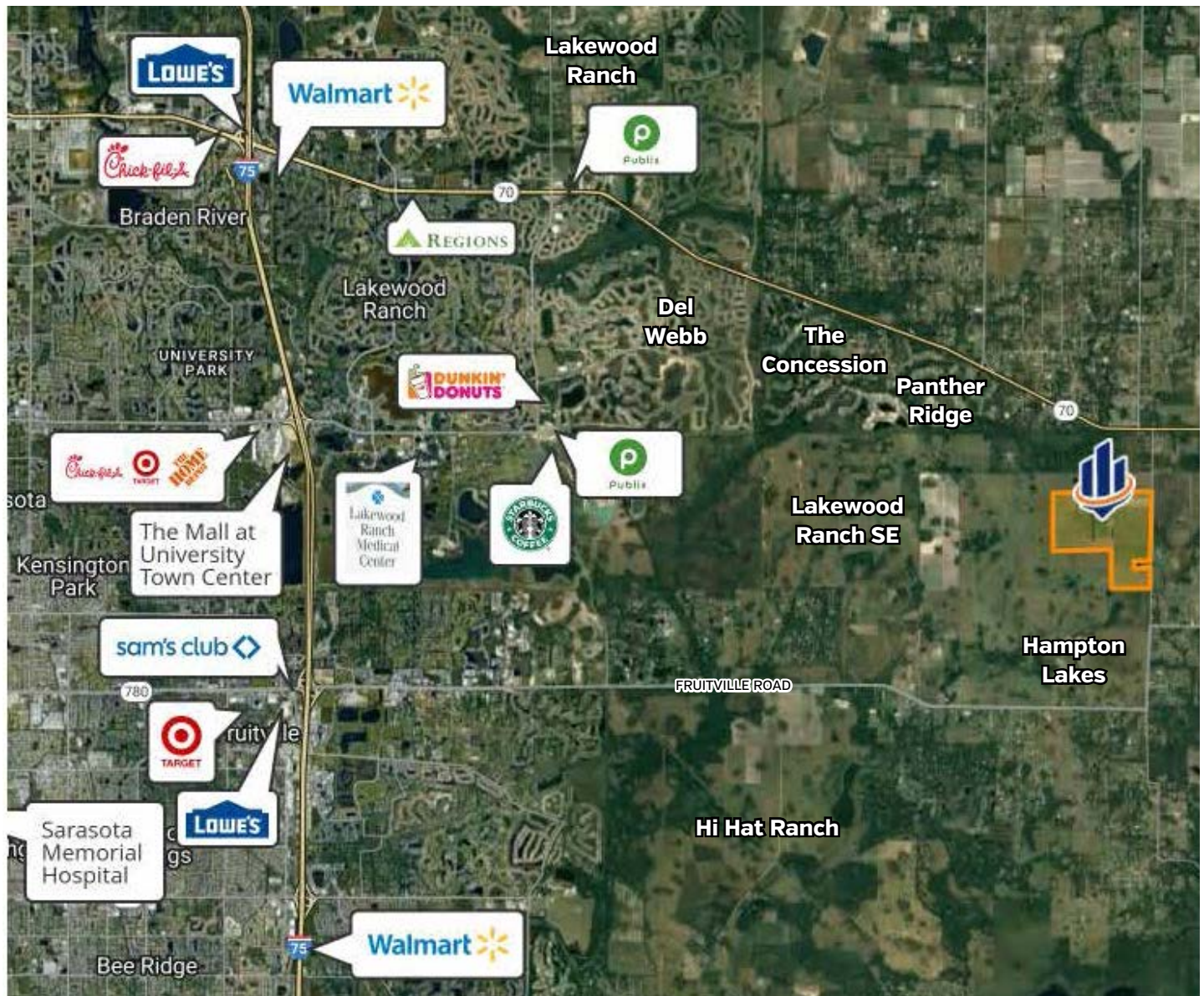
- 28 miles to the sandy beaches of Anna Maria Island
- 23 miles to Longboat Key
- 22 miles from Siesta Key
- 21 miles to St. Armands Circle and Lido Key
- 11 miles to the Sarasota Polo Club

High Acres Sarasota is a unique investment opportunity located near Florida's Gulf Coast in the rapidly growing Sarasota-Bradenton metropolitan region. U.S. News & World Report recently ranked Sarasota, Florida, as the Number 1 destination for retirement/leisure in the United States.

The property is located just five minutes from the Concessions Golf Course, considered one of the world's premier golf courses and about 20 miles from the sand beaches of Siesta Key, Lido Key, and Longboat Key. Regional shopping is available in nearby Lakewood Ranch.

High Acres Sarasota is an operating cattle ranch situated in the path of development for eastern Sarasota County. Other than 10 acres of man-made ponds, the entire ranch is 100% uplands with 748 acres of entirely usable land. This much usable acreage in a tract of this size makes High Acres Sarasota a developer's dream site. Also, at over 95 FT, the ranch has the highest elevation of any acreage tract located in Sarasota County.

High Acres Sarasota is one of the best investment properties along the west coast of Florida. Please contact one of our land specialists to arrange a showing of this unique property.





Located within a Hamlet overlay on the 2050 Plan for Sarasota County

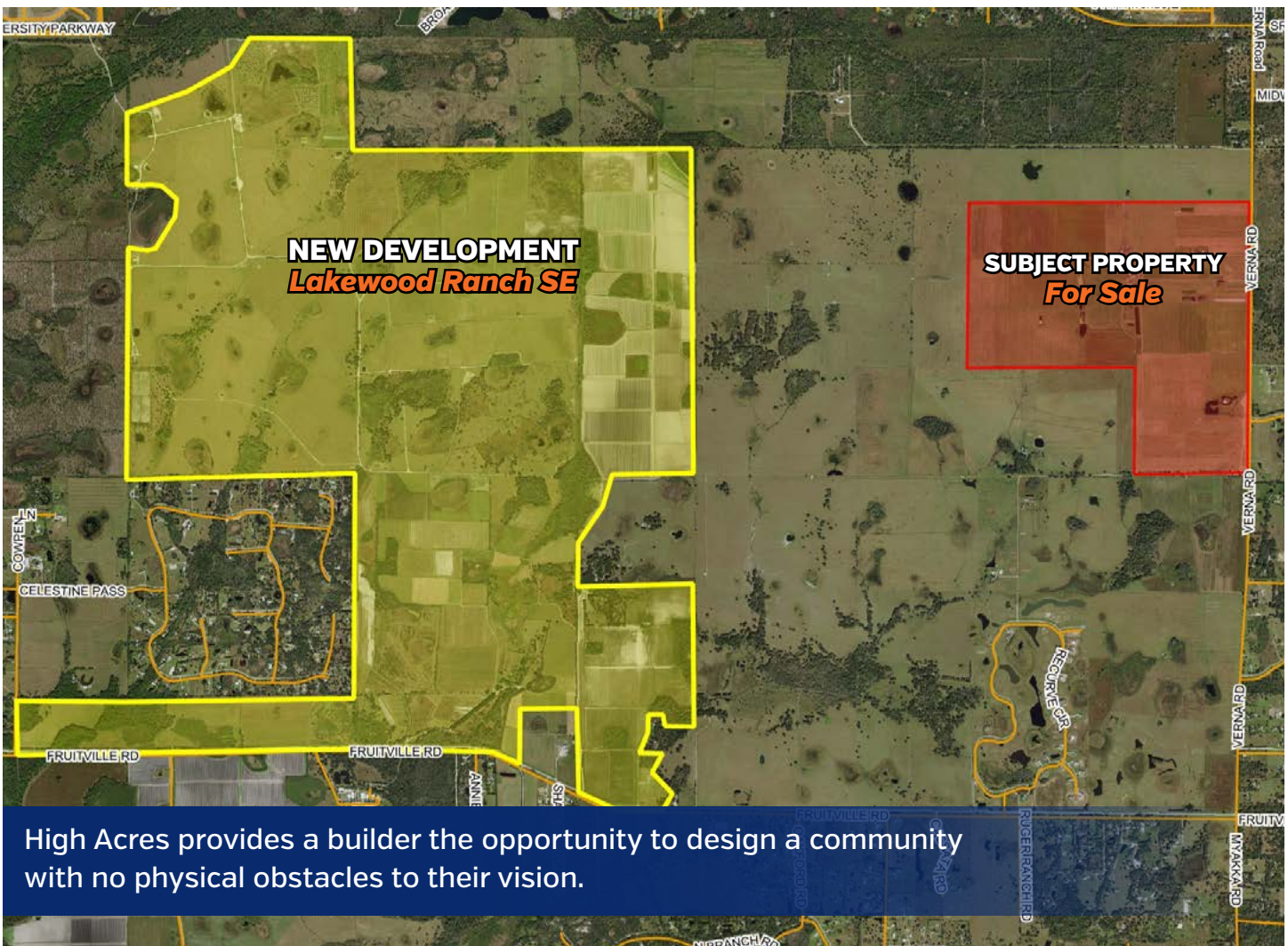


Development Expansions

High Acres is uniquely located 1.2 miles from the eastern boundary for the final expansion of Lakewood Ranch in Sarasota County. This newly approved 4,120 acre community is to be called Lakewood Ranch Southeast. The development has received approval from Sarasota County to change the Regional Management Area (RMA) designation from “Hamlet” and “Greenway” to a new designation of “Village Transitional Zone” (VTZ). Approximately 4,120 homes are planned with existing housing incentives the community

is capped at a maximum of 5,000 homes. The Village Transition Zone is based on a concept of 50% open space with the remaining 50% developed at a density of 2 homes per acre for a gross density of 1 homesite per acre. As part of this new LWR community, Bourneside Road will be extended south from University Parkway to Fruitville Road. Future plans include connecting this new Bourneside Road with Verna Road via a planned county East-West Road which is to extend across High Acres.

- Highest elevation of any development tract in Sarasota County
- Consists of 100% upland soil types
- Entire property is located outside of any special flood hazard area (Zone X)
- Current owners have 100% of the mineral rights
- Lakewood Ranch is the number #1 multi-generational community in the United States



Location & Driving Directions

Parcel IDs:

0526080001 - 104.5 AC

0525080001 - 180.51 AC

0523010001 - 80.88 AC

0525010001 - 192 AC

0508090002 - 151.49 AC

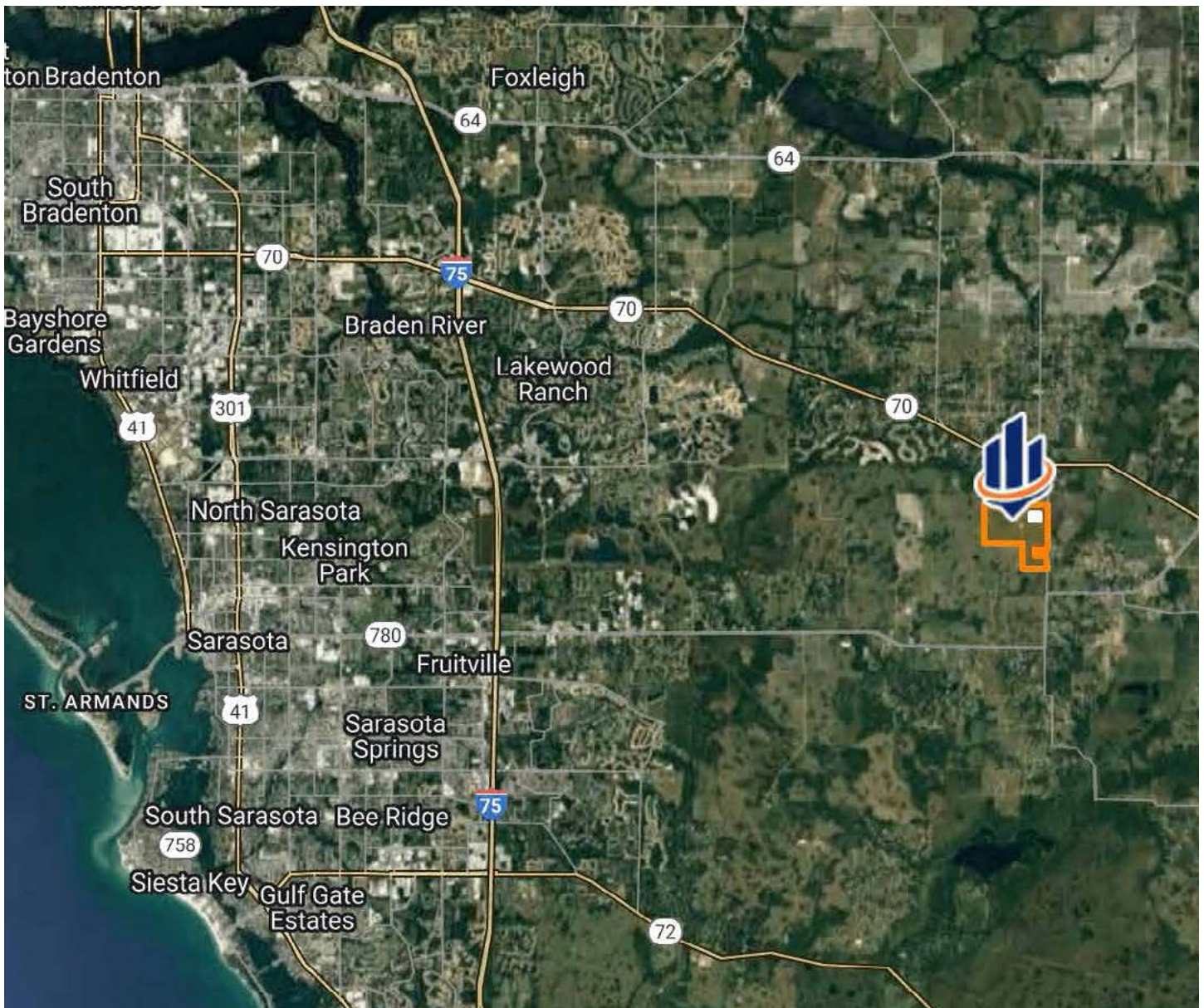
0510090001 - 40 AC

GPS Location: 27.36095,-82.26854

Driving Directions:

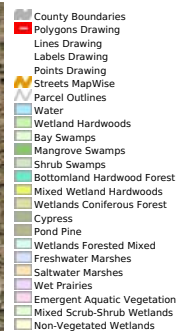
- **From Sarasota** head east on Fruitville Road to the intersection with Verna Road
- Turn north on Verna Road, head north 1.6 miles, the site is on the left
- **From Bradenton** head east on State Road 70 to Verna Road
- Turn right and head south 0.8 miles, the site is on the right

Showing Instructions: The property is shown by appointment only. Contact the listing advisors, Ben Gibson, 941.737.2800 or Richard Dempsey, ALC, CIPS, 863.581.1903.





WETLANDS MAP



CODE	DESC	ACRES
5300:	Reservoirs	9.2
6440:	Emergent Aquatic Vegetation	.6
TOTAL WETLANDS		9.8
TOTAL UPLANDS		739.8
TOTAL ACRES		749.6



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