

FOR SALE—VACANT LAND

ENGLEWOOD MULTI-USE SITE

SUNMARK REALTY, INC.

PO Box 420

Pineland, FL 33945

www.sunmarkrealty.net



Property Features:

Opportunity: 21+/- acre development site on River Rd. in Englewood, Florida. The site is designated as a Commercial Village II Center and allows a whole host of commercial uses including self storage, big box retail and multi family development uses up to 273 units. Site is close to Englewood, North Port and surrounding beach communities.

Zoning: OUE 1, FLUM - Commercial Village II Center. Allows for mixed-uses commercial and residential uses. Zoning atlas attached. Site will need to be rezoned to match comprehensive plan.

Utilities: Central water and sewer provided by Englewood Water District—Electric provided by FPL. Inside the Urban Service Area.

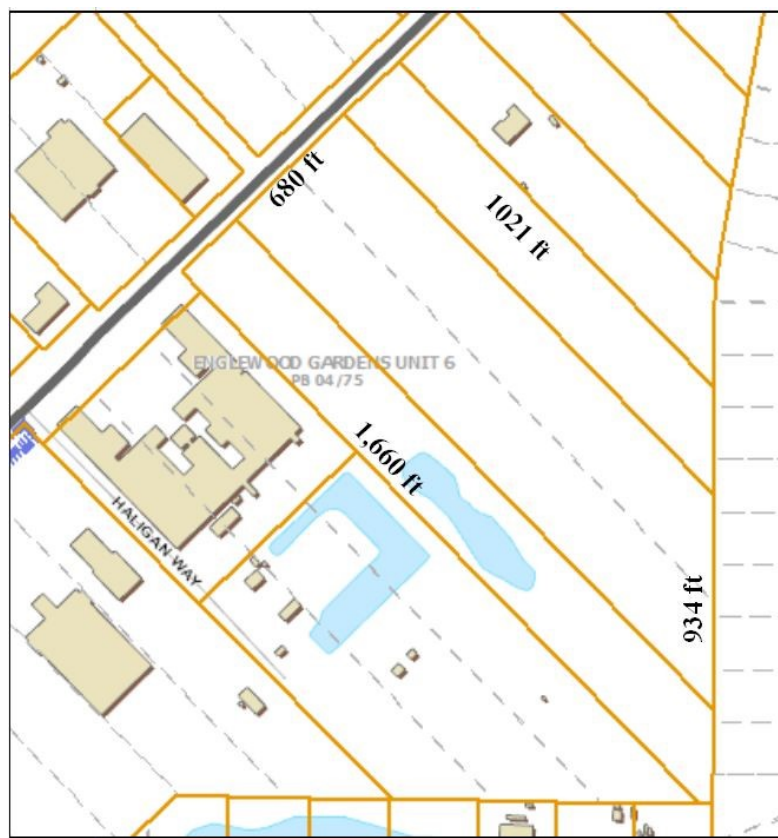
Access: Over 680+/- ft. of direct frontage on River Road.

Environmental: Site has small fresh water pond on property. Per the US Fish and Wildlife Wetlands Map, no other wetlands on-site. Flood Zone X500.

Legal Description: Three parcels: 085006 0003, 0005 & 0007.

Owners: Land Trust No Englewood Gardens

Price: \$3,600,000 or \$4 psf



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Tampa Director
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NOEL ADDRESS, CCIM
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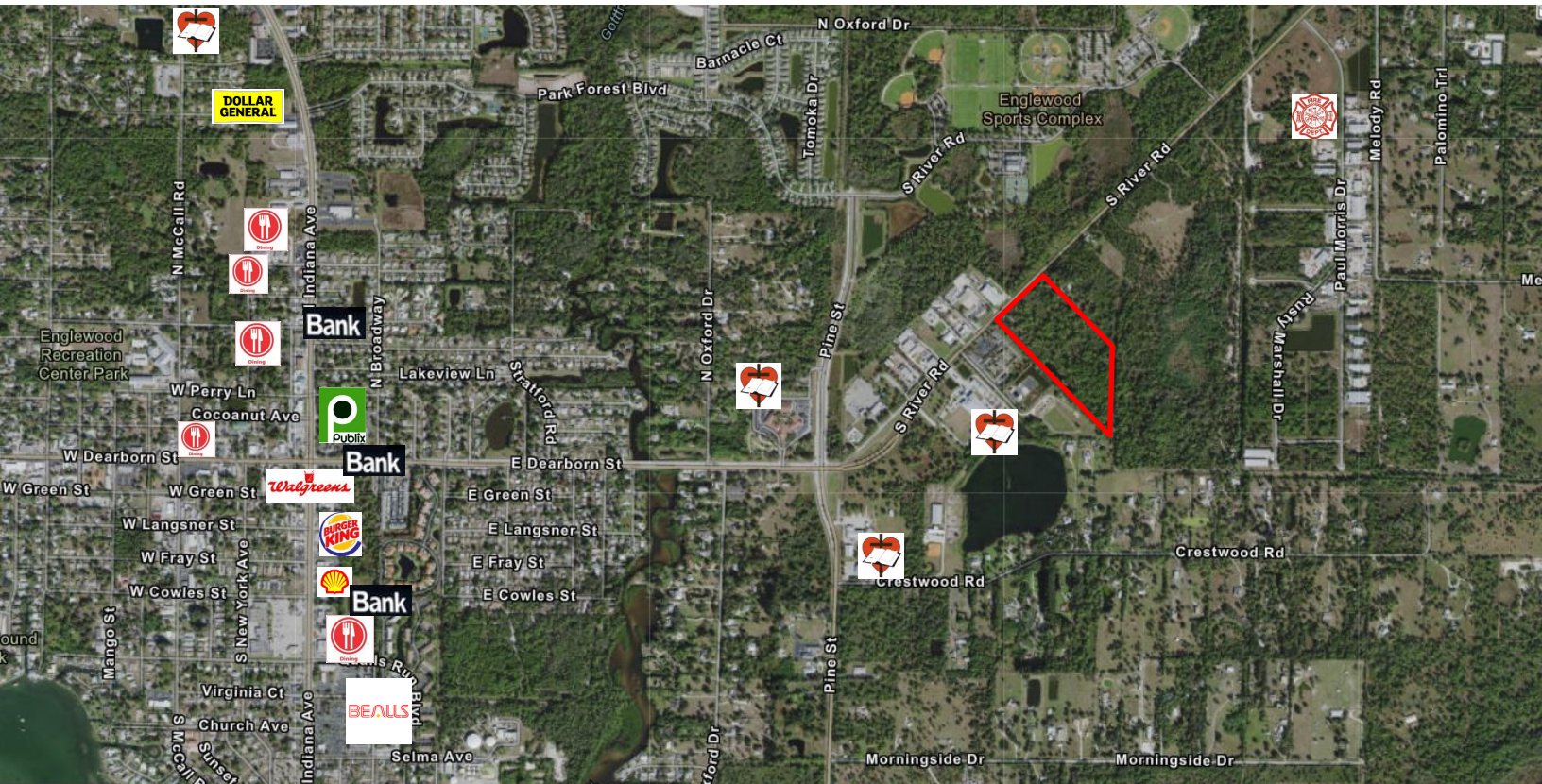


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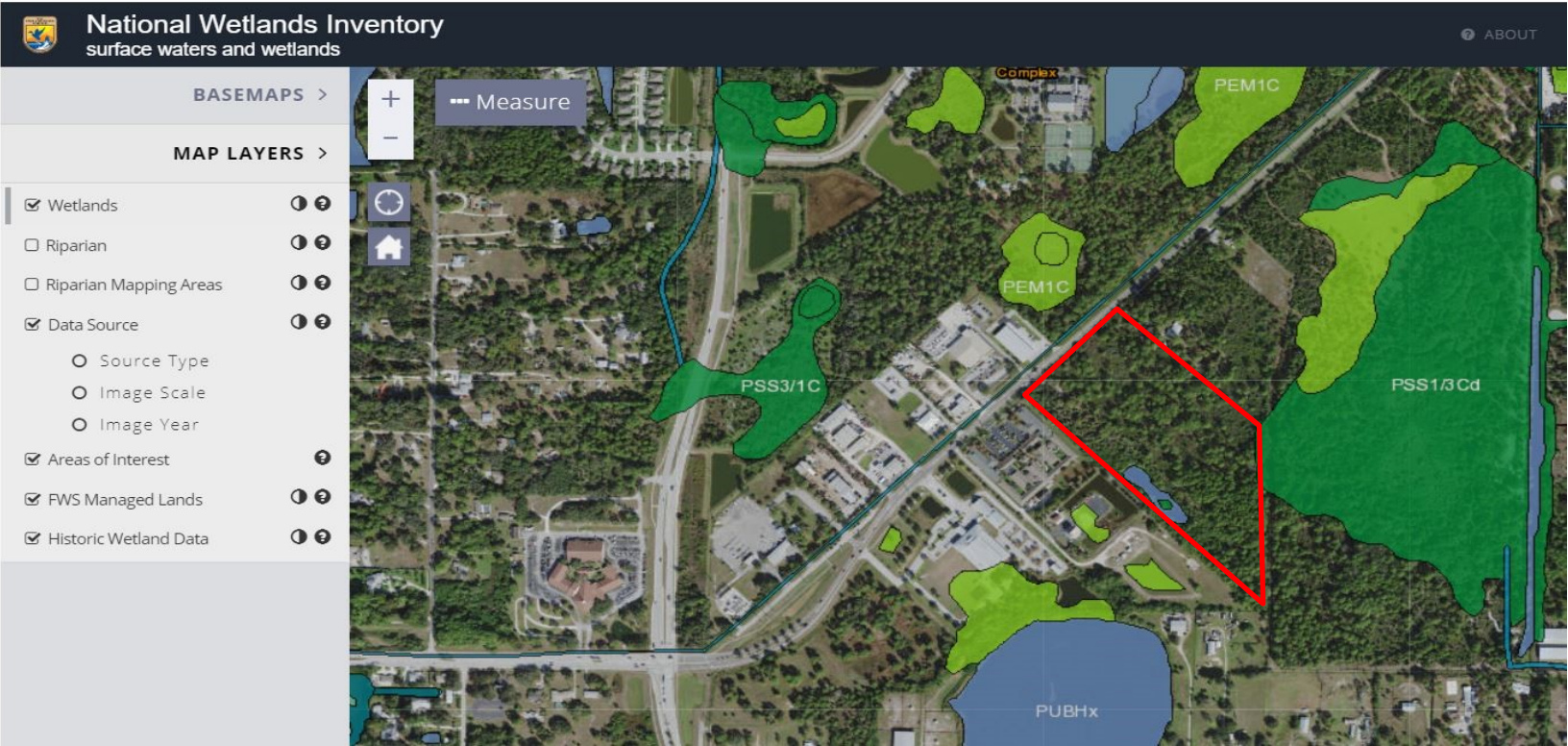
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AREA AERIAL OF SITE



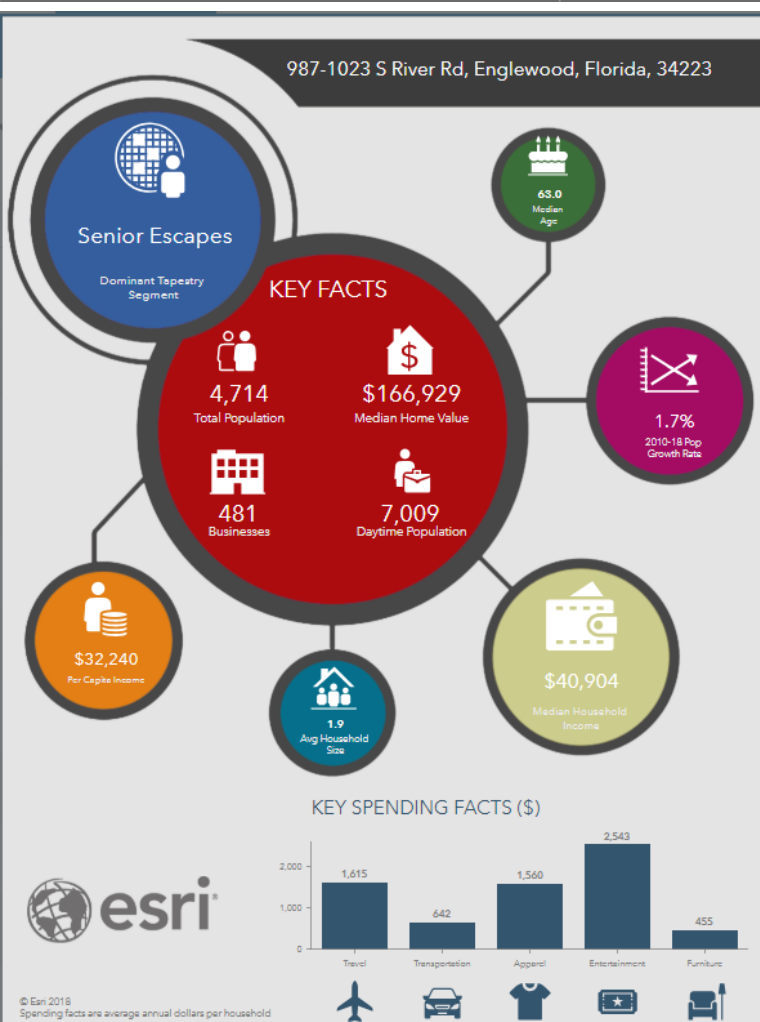
WETLANDS MAP OF AREA



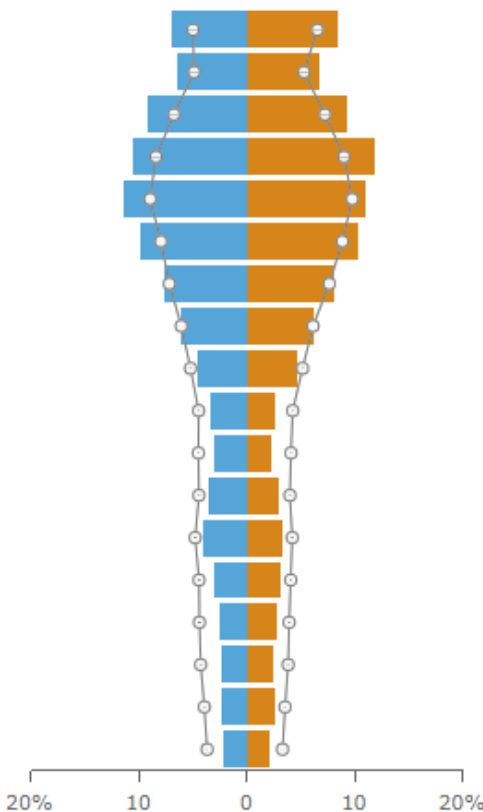
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Age Pyramid



The largest group:
2018 Female
Population Age 70-74
(Esri)

The smallest group:
2018 Female
Population Age 0-4
(Esri)

Dots show comparison to
Sarasota County ▼

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ZONING AND LAND USE INFORMATION

ZONE DISTRICTS																
	CN	CG	CI	CHI	CM	OPI	RSF 4	RMF 1	RMF 2	RMF 3	PCD	IR	ILW	MP	GU	PED
Commercial Centers:							**	**	**	**						
Neighborhood	X				X	X								X	X	
Village I	X	X			X	X								X	X	X
Village II	X	X			X	X								X	X	X

Village Center: Provide the weekly shopping needs (i.e., grocery store, small general merchandise store) for multiple neighborhoods. Implementing Zoning Districts: CN; CG; CB; OPI; MP; GU; PED; RSF-4*; RMF-1*; RMF-1*; RMF-3*

MAP 8-5:
RMA-1 RESOURCE
MANAGEMENT AREAS

- LEGEND
- Urban Service Area Boundary - 2015
 - Future Urban Service Area Boundary
 - Resource Management Areas
 - Future Urban Area
 - Incorporated Area
 - Urban/Suburban
 - Urban/Suburban Settlement Area
 - Urban/Suburban Settlement Overlay ORD NO No 2003-012
 - Urban Open Space/Conservation/Preservation
 - Economic Development
 - Rural Heritage/Estate
 - Village / Open Space
 - Greenway
 - Publicly Owned Lands and Lands Protected for Preservation
 - Agricultural Reserve

Source: Map 8-5 shows the land area included in each of the Resource Management Areas as established by Comprehensive Plan Amendment RMA-1. This figure cannot be correctly interpreted independent of the Sarasota County Comprehensive Plan as adopted by Sarasota County Ordinance No. 89-18, as the same may be amended from time to time. The boundaries of land use designations, where they have been established, may be reviewed at Sarasota County Planning Services, 1660 Ringling Boulevard, Sarasota, Florida.

