

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



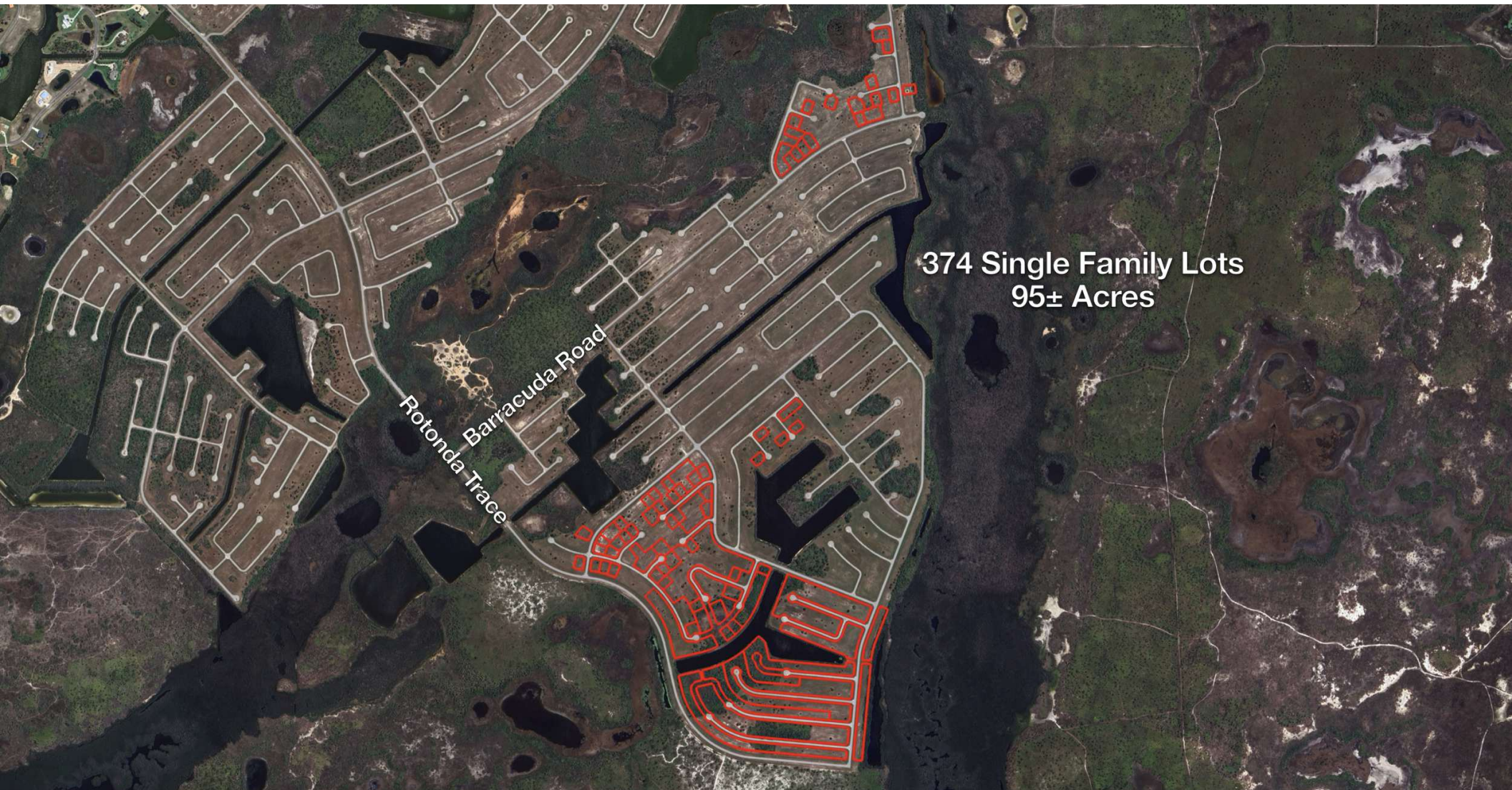
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial Overview



Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire the right to purchase a 95± acre assemblage consisting of 374 residential lots located in Placida, FL, within Charlotte County. The lots are zoned RSF5 or RMF10, allowing for a mix of single-family and multi-family development. This site presents a prime opportunity for builders and developers looking for a well-located project with strong residential demand.

LOCATION DESCRIPTION

The property is located at 13150 Ribbonfish Ct, Placida, FL within Charlotte County, offering convenient access to nearby coastal amenities, marinas, and key thoroughfares. Positioned within a growing residential corridor, the site provides a balance of tranquility and accessibility, making it an attractive choice for future residents.

UTILITIES

All utilities have been installed, accepted by the respective agencies and are maintained, inspected and operated by others.

HOA

There is a Master HOA that oversees this land and all development on it. There are some requirements related to housing type, design, etc. that are part of arch guidelines needing to be complied with. Additionally, the Meadows & Villas HOA fee is \$145 per lot annually.

ZONING

RSF5, RMF10

PROPERTY OWNER

We represent ML-Gasparilla Realty Ownco, LLC, who holds a contract to purchase from PLACIDA MERIDIAN, LLC.

DROPBOX

<https://www.dropbox.com/scl/fo/w0nh9gt5si8218ljfuurv/AKHTuUNf77YMgC5fD3-HWzU?rlkey=4yan87c4g2nhgrmvbgbjv2y6f&st=hlp8dzd5&dl=0>

PRICE

\$11,220,000 (374 lots @ \$30,000/lot)

BROKER CONTACT INFO

Bill Eshenbaugh, ALC,CCIM

Senior Advisor/President

813.287.8787 x101

Bill@TheDirtDog.com

Supplemental Information

MH DEVELOPMENT POTENTIAL

Of the 374 total lots, 82 are designated multifamily and surround the planned amenity center. These, combined with the remaining single-family parcels, present a compelling opportunity for a manufactured housing (MH) developer to deliver up to 496 homes across the site. At the current asking price, this equates to \$22,500 per MH unit. Preliminary estimates place development costs for site work, stem wall, home installation, and utility connections at approximately \$45,000 per unit.

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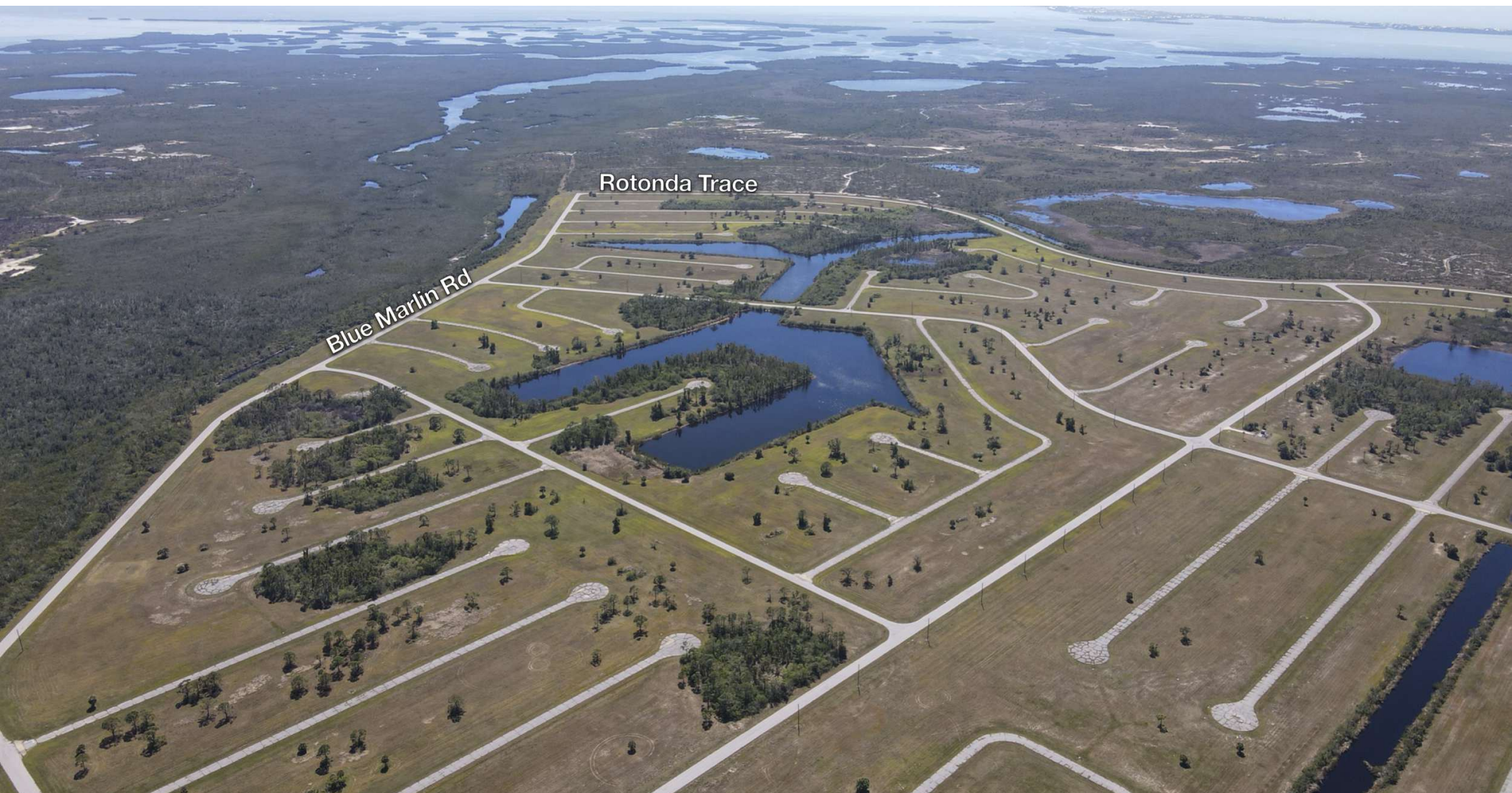
Aerial Facing West



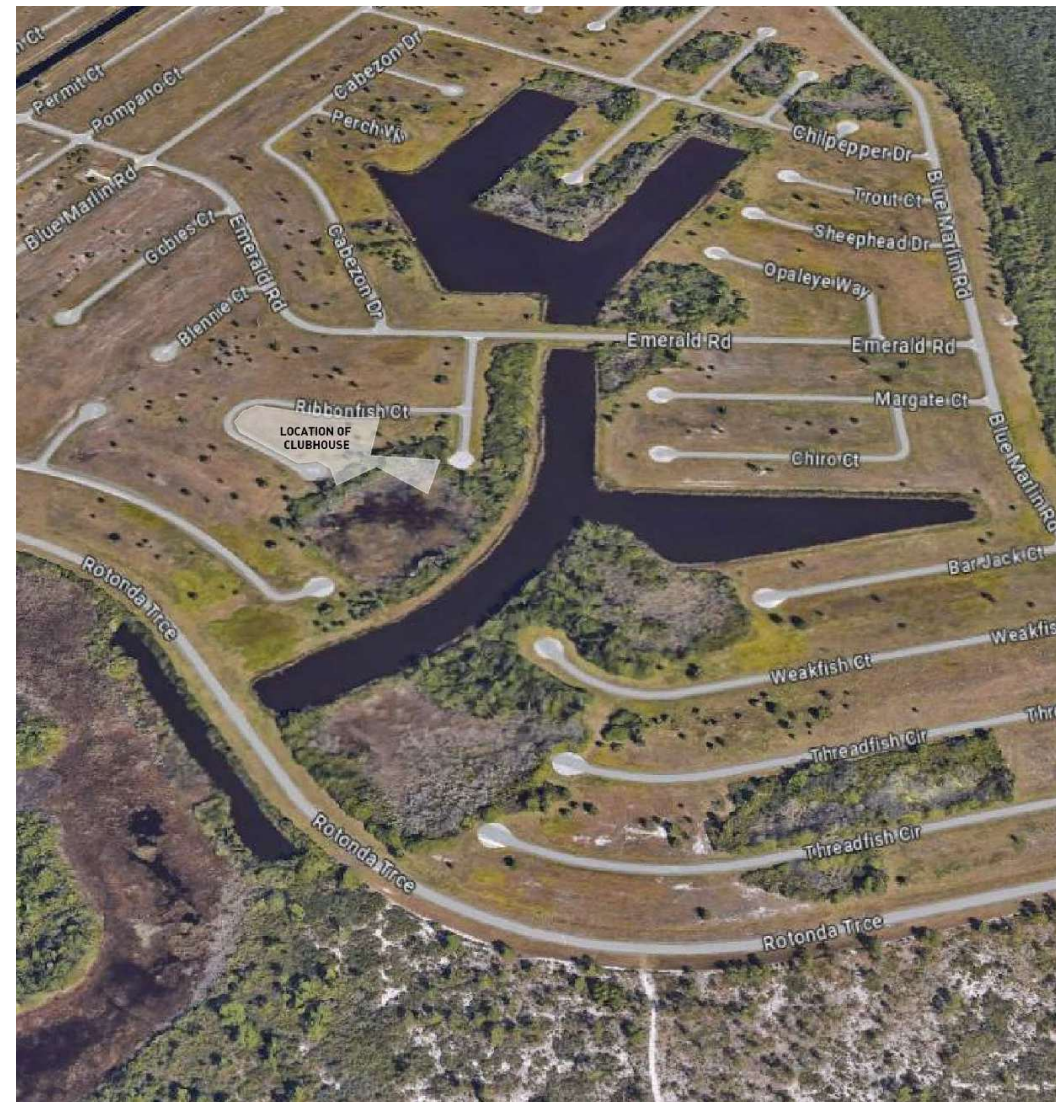
Aerial Facing Southwest



Aerial Facing South



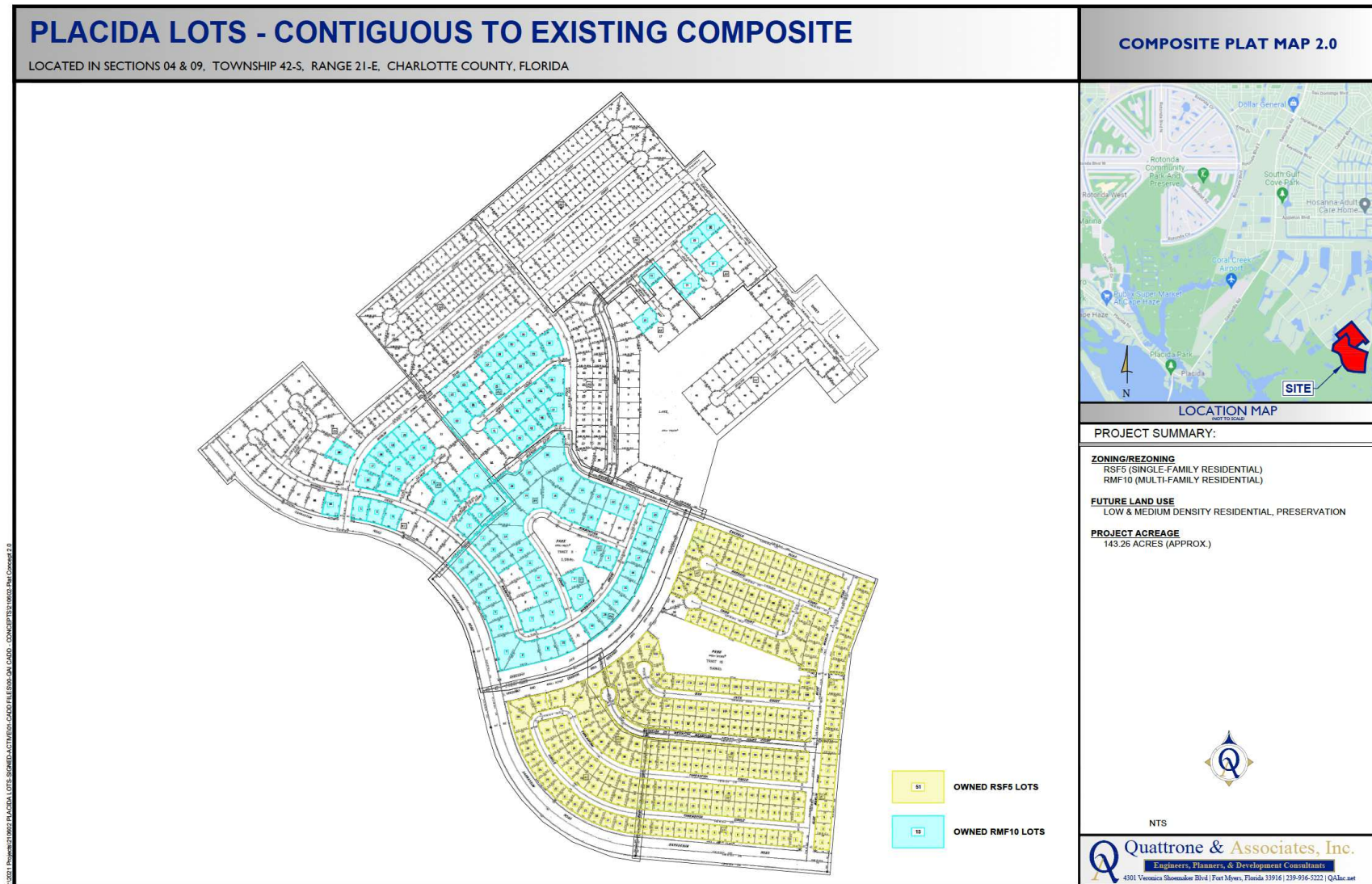
Aerials



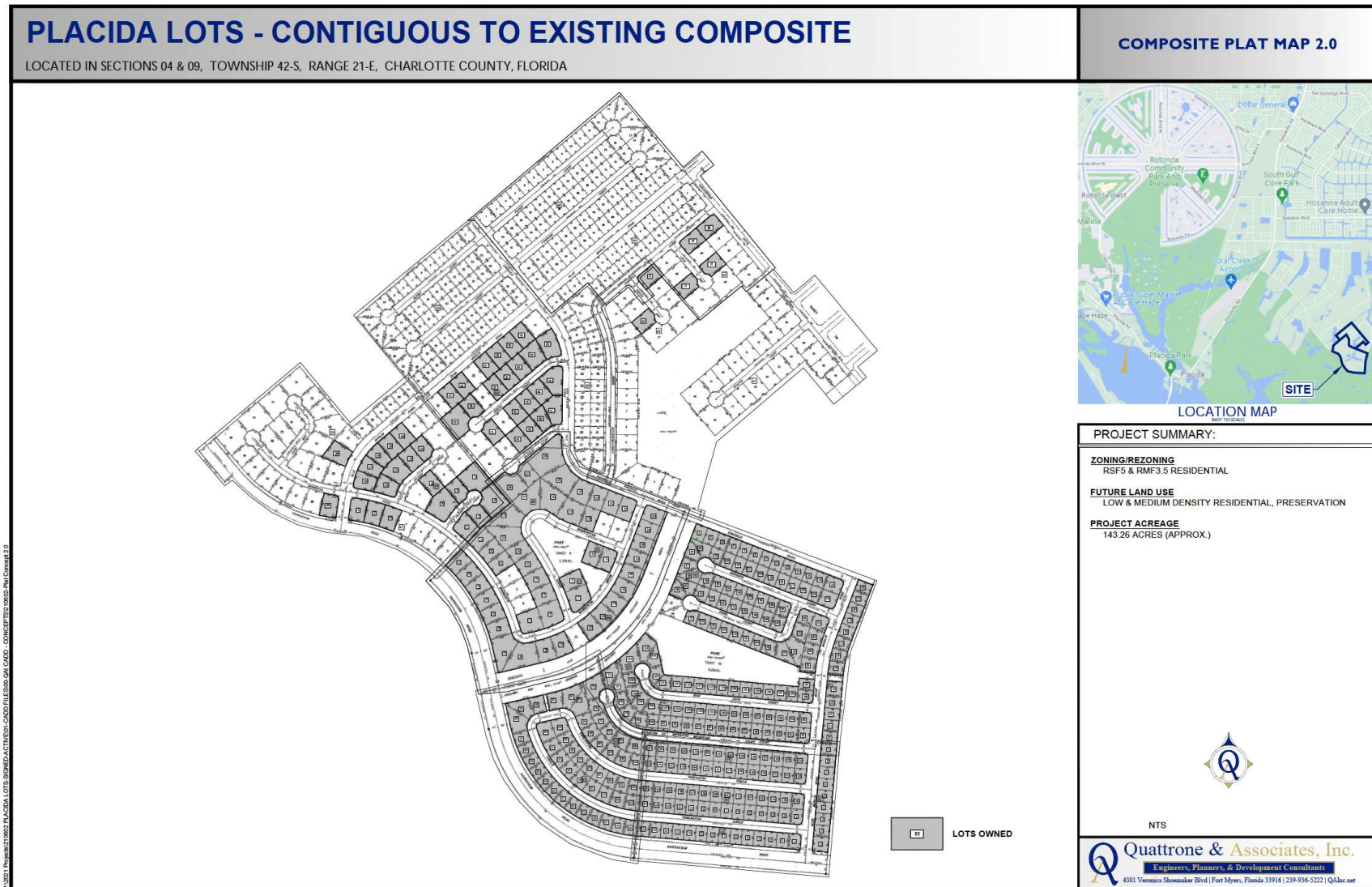
Additional Photos



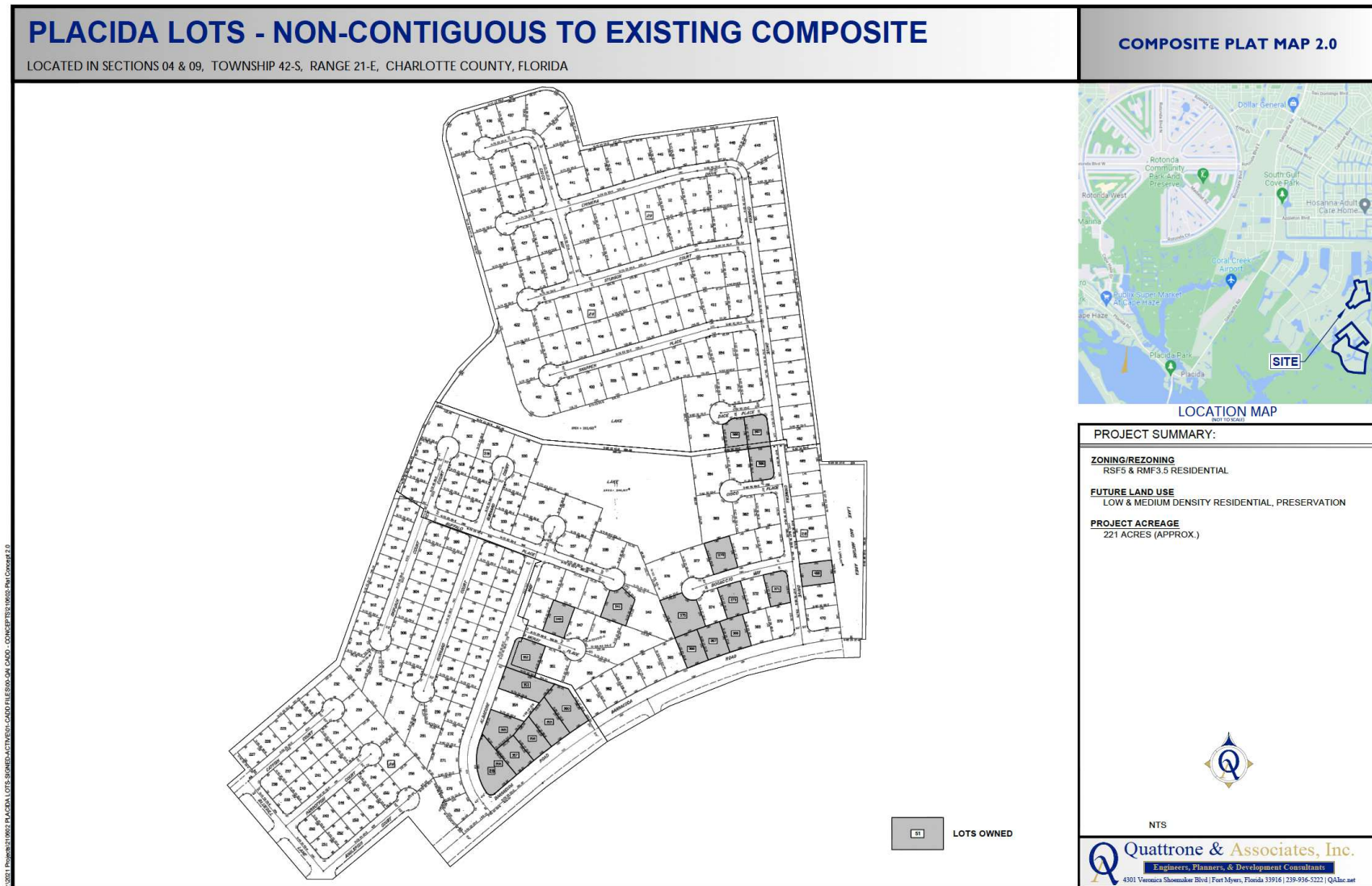
Site Plan



Site Plan



Site Plan



Construction Review Specifications

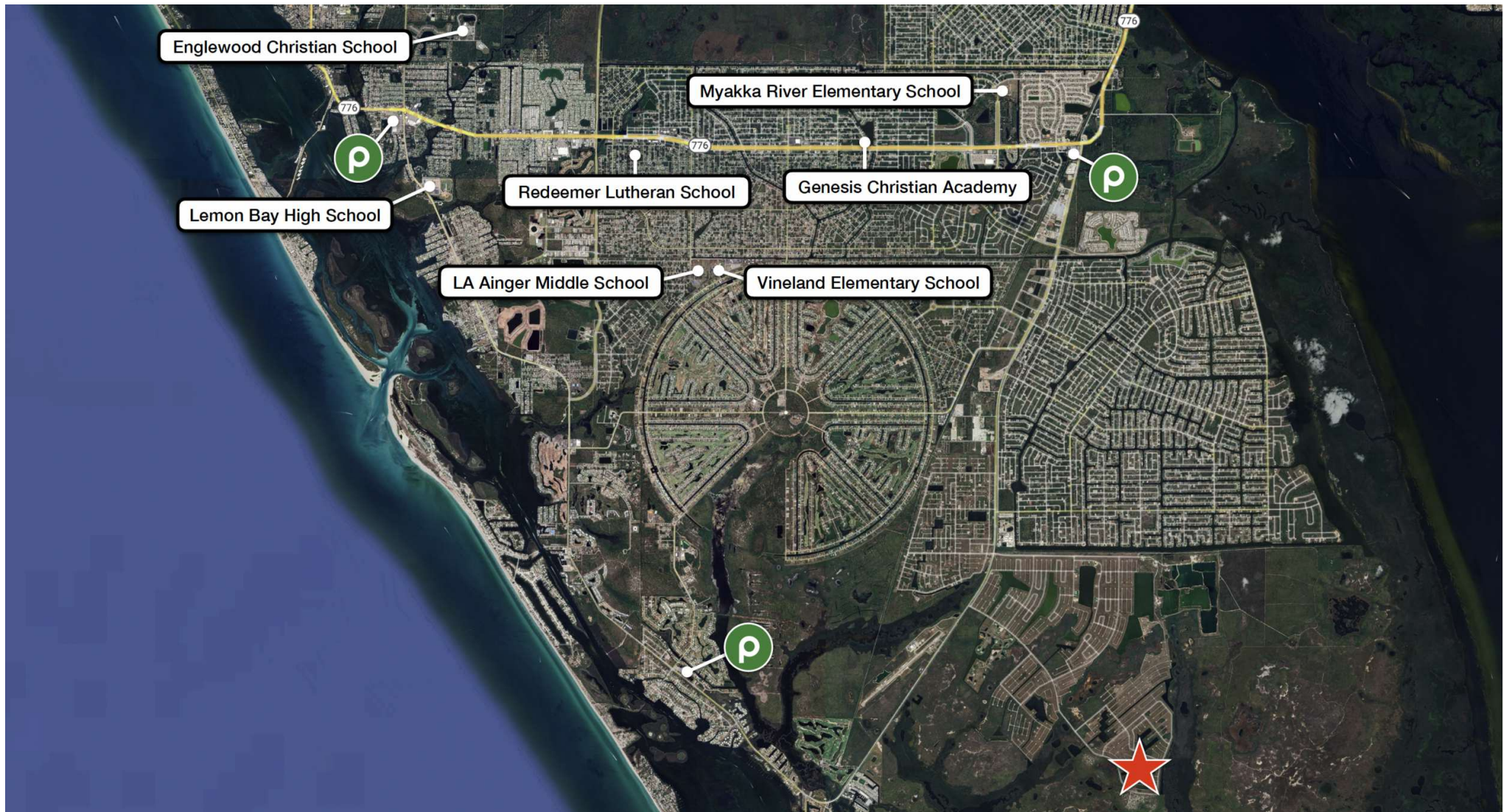
Single Family Construction Review Specifications:

1. Square Footage:
 - a. Minimum living area: 1400 ft² as measured from outside wall to outside wall.
2. Building Height: (measured from FEMA first habitable floor level)
 - a. Maximum 32 feet to the peak of the roof.
 - b. Two (2) stories maximum.
 - c. Parking or storage underneath structure counts as 1 of the 2 stories.
 - d. Elevated designs will be reviewed on a case-by-case basis.
 - e. All areas under the first living floor must be fully enclosed including parking and storage areas. The use of lattice material for enclosures will not be approved.
3. Garages:
 - a. Garages must be attached to the main structure and/or be located fully enclosed under the first living story.
 - b. Garage Size:
 - Homes with 1600 ft² or more living area: Minimum 400 ft² of unobstructed interior space, not including outside walls.
 - Homes with less than 1600 ft² living area Minimum 375 ft² of unobstructed interior space, not including outside walls.
 - c. Minimum 8-foot wide garage door for each bay or a 16-foot wide for double bays.
 - d. Garage gable end elevations may require either or both:
 - An eight (8) foot high garage door.
 - A raised cementitious design on the gable end.

Multi-Family Construction Review Specifications:

1. Square Footage:
 - a. Minimum living area: 1,100 ft² per unit as measured from outside wall to outside wall.
2. Building Height: (measured from FEMA first habitable floor level)
 - a. Maximum 40 feet to the peak of the roof.
 - b. Two (2) stories maximum.
 - c. Parking or storage underneath structure does not count as a story.
 - d. Elevated designs will be reviewed on a case-by-case basis.
 - e. All areas under the first living floor must be fully enclosed including parking and storage areas. The use of lattice material for enclosures will not be approved.
3. Garages:
 - a. Garages must be attached to the main structure and/or be located fully enclosed under the first living story.
 - b. Each unit must have a fully enclosed garage containing a minimum of 200 ft² of unobstructed interior space not including outside walls.
 - c. Each garage must have a minimum 8-foot wide entry door.
 - d. Garage gable end elevations may require either or both:
 - An eight (8) foot high garage door.
 - A raised cementitious design on the gable ends.
 - e. Driveway design in Multi Family areas using tandem parking will not be approved, however, flared driveway areas may be permitted based on-site plan review.

Nearby Schools & Retail



Demographics Map & Report

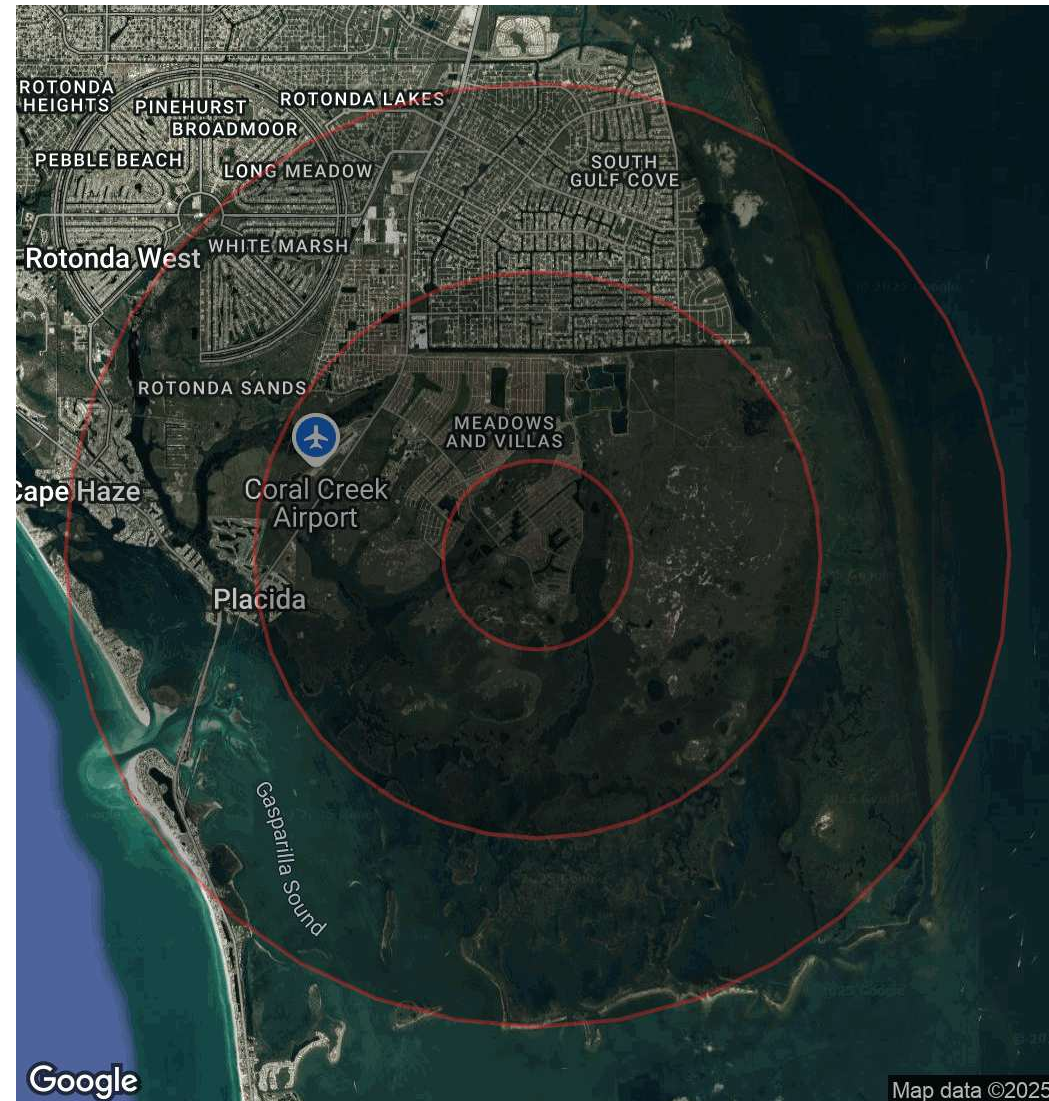
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	51	1,721	9,424
Average Age	56	57	60
Average Age (Male)	57	57	60
Average Age (Female)	56	56	59

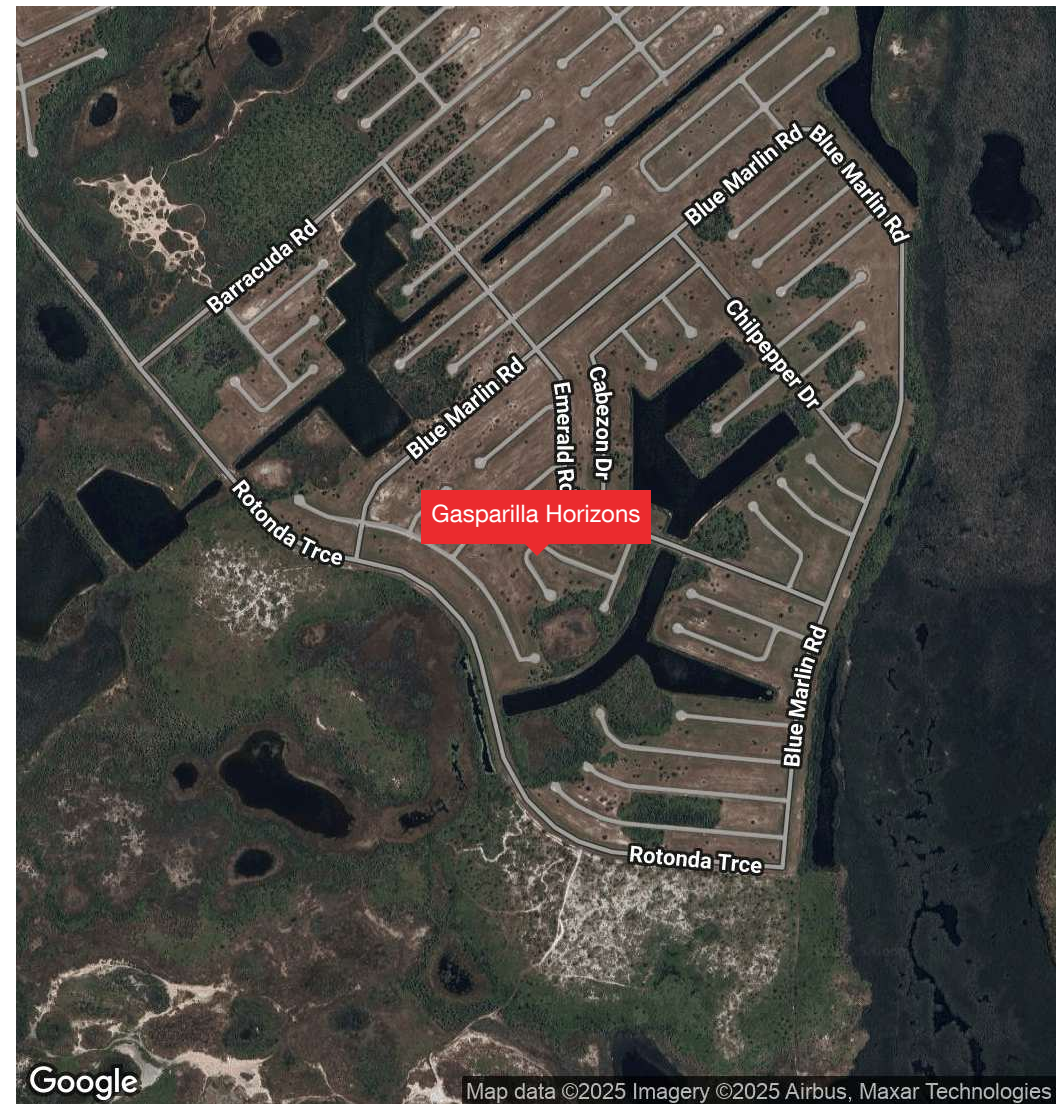
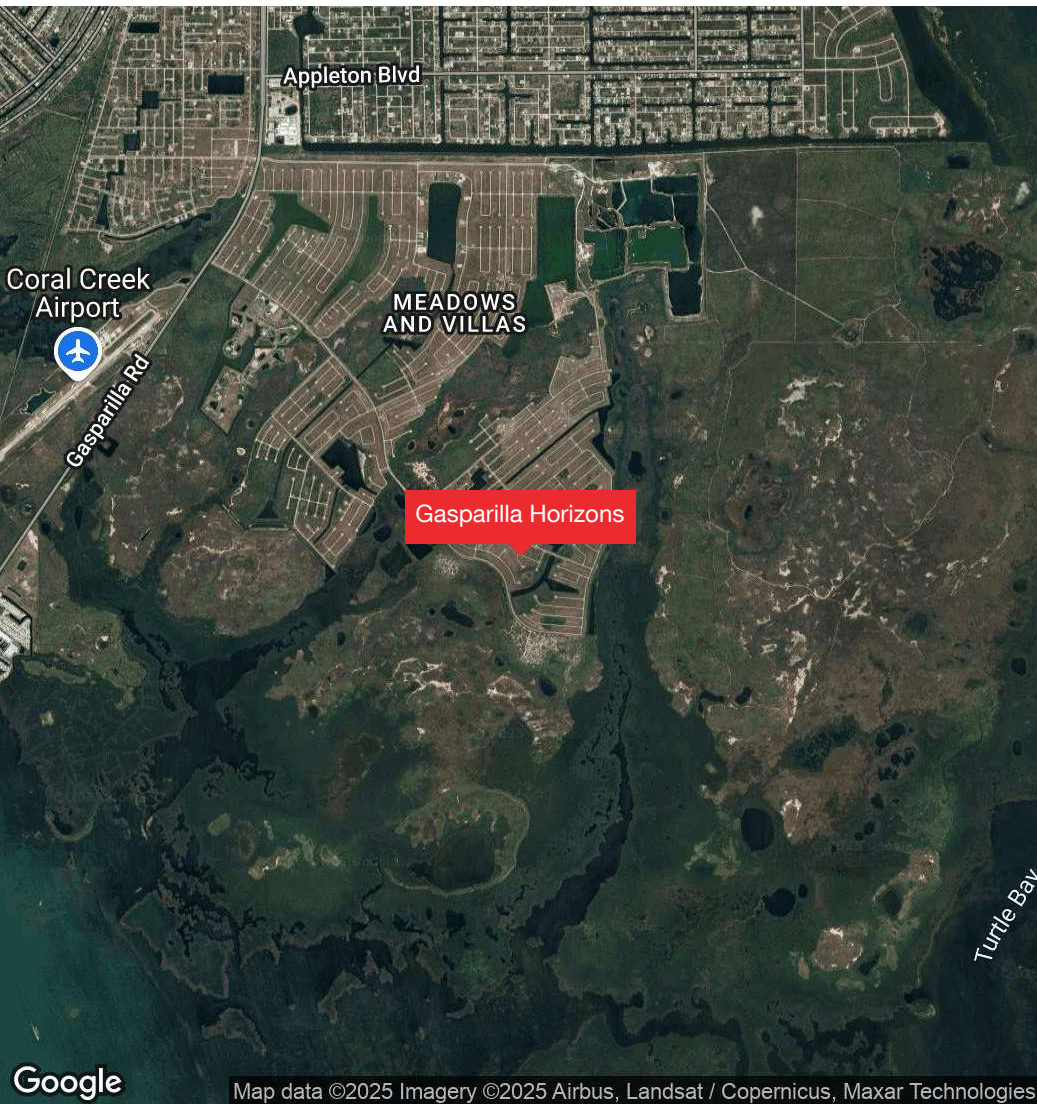
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	23	798	4,336
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$90,760	\$90,704	\$105,221
Average House Value	\$532,523	\$513,585	\$511,609

Demographics data derived from AlphaMap



Location Map



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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.