



# 1520 SOUTH RIVER ROAD

ENGLEWOOD, FL 34223

## TAMMY SHAW

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MSC | COMMERCIAL  
REAL ESTATE

Michael Saunders & Company  
LICENSED REAL ESTATE BROKER

Sale Price	<b>\$5,100,000</b>
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**LOCATION INFORMATION**

Street Address	1520 South River Road
City, State, Zip	Englewood, FL 34223
County	Sarasota

**PROPERTY INFORMATION**

Property Type	Land
Property Subtype	Multifamily
Zoning	Future land Use Major Employment Center (MEC)
Lot Size	17.4 Acres
APN #	0849010003 and 0849010004





VIDEO

**PROPERTY HIGHLIGHTS**

- 1520 South River Road is approximately 17.4 acres allowing for various land use possibilities
- 1700 sf of frontage on River Rd. It's a prime location in the highly sought-after West Villages area.
- Ample land space for potential residential/commercial/industrial development.
- Proximity to major roadways, transportation hubs for convenience, amenities, and services for future residents
- Surrounding natural beauty and serene environment
- Potential for a lucrative investment opportunity

**OFFERING SUMMARY**

Sale Price:	\$5,100,000
Lot Size:	17.4 Acres

**PROPERTY DESCRIPTION**

Featuring 1700 feet of road frontage on River Rd. This triangle shaped 17.4-acre development site is located within Sarasota County Florida's unincorporated area. It is currently zoned OUE1 open use estate (1UNIT/5ACRE) including two structures. One is currently occupied by a residential tenant and the 2nd is unoccupied. There are 2 PID numbers 370,260 sf (8.5 acres) and 387,684 sf (8.9 acres). Located at the south end just outside of The West Villages Improvement District. The WVI District has the authority to plan, finance, construct, operate and maintain public infrastructure within Wellen Park. The district currently spans 12,444 acres within the city of North Port and unincorporated Sarasota County. Residential neighborhoods, commercial centers and the Atlanta Braves' spring training stadium are all located within the district boundaries, as is the soon-to-be completed Downtown Wellen. The property is located next to Englewood Sports Complex which is considered one of Sarasota County's premier locations. This 136-acre sports complex features outdoor sports amenities including eight little league Fields, two senior softball fields, four soccer fields, four tennis courts, two pickleball courts, hiking trails, picnic facilities, restrooms, and two playgrounds. Citizens can call to reserve a picnic shelter located near the playgrounds. Indoor rental space includes two meeting rooms and an 11,000 square foot multipurpose/gymnasium. A fitness room available for public use with state-of-the-art treadmills and other exercise equipment plus locker rooms with showers. There are 10,763 residents in West Villages, with a median age of 64. There are 94,711 residents in the City of North Port, with a median age of 49.5. There are 21,000 residents in Englewood, with a median age of 68. The growth rate within a 5-mile ring is expected to exceed 10%. The seller will consider a rezone for commercial



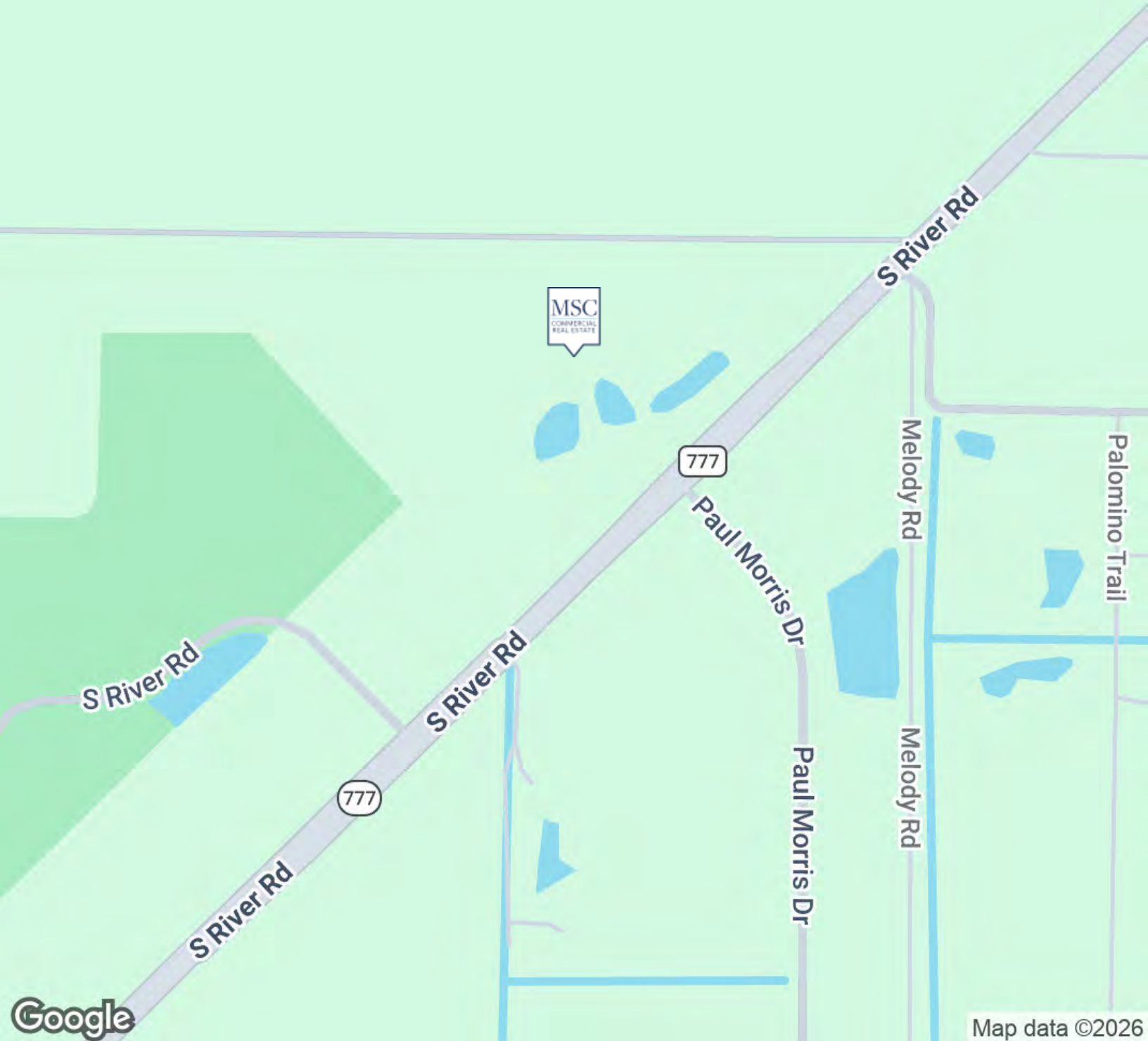
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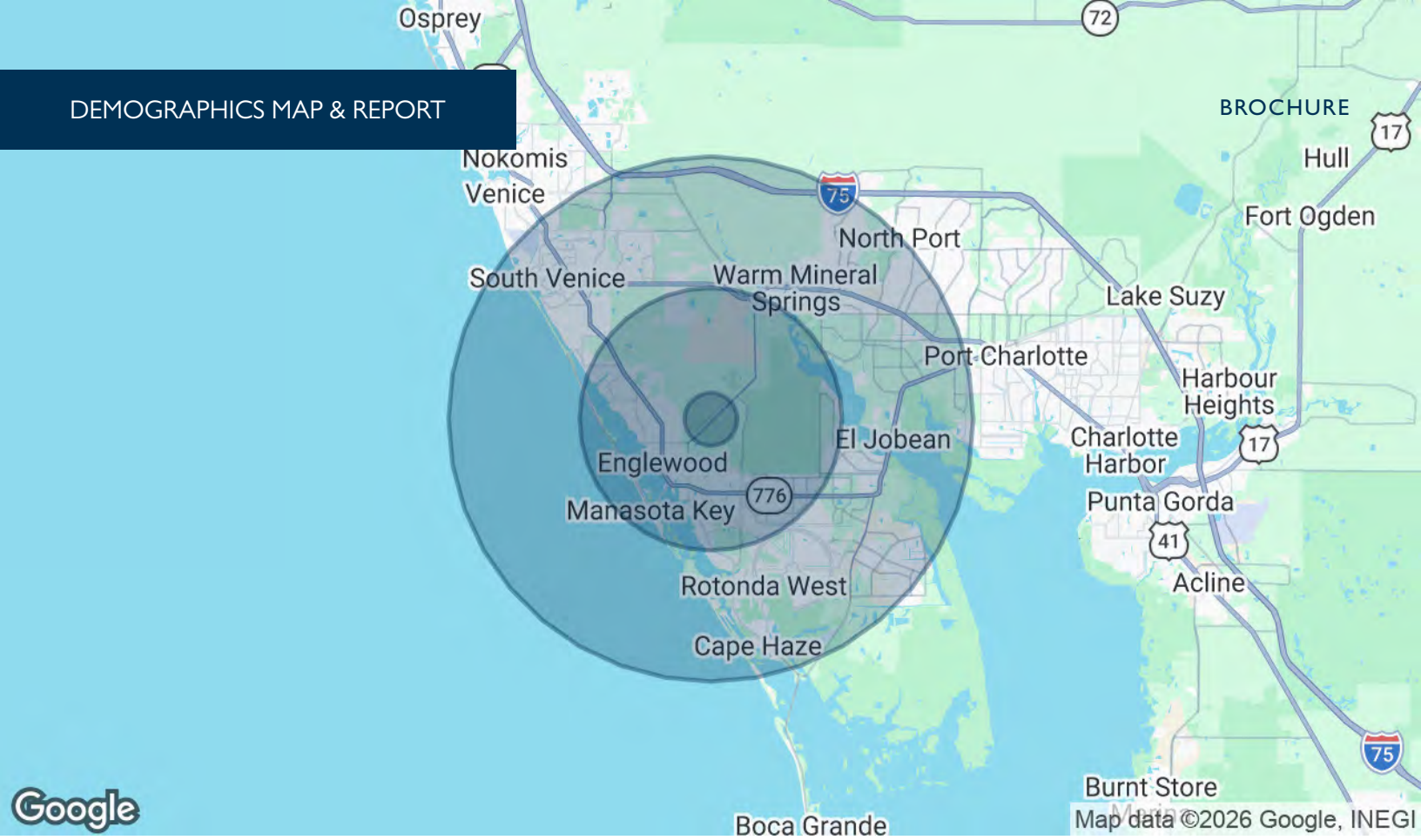
ADDITIONAL PHOTOS

BROCHURE





# DEMOGRAPHICS MAP & REPORT



Map data ©2026 Google, INEGI

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	146	35,502	156,708
Average Age	70.6	64.0	59.6
Average Age (Male)	71.0	64.7	58.7
Average Age (Female)	70.4	62.9	59.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	83	24,732	96,537
# of Persons per HH	1.8	1.4	1.6
Average HH Income	\$86,901	\$53,874	\$60,216
Average House Value	\$325,318	\$268,885	\$253,173

2020 American Community Survey (ACS)



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Google

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### TAMMY SHAW

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### PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

- \* To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.
- \* To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.
- \* To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.
- \* To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

### EDUCATION

Broker Real Estate License Florida

Certified Commercial Investment Member CCIM Completed courses:

Commercial Real Estate Negotiations

Financial Analysis for Commercial Investment Real Estate

Investment Analysis for Commercial Investment Real Estate

User Decision Analysis for Commercial Investment Real Estate

Market Analysis for Commercial Investment Real Estate

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The background of the document is a photograph of a modern building with a glass facade. The building has a prominent sign that reads "Michael Saunders & Company" in a stylized font. The building's architecture features large glass panels and a white facade. The sky is blue with some clouds. The overall image is slightly faded to allow the text to be read clearly.

## COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.