

8.82± ACRES MCCALL ROAD

ENGLEWOOD, FL

LSI
COMPANIES



ENGLEWOOD BEACH

MCCALL ROAD

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

OFFERING SUMMARY

Property Address: N McCall Road
Englewood, FL 34223

County: Sarasota

Property Type: Vacant Residential

Property Size (Acres): 8.82± Acres

Property Size (Sq. Ft.): 384,400± Sq. Ft.

Zoning: RSF-3 (Residential single family, 5.8
units per acre max)

Future Land Use: MODR (Moderate density residential
2-5 units per acre)

Utilities: Water, sewer, and electricity available
to the site.

STRAP Number: 497020015

Number of Parcels: 1

2022 Tax Information: \$3,295.88 (2022)

LIST PRICE

\$999,000 | \$113.265 Per Acre

LSI
COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES TEAM



Hunter Ward, CCIM
Sales Associate



Alec Burke
Sales Associate



OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

aburke@lsicompanies.com | 239.489.4066

WWW.LSICOMPANIES.COM

PROPERTY HIGHLIGHTS

- 8.82± acre residential infill land site located in close proximity to the Coast.
- Zoning allows for 5.8 homes per acre for a potential of 51 single-family homesites.
- Water, sewer, and electricity are located within close proximity of the property.
- The site has been beautifully landscaped and maintained, making this ideal for a single-family estate home or a single-family development.
- Located less than a mile NW of the intersection of SR-776 and SR-777
- Within walking distance to grocery, retail, schools, and dining.
- Within a 10-minute drive to golf, public access beaches, boat ramps, outdoor recreation, and shopping centers.

BLIND PASS BEACH

MCCALL ROAD



PROPERTY AERIAL



PROPERTY AERIAL

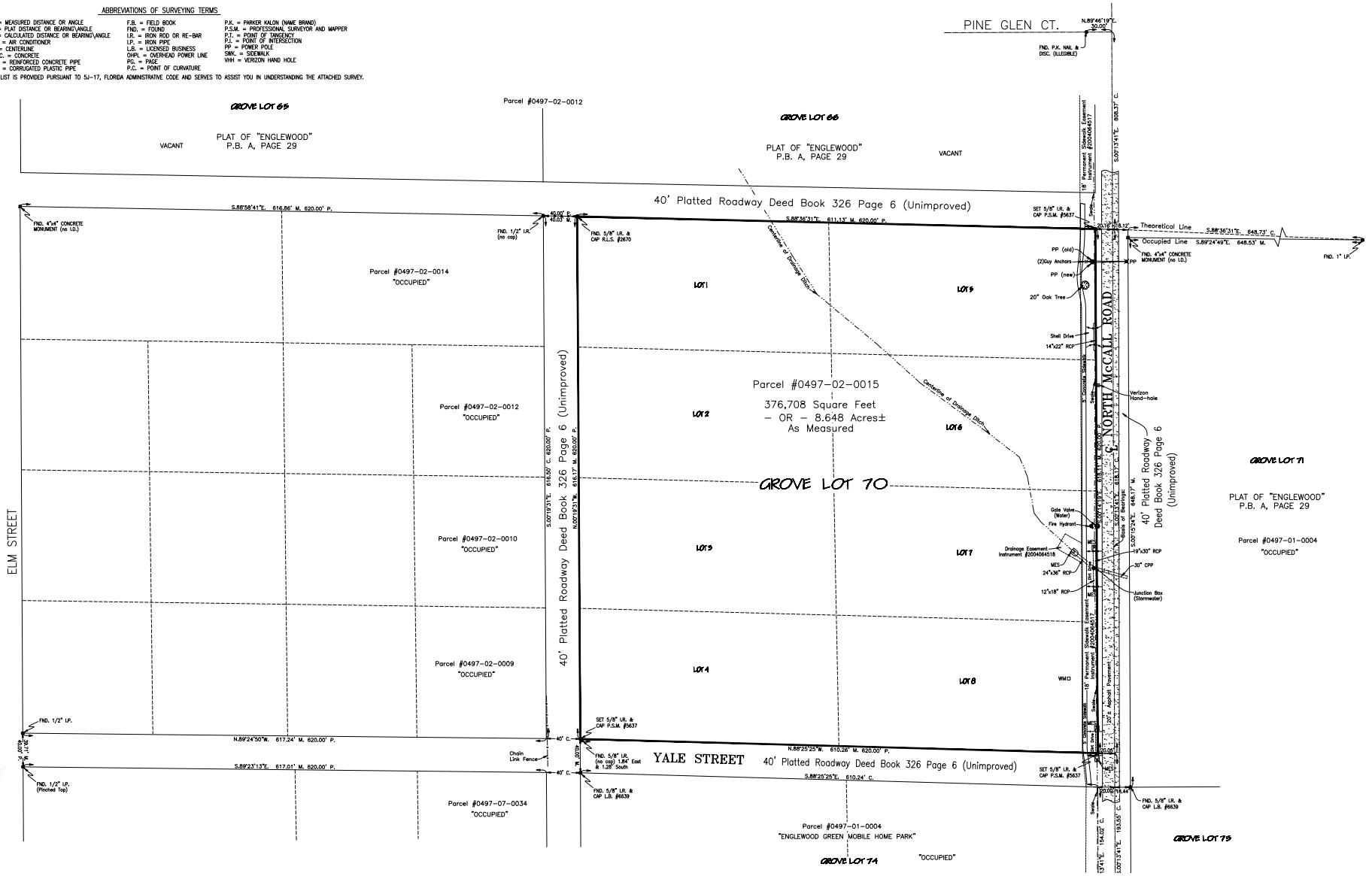


PROPERTY SURVEY

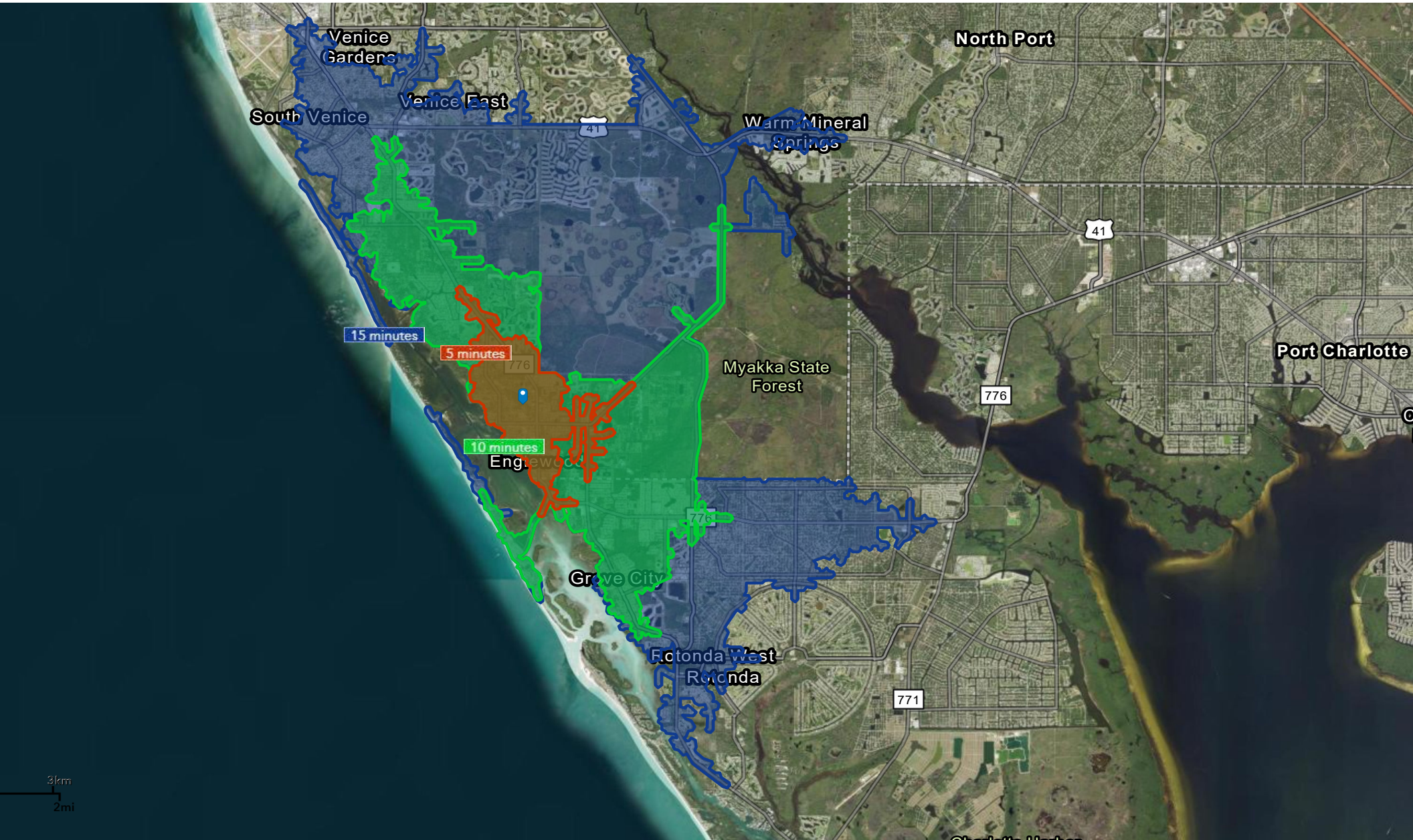
ABBREVIATIONS OF SURVEYING TERMS

M. = MEASURED DISTANCE OR ANGLE
 P. = PLAT DISTANCE OR BEARING/ANGLE
 C. = CALCULATED DISTANCE OR BEARING/ANGLE
 A/C = AIR CONDITIONER
 CL = CENTERLINE
 CONC. = CONCRETE
 RCP = REINFORCED CONCRETE PIPE
 CP = CORRUGATED PLASTIC PIPE
 F.B. = FIELD BOOK
 FND = FOUND
 I.R. = IRON ROD OR RE-BAR
 I.P. = IRON PIPE
 L.B. = LICENSED BUSINESS
 DWA = OVERHEAD POWER LINE
 P.C. = POINT OF CURVATURE
 P.K. = PARKER KALON (NAME BRAND)
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 P.T. = POINT OF TANGENCY
 P.I. = POINT OF INTERSECTION
 PP = POWER POLE
 SMC = SIDEWALK
 P.C. = PAGE
 V.H. = VERIZON HAND HOLE

THIS LIST IS PROVIDED PURSUANT TO 54-17, FLORIDA ADMINISTRATIVE CODE AND SERVES TO ASSIST YOU IN UNDERSTANDING THE ATTACHED SURVEY.



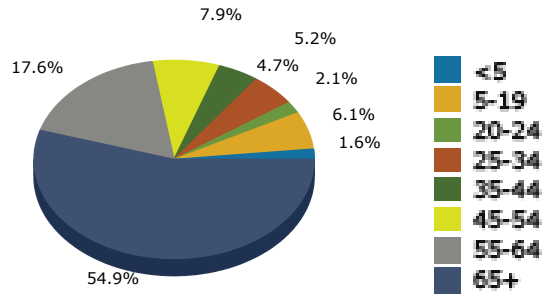
DRIVE TIME MAP



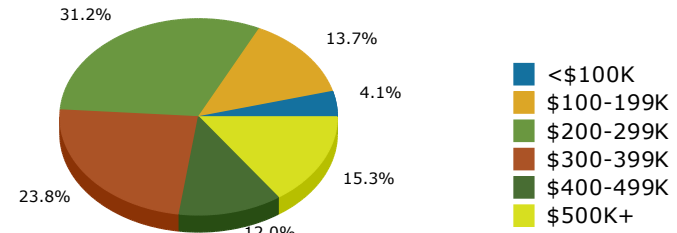
AREA DEMOGRAPHICS

10-MIN RADIUS

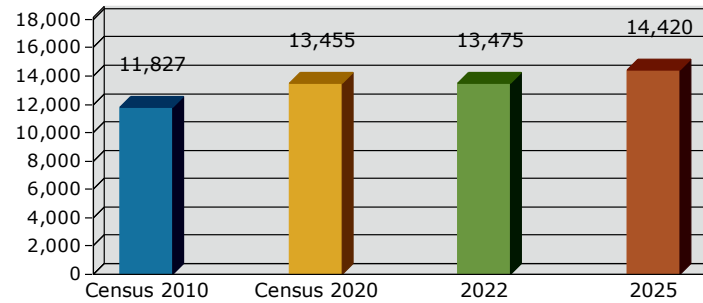
2022 Population by Age



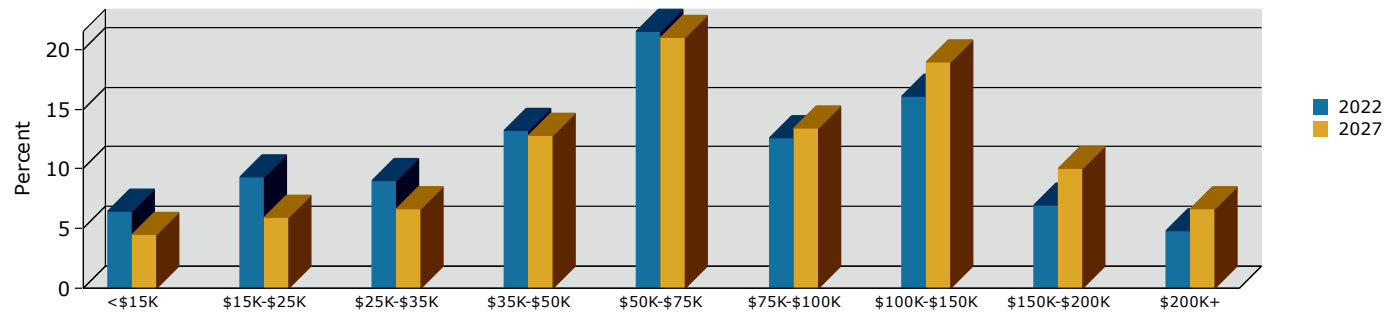
2022 Home Value



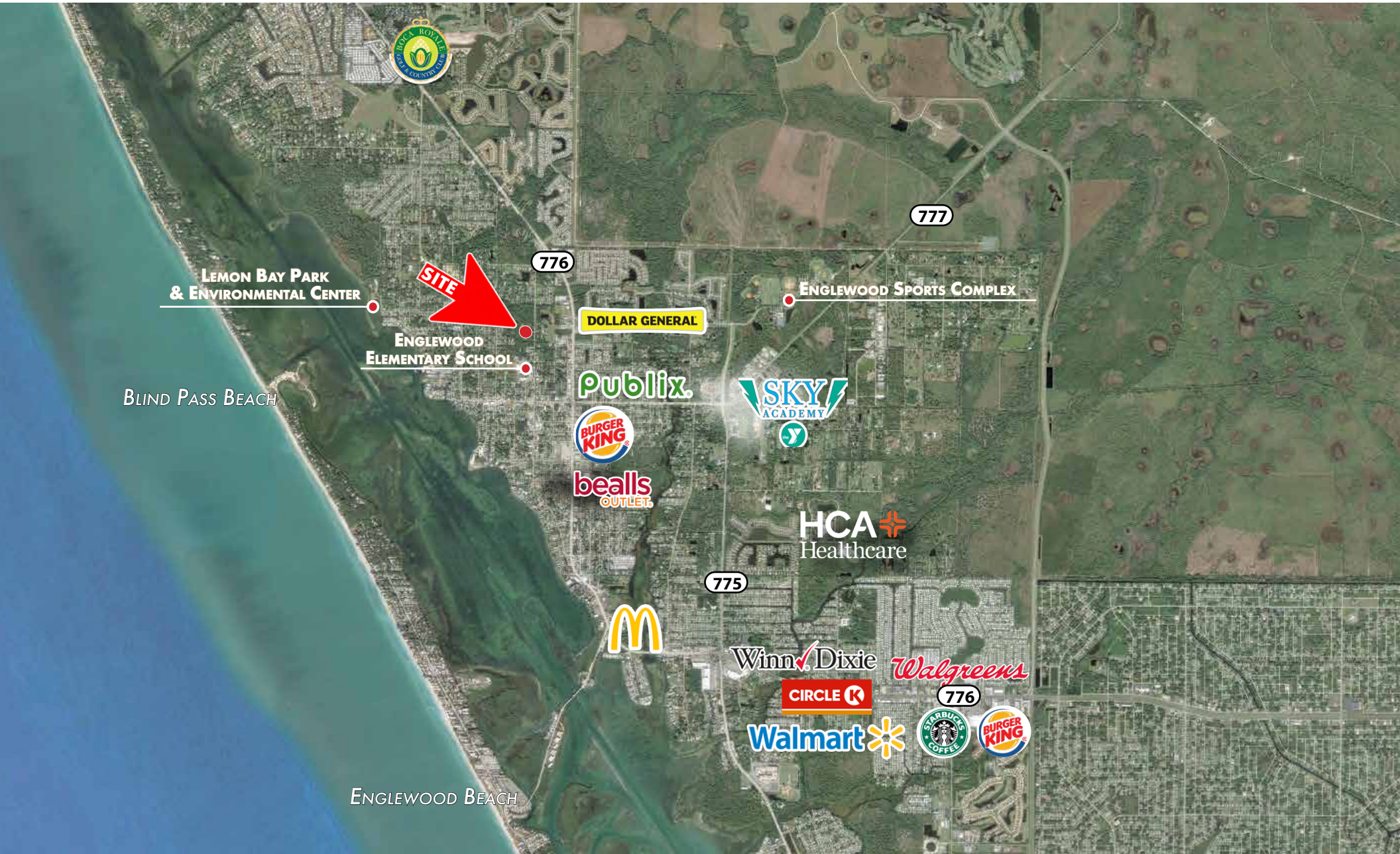
Households



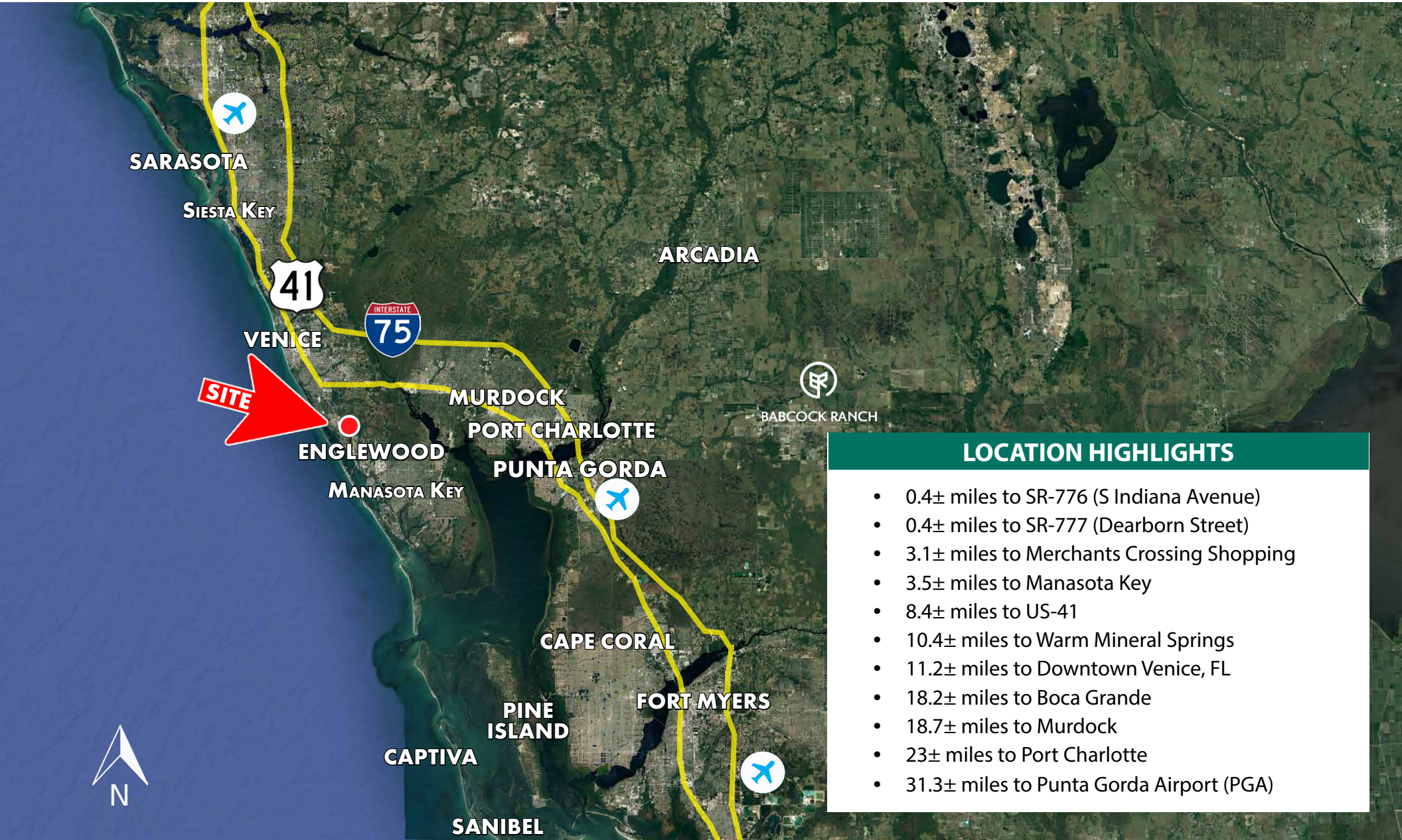
Household Income



AREAS OF INTEREST



LOCATION MAP



ENGLEWOOD BEACH

LSI COMPANIES

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