



OFFERING MEMORANDUM

For Sale - 35+ Acre Commercial Site

Medical Boulevard & Medical Drive & Doctors Drive, Englewood, FL 34223

MSC | COMMERCIAL
REAL ESTATE

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

G. River West
Senior Commercial Advisor
863.202.0439
RiverWest@MSCCommercial.com

OFFERING SUMMARY

MEDICAL DRIVE & DOCTORS DRIVE, ENGLEWOOD, FL 34223



VIDEO

THE PROPERTY

This 35.49 acre property, spanning 19 parcels, offers a rare combination of scale, frontage, and location in one of Southwest Florida's most desirable growth markets. Zoned OPI (Office, Professional, Institutional) with potential for single-family residential re-zoning (no entitlements currently in place), the site provides over 4,000 feet of frontage and a premier wraparound position surrounding HCA Florida Englewood Hospital—a 100-bed acute care facility and major regional employer with 700+ doctors & staff serving over 40,000 patients annually.

Located within the Englewood Community Redevelopment Area Plan, the property may be eligible for additional residential entitlements. It is directly adjacent to the Shores at Stillwater, an 80-acre, 260+ home master-planned community currently under construction by Pulte Homes. The site benefits from strong connectivity to the surrounding commercial & hospitality corridors, situated just 5-10 minutes away from major retailers, restaurants, and Englewood Beach on Manasota Key!

OFFERING SUMMARY

Sale Price:	\$7,200,000
Lot Size:	35.49 Acres
Price per Acre	\$202,874/Acre
Frontage:	4,000+ Feet
Zoning:	OPI (per Sarasota County)
Market:	Southwest Florida
Submarket:	SW Englewood

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THE ENGLEWOOD MARKET

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LOCATION DESCRIPTION

Positioned directly around the HCA Florida Englewood Hospital, this property holds a prime location within the steadily growing Englewood community. Situated between Sarasota and Charlotte County, the area is recognized for its coastal charm, strong year-round population, and expanding base of residential demand, retail offerings, and healthcare services.

Surrounded by some of Florida's most scenic natural attractions—including Manasota Key, Stump Pass Beach State Park, Englewood Beach, and the Gulf—Englewood draws a broad and consistent consumer base throughout the year. The area benefits from strong residential demographics, with a mix of retirees, working families, and seasonal homeowners contributing to stable demand. Continued growth in master-planned communities, such as Shores at Stillwater, Island Lakes at Coco Bay, BeachWalk, and Boca Royale, reflects the region's expanding housing market and long-term development potential.

Englewood's commercial landscape continues to evolve with a mix of established national brands, thriving local businesses, and expanding medical facilities. The HCA Florida Englewood Hospital is a major provider of healthcare services and a significant regional employer, with 100 acute care beds, 350+ active and affiliated physicians, and 370+ caregivers delivering care to more than 40,000 patients annually. This diverse mix underscores the market's ability to support not only retail and residential uses but also high-quality office and medical space.

With a supportive business climate, ongoing infrastructure investment, and a highly desirable Gulf Coast setting, this property presents a compelling opportunity for those looking to participate in the next phase of Englewood's growth across multiple sectors!

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THE SITE

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ADDITIONAL PHOTOS

MEDICAL DRIVE & DOCTORS DRIVE, ENGLEWOOD, FL 34223



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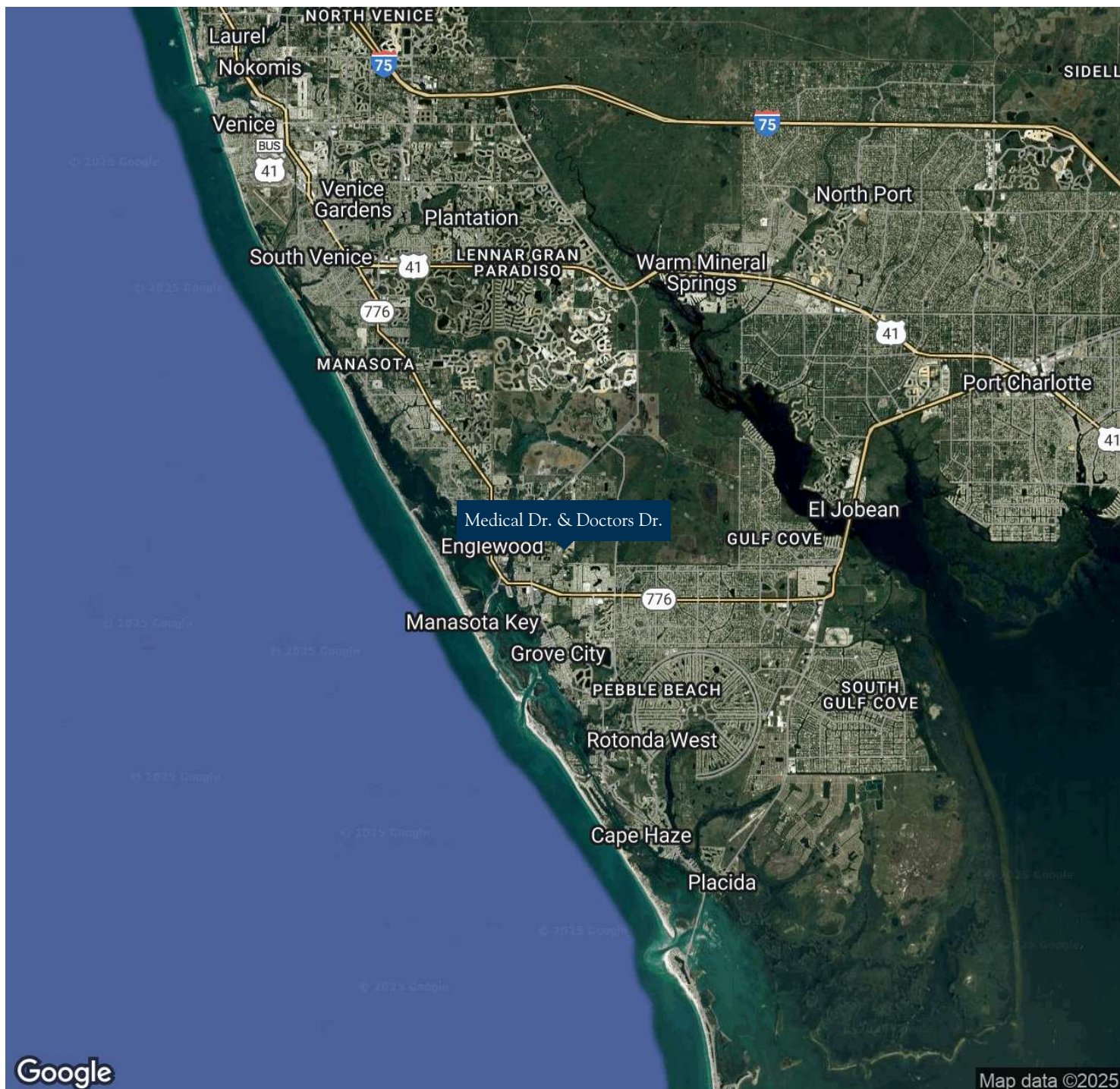
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REGIONAL MAP

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LOCATION MAPS

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RETAILER MAP

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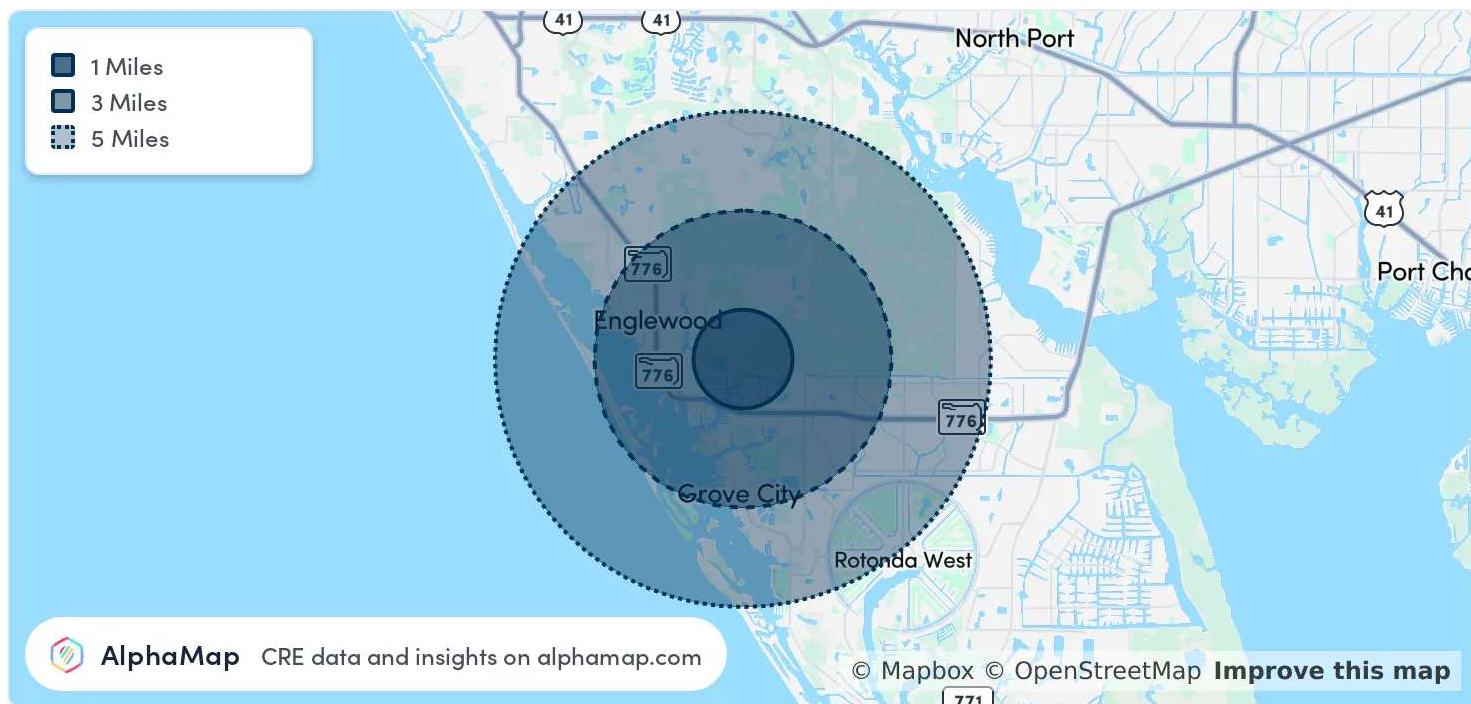
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DEMOGRAPHICS

MEDICAL DRIVE & DOCTORS DRIVE, ENGLEWOOD, FL 34223



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,672	20,812	41,735
Average Age	65	62	60
Average Age (Male)	64	61	60
Average Age (Female)	66	62	60

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,335	10,788	21,113
Persons per HH	2	1.9	2
Average HH Income	\$70,329	\$76,994	\$79,929
Average House Value	\$306,514	\$361,978	\$385,662
Per Capita Income	\$35,164	\$40,523	\$39,964

Map and demographics data derived from AlphaMap

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MEET YOUR ADVISOR BIOGRAPHY



G. RIVER WEST

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FL #3619267 // TN #347765

PROFESSIONAL BACKGROUND

River West is a dedicated commercial real estate agent with an academic background that provides a strong analytical foundation—insights he leverages to deliver value-driven results for his clients. Licensed in both Florida and Tennessee, River brings multistate experience and professionalism to every transaction. He has successfully completed numerous complex 1031 Exchange transactions, representing both buyers and sellers—including clients exchanging out-of-state assets into Florida investments.

Currently, he represents various developers and brands to assist with the successful site acquisition and execution of commercial developments via ground leasing and build-to-suits throughout the United States. He also manages the leasing of a variety of retail and office centers throughout Southwest Florida, along with providing exclusive tenant representation to select brands.

River is committed to ensuring every client's goals are met with precision, diligence, and a high level of service.

EDUCATION

University of Florida

-Bachelor's Degree in Business Administration, specialized in Business and Economic Geography

-Minor in Real Estate

MEMBERSHIPS

-International Council of Shopping Centers, Retailer Member

-University of Florida Finance Group, Alumni

-University of Florida Real Estate Society, Alumni

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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. One or more of the owners of the subject property are Licensed Real Estate Brokers in the State of Florida. 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 and/or lease agreement 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.