

For sale

\$9,999,999
PURCHASE PRICE



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16.7± Acres Fully
Permitted for 260
Multifamily Units

1251 N Indiana Avenue (SR 776)
Englewood, FL 34223

- Sarasota County
- Current Land-Use: RMF3-Residential, Multifamily
- Future Land-Use: OFFMF (Office/Multifamily/Residential)
- Parcel IDs: 0494-11-0001 & 0494-12-0001

This shovel-ready 16.7± acres of prime land for development is located on N Indiana Avenue in Englewood, FL. With direct access and frontage along SR 776 (N Indiana Ave.), a key north-south artery connecting Englewood to Venice, Port Charlotte and the greater Sarasota area. Fully entitled for 260 multifamily units, and ready to break ground after finalizing architectural and engineering designs.

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Accelerating success.

Location & Access

Within a 2-mile radius, residents enjoy convenient access to major retailers like Publix, Walgreens, Walmart Supercenter, The Home Depot, and a variety of national restaurants and local establishments.

Nearby Education & Healthcare

Lemon Bay High School Under 1.5 miles

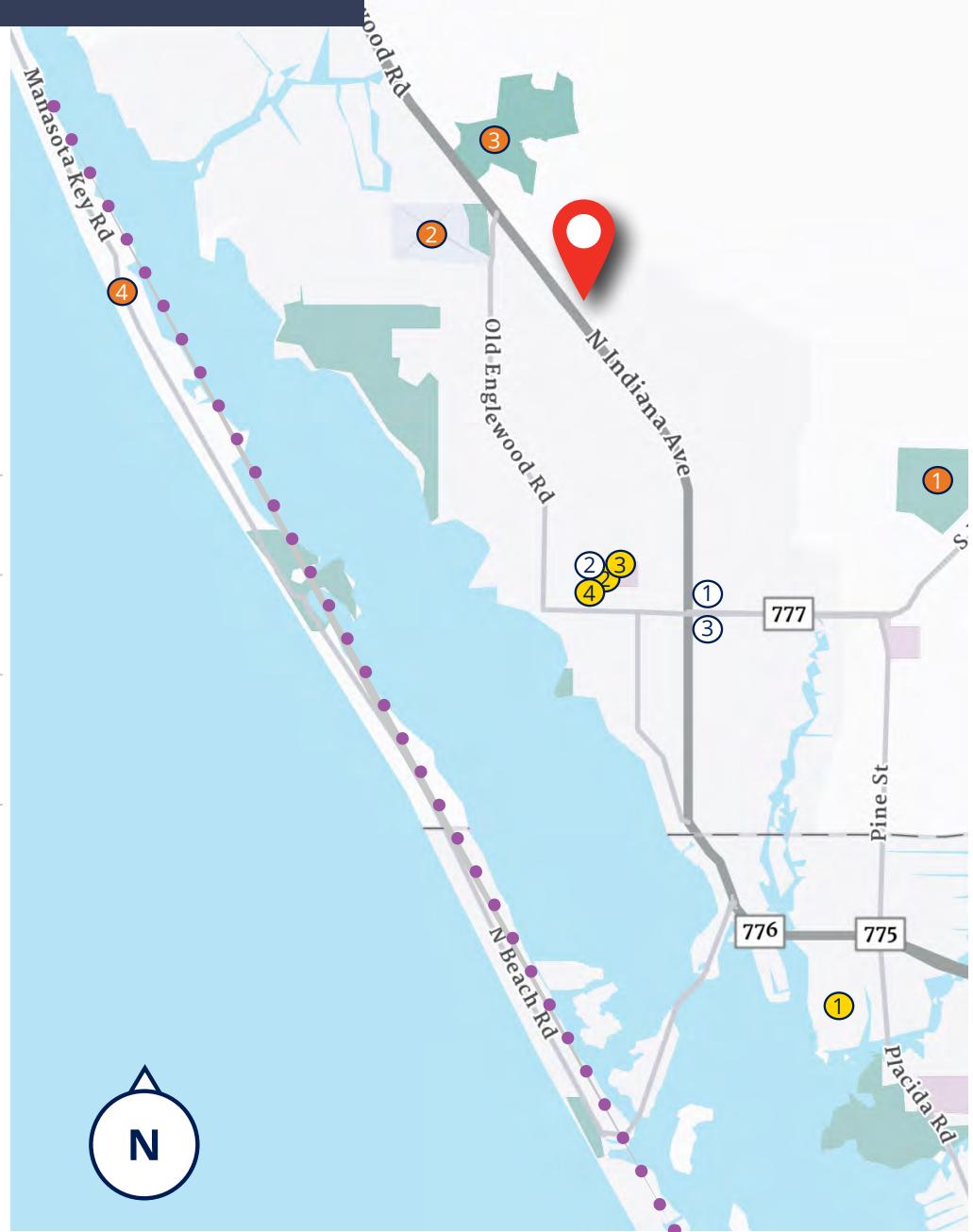
Englewood Elementary School Less than 2 miles

State College of Florida, Venice Campus Approx. 10 miles

Englewood Community Hospital 5 minutes away, offering comprehensive medical services

Recreation & Lifestyle Amenities

- Englewood Sports Complex, Buchanan Airpark, and Boca Royale Golf & Country Club offer diverse recreation nearby
- Manasota Key and Gulf Coast Beaches are under 5 miles away, highly attractive to tenants seeking lifestyle-oriented living



Subject Property

- ① Publix
- ② Walmart Supercenter
- ③ Walgreens

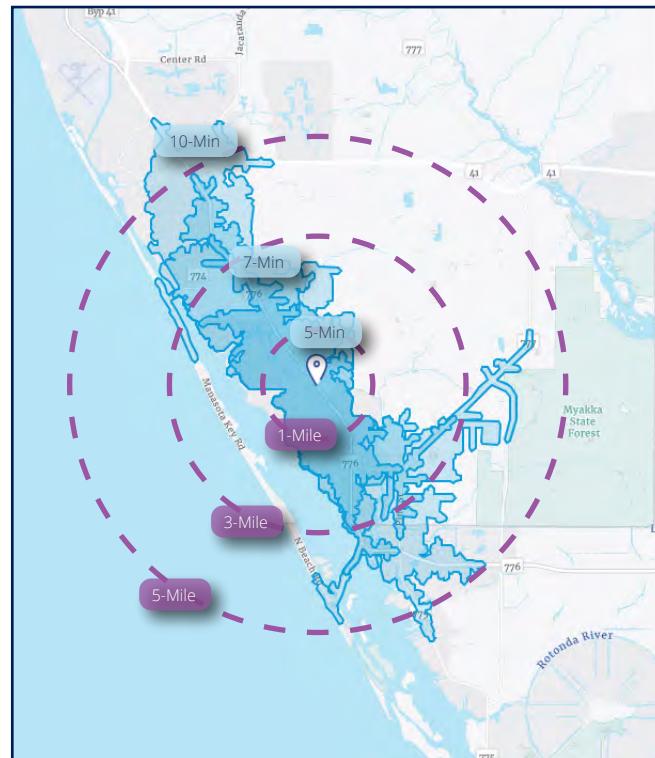
- ① Lemon Bay High School
- ② Englewood Elementary School
- ③ State College of Florida
- ④ Englewood Community Hospital

Legend and Amenities

- ① Englewood Sports Complex
- ② Buchanan Airport park
- ③ Boca Royale Golf & Country Club
- ④ Manasota Key Beach
- ● ● Gulf Coast Beaches

Demographics

Demographics	5-Min	7-Min	10-Min	Englewood
DRIVE TIME POPULATION				
2030 Projection	11,210	20,944	34,259	25,479
2025 Population	10,294	18,927	31,727	23,224
% Growth	1.72%	2.05%	1.55%	1.9%
HOUSEHOLD INCOME				
Average	\$96,167	\$99,762	\$98,060	\$95,798
Median	\$64,647	\$69,316	\$70,271	\$66,648
DAYTIME WORKERS				
2025	2,918	4,505	11,645	8,548
Housing Units				
2025 Estimate	6,898	12,598	20,897	16,298
1-Mile 3-Mile 5-Mile				
RING POPULATION				
2030 Projection	4,718	20,743	49,977	
2025 Estimate	4,268	18,612	46,462	
% Growth	2.03%	2.19%	1.47%	



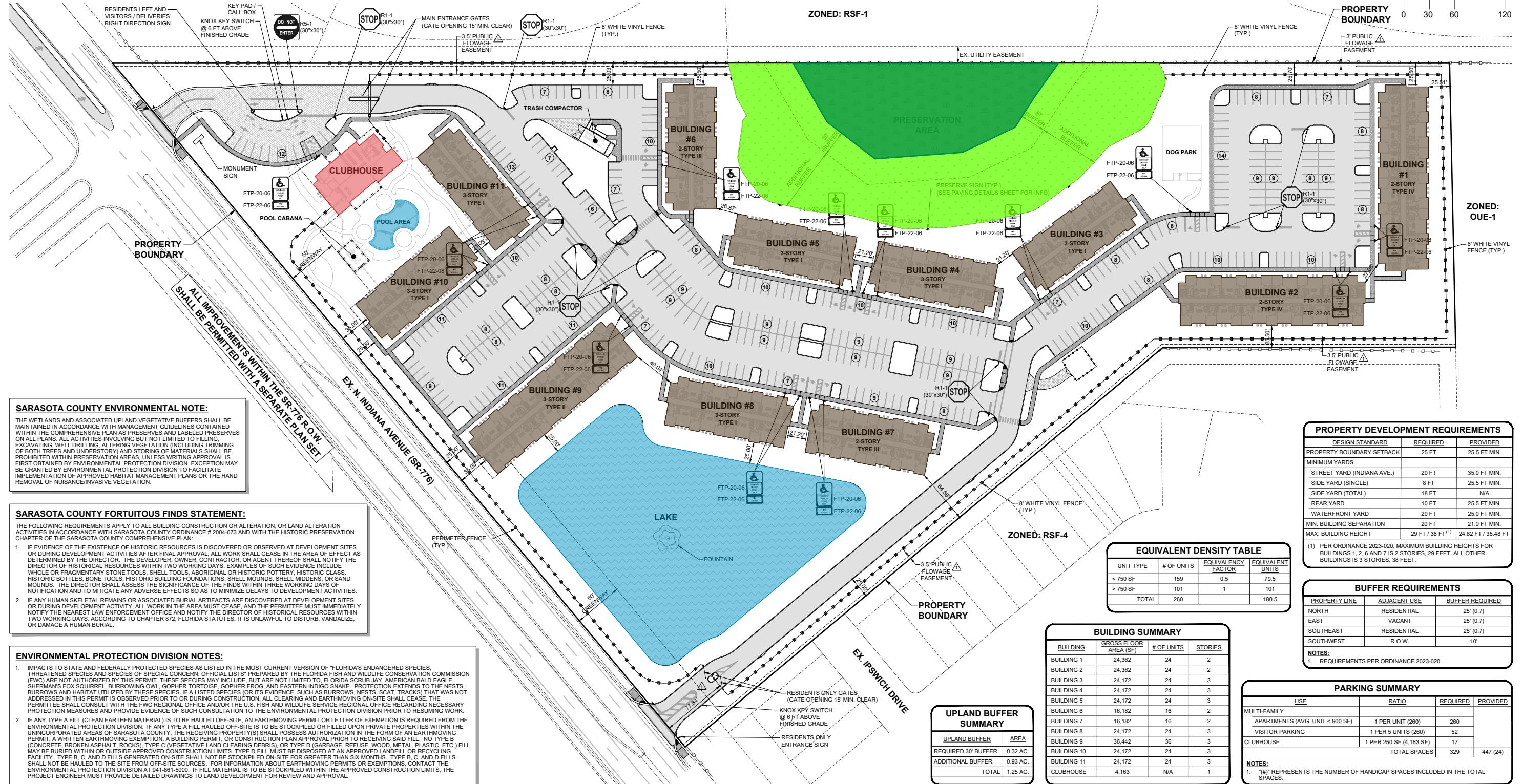
Site Plan

LEGEND

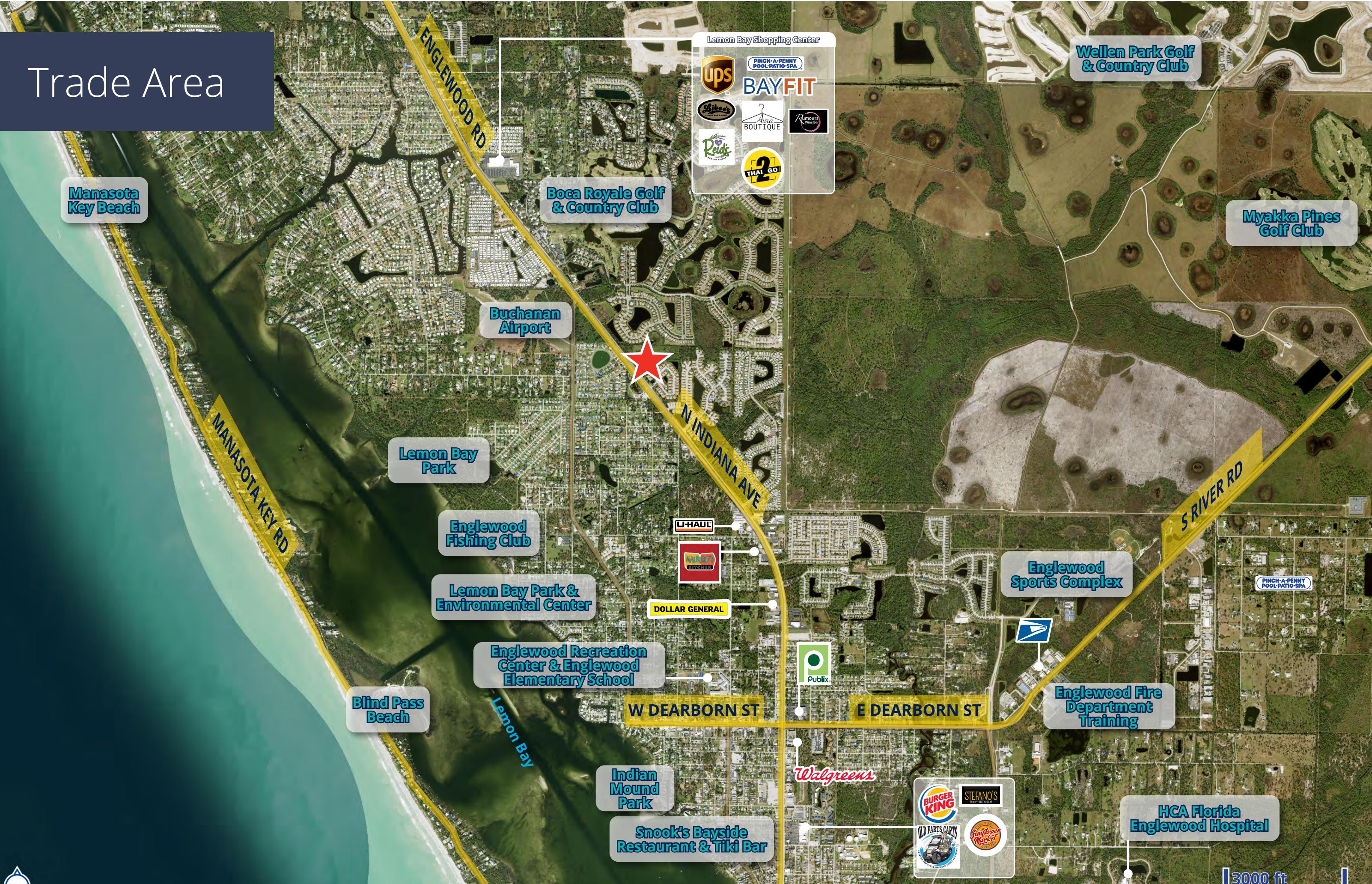
PRESERVATION AREA (EX. WETLAND)	CONCRETE PAVEMENT
PRESERVATION AREA (UPLAND BUFFER)	PAVER BRICK
LAKE	CONCRETE SIDEWALK
ASPHALT PAVEMENT	PARKING COUNT
(#)	PROPOSED LIGHT POLES

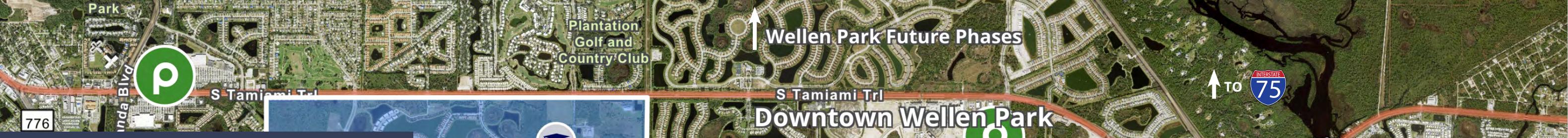
CHARACTER AND INTENDED USE STATEMENT:

THIS PROJECT IS PROPOSED AS A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.



Trade Area





Residential Growth

- ★ Subject Property
- 2 Gateway Square - Trident Dev - 90 MF Units
- 3 200 Artist - Entitled for 421 Units
- 4 Boca Royale East - Neal Communities - 825 Homes
- 5 Beach Walk - Pulte/Divosta - 1200+ SF Homes
- 6 Palmera Future Phase - Mattamy Homes
- 7 Winchester Ranch - 4K+ Acres Slated for Future Development
- 8 Esplanade - Taylor Morrison - 877 SF Homes
- 9 Buchanan Airport
- 10 Wellen Park Village H - Mattamy - Early Permitting Stages
- 11 Wellen Park Village L - Mattamy - Early Permitting Stages
- 12 Future Sarasota County High School
- 13 Sarasota National Golf Club Community - WCI
- 14 Taylor Ranch Elementary School
- 15 Myakka Pines Golf Club
- New Road Extensions

