



Colliers

N INDIANA AVE

1,575'

1,050'

16.7±
Acres

For sale

\$9,999,999
PURCHASE PRICE



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

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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

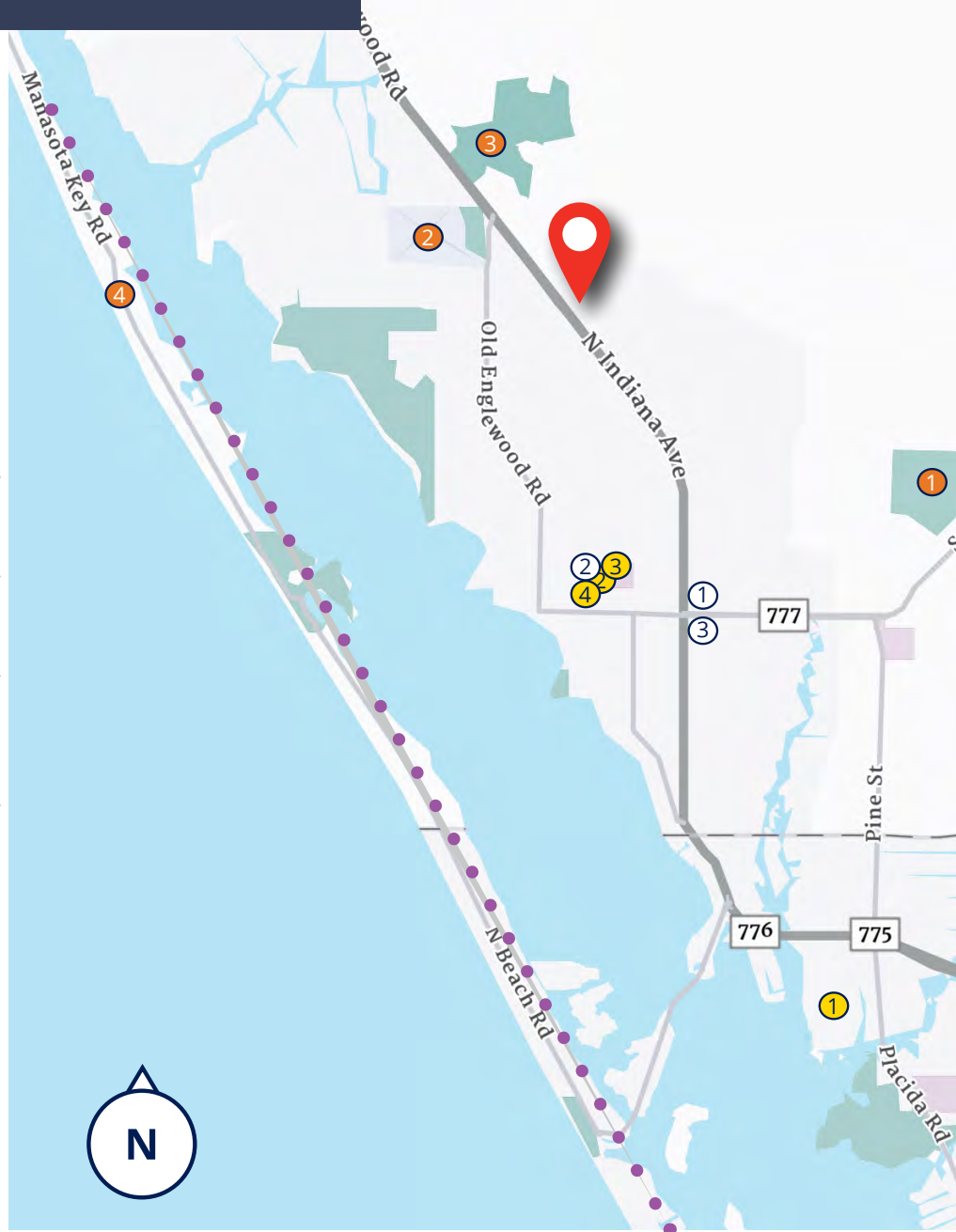
Within a 2-mile radius, residents enjoy convenient access to major retailers like Publix, Walgreens, Walmart Supercenter, The Home Depot, and a variety of national restaurants and local establishments.

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

① Englewood Sports Complex

② Buchan Airport park

③ Boca Royale Golf & Country Club

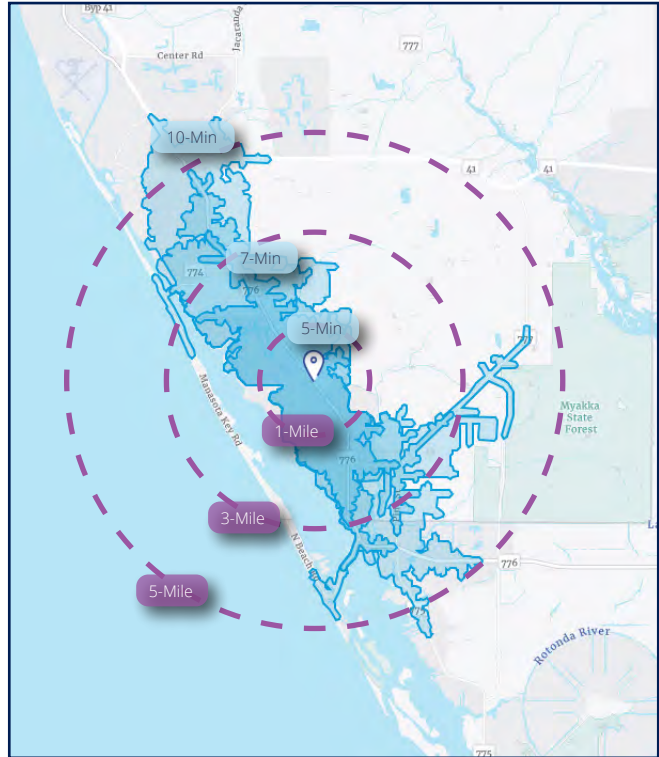
④ Manasota Key Beach

• • • Gulf Coast Beaches

Legend and Amenities

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

PRESERVATION AREA (EX. WETLAND)

PRESERVATION AREA (UPLAND BUFFER)

LAKE

ASPHALT PAVEMENT

CONCRETE PAVEMENT

PAVER BRICK

CONCRETE SIDEWALK

PARKING COUNT

PROPOSED LIGHT POLES

CHARACTER AND INTENDED USE STATEMENT:

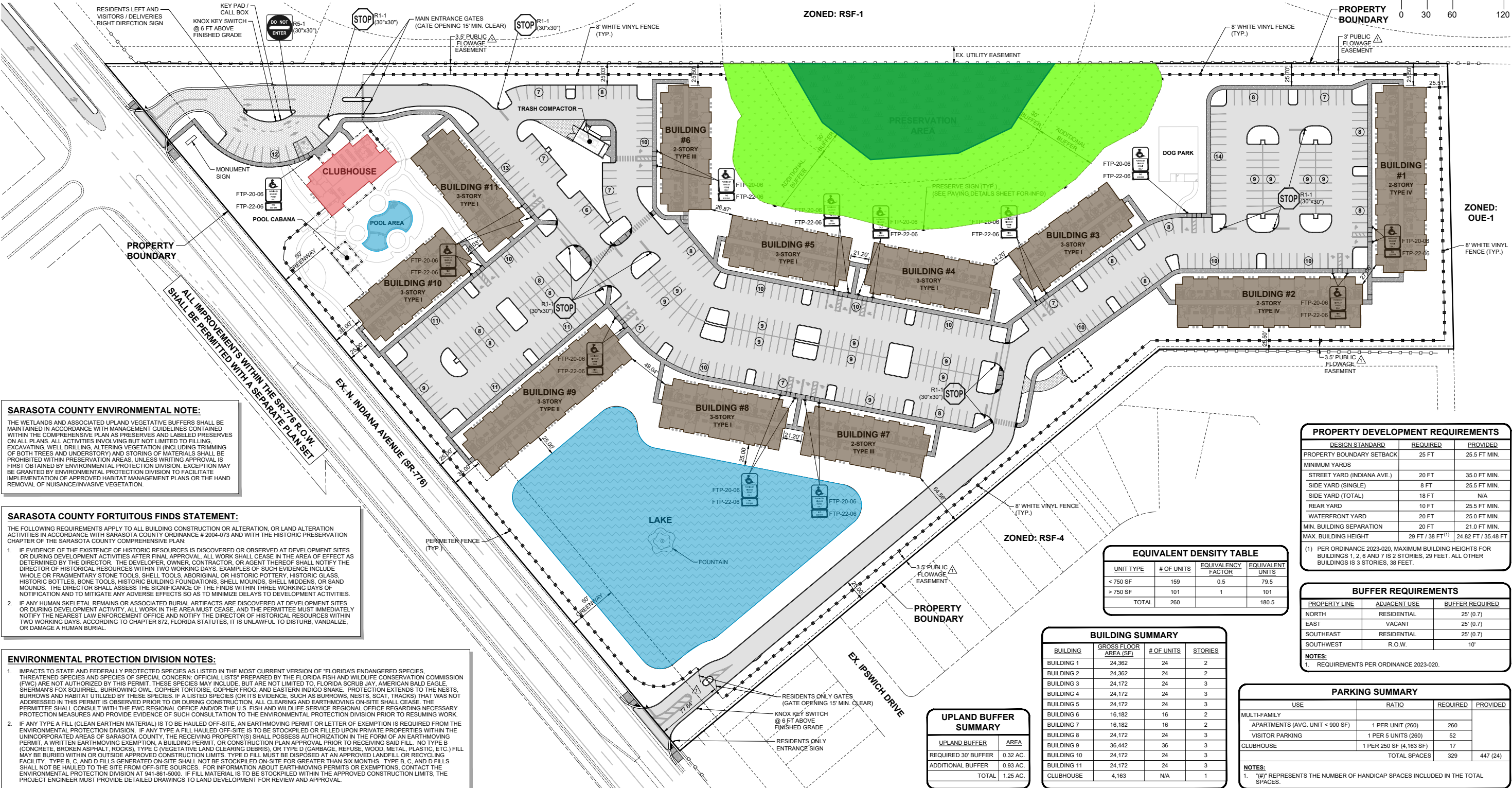
THIS PROJECT IS PROPOSED AS A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

0

30

60

120



SARASOTA COUNTY ENVIRONMENTAL NOTE:

THE WETLANDS AND ASSOCIATED UPLAND VEGETATIVE BUFFERS SHALL BE MAINTAINED IN ACCORDANCE WITH MANAGEMENT GUIDELINES CONTAINED WITHIN THE COMPREHENSIVE PLAN AS PRESERVES AND LABELED PRESERVES ON ALL PLANS. ALL ACTIVITIES INVOLVING BUT NOT LIMITED TO FILLING, EXCAVATING, WELL DRILLING, ALTERING VEGETATION (INCLUDING TRIMMING OF BOTH TREES AND UNDERSTORY AND STORING OF MATERIALS) SHALL BE PROHIBITED WITHIN PRESERVATION AREAS, UNLESS WRITING APPROVAL IS FIRST OBTAINED BY ENVIRONMENTAL PROTECTION DIVISION. EXCEPTION MAY BE GRANTED BY ENVIRONMENTAL PROTECTION DIVISION TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE HAND REMOVAL OF NUISANCE/INVASIVE VEGETATION.

SARASOTA COUNTY FORTUITOUS FINDS STATEMENT:

THE FOLLOWING REQUIREMENTS APPLY TO ALL BUILDING CONSTRUCTION OR ALTERATION, OR LAND ALTERATION ACTIVITIES IN ACCORDANCE WITH SARASOTA COUNTY ORDINANCE # 2004-073 AND WITH THE HISTORIC PRESERVATION CHAPTER OF THE SARASOTA COUNTY COMPREHENSIVE PLAN:

- IF EVIDENCE OF THE EXISTENCE OF HISTORIC RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AREA OF EFFECT AS DETERMINED BY THE DIRECTOR. THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF SHALL NOTIFY THE DIRECTOR OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. EXAMPLES OF SUCH EVIDENCE INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, STONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS, OR SAND MOUNDS. THE DIRECTOR SHALL ASSESS THE SIGNIFICANCE OF THE FINDS WITHIN THREE WORKING DAYS OF NOTIFICATION AND TO MITIGATE ANY ADVERSE EFFECTS SO AS TO MINIMIZE DELAYS TO DEVELOPMENT ACTIVITIES.
- IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK IN THE AREA MUST CEASE, AND THE PERMITTEE MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE AND NOTIFY THE DIRECTOR OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. ACCORDING TO CHAPTER 872, FLORIDA STATUTES, IT IS UNLAWFUL TO DISTURB, VANDALIZE, OR DAMAGE A HUMAN BURIAL.

ENVIRONMENTAL PROTECTION DIVISION NOTES:

- IMPACTS TO STATE AND FEDERALLY PROTECTED SPECIES AS LISTED IN THE MOST CURRENT VERSION OF "FLORIDA'S ENDANGERED SPECIES, THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN: OFFICIAL LISTS" PREPARED BY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) ARE NOT AUTHORIZED BY THIS PERMIT. THESE SPECIES MAY INCLUDE, BUT ARE NOT LIMITED TO, FLORIDA SCRUB JAY, AMERICAN BALD EAGLE, SHERMAN'S FOX SQUIRREL, BURROWING OWL, GOPHER TORTOISE, GOPHER FROG, AND EASTERN INDIAN SNAKE. PROTECTION EXTENDS TO THE NESTS, BURROWS AND HABITAT UTILIZED BY THESE SPECIES. IF A LISTED SPECIES (OR ITS EVIDENCE, SUCH AS BURROWS, NESTS, SCAT, TRACKS) THAT WAS NOT ADDRESSED IN THIS PERMIT IS OBSERVED PRIOR TO OR DURING CONSTRUCTION, ALL CLEARING AND EARTHMOVING ON-SITE SHALL CEASE. THE PERMITTEE SHALL CONSULT WITH THE FWC REGIONAL OFFICE AND/OR THE U.S. FISH AND WILDLIFE SERVICE REGIONAL OFFICE REGARDING NECESSARY PROTECTION MEASURES AND PROVIDE EVIDENCE OF SUCH CONSULTATION TO THE ENVIRONMENTAL PROTECTION DIVISION PRIOR TO RESUMING WORK.
- IF ANY TYPE A FILL (CLEAN EARTHEN MATERIAL) IS TO BE HAULED OFF-SITE, AN EARTHMOVING PERMIT OR LETTER OF EXEMPTION IS REQUIRED FROM THE ENVIRONMENTAL PROTECTION DIVISION. IF ANY TYPE A FILL HAULED OFF-SITE IS TO BE STOCKPILED OR FILLED UPON PRIVATE PROPERTIES WITHIN THE UNINCORPORATED AREAS OF SARASOTA COUNTY, THE RECEIVING PROPERTY(S) SHALL POSSESS AUTHORIZATION IN THE FORM OF AN EARTHMOVING PERMIT, A WRITTEN EARTHMOVING EXEMPTION, A BUILDING PERMIT, OR CONSTRUCTION PLAN APPROVAL PRIOR TO RECEIVING SAID FILL. NO TYPE B (CONCRETE, BROKEN ASPHALT, ROCKS), TYPE C (VEGETATIVE LAND CLEARING DEBRIS), OR TYPE D (GARBAGE, REFUSE, WOOD, METAL, PLASTIC, ETC.) FILL MAY BE BURIED WITHIN OR OUTSIDE APPROVED CONSTRUCTION LIMITS. TYPE D FILL MUST BE DISPOSED AT AN APPROVED LANDFILL OR RECYCLING FACILITY. TYPE B, C, AND D FILLS GENERATED ON-SITE SHALL NOT BE STOCKPILED ON-SITE FOR GREATER THAN SIX MONTHS. TYPE B, C, AND D FILLS SHALL NOT BE HAULED TO THE SITE FROM OFF-SITE SOURCES. FOR INFORMATION ABOUT EARTHMOVING PERMITS OR EXEMPTIONS, CONTACT THE ENVIRONMENTAL PROTECTION DIVISION AT 941-861-5000. IF FILL MATERIAL IS TO BE STOCKPILED WITHIN THE APPROVED CONSTRUCTION LIMITS, THE PROJECT ENGINEER MUST PROVIDE DETAILED DRAWINGS TO LAND DEVELOPMENT FOR REVIEW AND APPROVAL.

PROPERTY DEVELOPMENT REQUIREMENTS

DESIGN STANDARD	REQUIRED	PROVIDED
PROPERTY BOUNDARY SETBACK	25 FT	25.5 FT MIN.
MINIMUM YARDS		
STREET YARD (INDIANA AVE.)	20 FT	35.0 FT MIN.
SIDE YARD (SINGLE)	8 FT	25.5 FT MIN.
SIDE YARD (TOTAL)	18 FT	N/A
REAR YARD	10 FT	25.5 FT MIN.
WATERFRONT YARD	20 FT	25.0 FT MIN.
MIN. BUILDING SEPARATION	20 FT	21.0 FT MIN.
MAX. BUILDING HEIGHT	29 FT / 38 FT ⁽¹⁾	24.82 FT / 35.48 FT

(1) PER ORDINANCE 2023-020, MAXIMUM BUILDING HEIGHTS FOR BUILDINGS 1, 2, 6 AND 7 IS 2 STORIES, 29 FEET. ALL OTHER BUILDINGS IS 3 STORIES, 38 FEET.

BUFFER REQUIREMENTS

PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED
NORTH	RESIDENTIAL	25' (0.7)
EAST	VACANT	25' (0.7)
SOUTHEAST	RESIDENTIAL	25' (0.7)
SOUTHWEST	R.O.W.	10'

NOTES:
1. REQUIREMENTS PER ORDINANCE 2023-020.

EQUIVALENT DENSITY TABLE

UNIT TYPE	# OF UNITS	EQUIVALENCY FACTOR	EQUIVALENT UNITS
< 750 SF	159	0.5	79.5
> 750 SF	101	1	101
TOTAL	260		180.5

BUILDING SUMMARY

BUILDING	GROSS FLOOR AREA (SF)	# OF UNITS	STORIES
BUILDING 1	24,362	24	2
BUILDING 2	24,362	24	2
BUILDING 3	24,172	24	3
BUILDING 4	24,172	24	3
BUILDING 5	24,172	24	3
BUILDING 6	16,182	16	2
BUILDING 7	16,182	16	2
BUILDING 8	24,172	24	3
BUILDING 9	36,442	36	3
BUILDING 10	24,172	24	3
BUILDING 11	24,172	24	3
CLUBHOUSE	4,163	N/A	1

UPLAND BUFFER SUMMARY

UPLAND BUFFER	AREA
REQUIRED 30' BUFFER	0.32 AC.
ADDITIONAL BUFFER	0.93 AC.
TOTAL	1.25 AC.

PARKING SUMMARY

USE	RATIO	REQUIRED	PROVIDED
MULTI-FAMILY			
APARTMENTS (AVG. UNIT < 900 SF)	1 PER UNIT (260)	260	
VISITOR PARKING	1 PER 5 UNITS (260)	52	
CLUBHOUSE	1 PER 250 SF (4,163 SF)	17	
TOTAL SPACES		329	447 (24)

NOTES:
1. "(#)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.

Trade Area

Manasota Key Beach

MANASOTA KEY RD

ENGLEWOOD RD

Boca Royale Golf & Country Club

Buchanan Airport

Lemon Bay Park

Englewood Fishing Club

Lemon Bay Park & Environmental Center

Blind Pass Beach

Englewood Recreation Center & Englewood Elementary School

Indian Mound Park

Snook's Bayside Restaurant & Tiki Bar

Lemon Bay Shopping Center



PINCH-A-PENNY POOL-PATIO-SPA

BAYFIT



BOUQUETTE



Wellen Park Golf & Country Club

Myakka Pines Golf Club

N INDIANA AVE

W DEARBORN ST

E DEARBORN ST

S RIVER RD



DOLLAR GENERAL



Englewood Sports Complex



Englewood Fire Department Training

PINCH-A-PENNY POOL-PATIO-SPA

Walgreens



STEFANO'S



HCA Florida Englewood Hospital

3000 ft

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
- ✈ Buchanan Airport
- 10 Wellen Park Village H - Mattamy - Early Permitting Stages
- 11 Wellen Park Vilage L - Mattamy - Early Permitting Stages
- 🎓 Future Sarasota County High School
- 13 Sarasota National Golf Club Community - WCI
- 🎓 Taylor Ranch Elementary School
- 🏌 Myakka Pines Golf Club
- New Road Extensions

