

PRIME 13± ACRE DEVELOPMENT OPPORTUNITY | ENGLEWOOD / PLACIDA, FL 12575-12591 Placida Rd, Placida, FL 33946



PROPERTY OVERVIEW

Positioned along the rapidly growing Placida Road corridor, this 13± acre site offers exceptional development potential in one of Southwest Florida's most in-demand coastal markets. The property features outstanding road frontage, strong visibility, and convenient access to top regional amenities, making it ideal for residential, mixed-use, or commercial development.

PROPERTY SUMMARY

Sale Price: \$10,600,000

Lot Size: 13 +/- Acres

Zoning: Mixed Use



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Property Name	Prime 13± Acre Development Opportunity Englewood / Placida, FL
Property Type	Land
Property Subtype	Residential
APN	422012302002 & 422012376002

With continued expansion throughout Englewood, Placida, and Boca Grande, the area is experiencing elevated demand for attainable and workforce housing, presenting a compelling opportunity for a mixed-income or affordable housing community aligned with local needs and county growth initiatives.

Located just minutes from Boca Grande, Gasparilla Marina, and the Intracoastal Waterway, the site offers an unbeatable combination of lifestyle appeal, strategic positioning, and long-term value fundamentals in a supply-constrained, coastal submarket.



- 13± acre development site on Placida Road
- Strong visibility & high-traffic frontage
- Flexible zoning options for residential, commercial, or mixed-use
- Ideal location for attainable/workforce housing initiatives
- Minutes to Boca Grande, beaches, marinas & Intracoastal Waterway
- Pro-growth market with sustained population & employment increases
- Surrounded by new residential & commercial development activity



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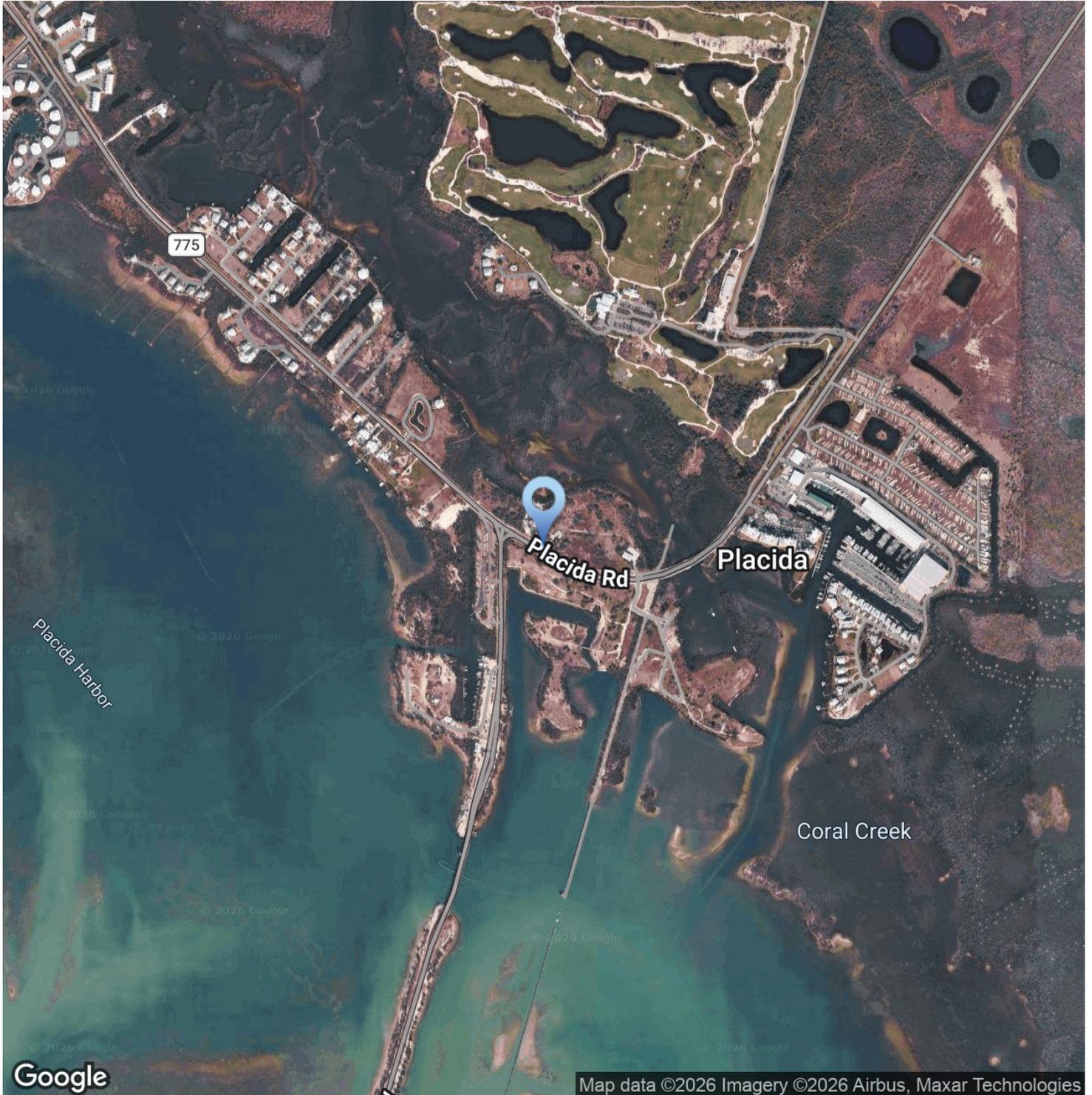
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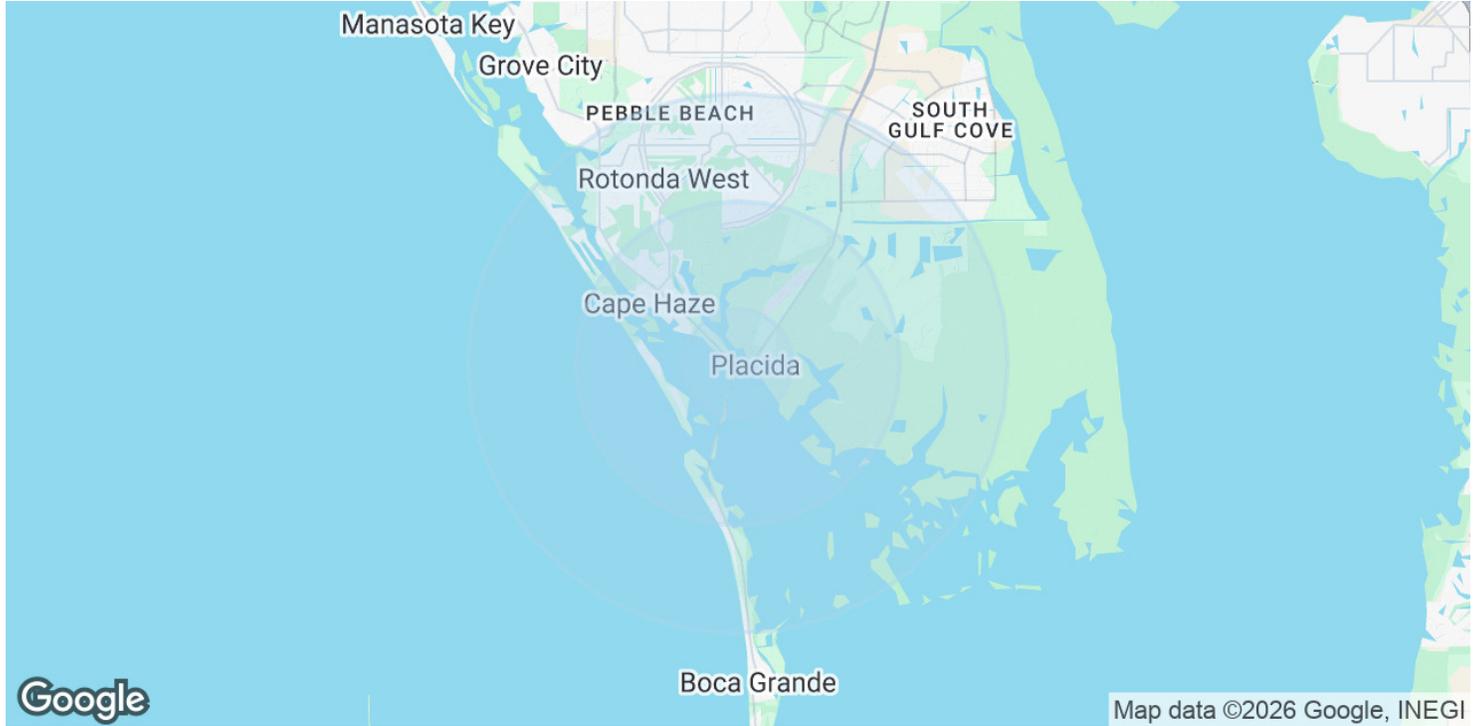
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	424	3,101	17,399
Average Age	61	64	62
Average Age (Male)	61	64	62
Average Age (Female)	61	64	62

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	208	1,566	8,656
# of Persons per HH	2	2	2
Average HH Income	\$103,678	\$108,019	\$90,960
Average House Value	\$599,238	\$584,509	\$453,576

Demographics data derived from AlphaMap



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