

ENGLEWOOD, FLORIDA

±0.53-Acre Commercial Corner Site



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



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Property Overview

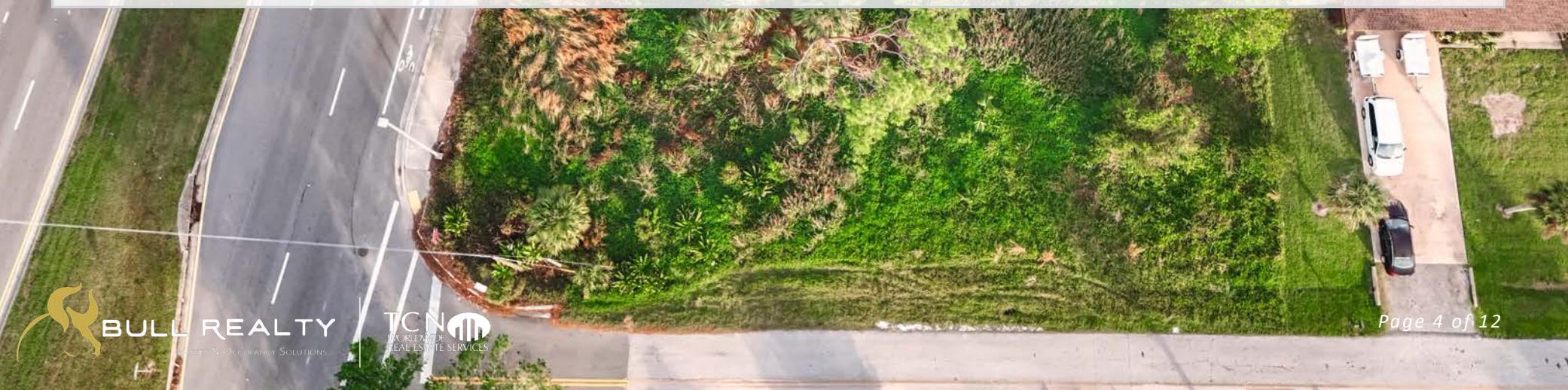
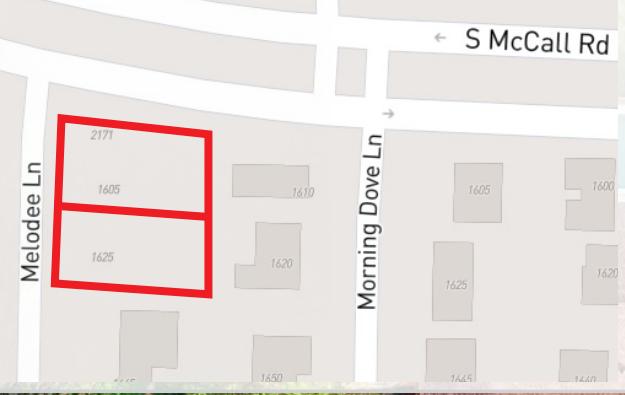
Bull Realty is pleased to present the opportunity to acquire a half-acre commercial development site along one of the busiest thoroughfares in Englewood, Florida. The property is ideally positioned on S McCall Road, Englewood's primary commercial corridor, offering excellent visibility and accessibility for businesses seeking a high-traffic location with over 29,000 vehicles per day.

Zoned OMI (Office, Medical, Institutional), the site allows for a variety of uses including professional and medical offices, doctor clinics, daycares, and duplex or triplex residential development. The flexible zoning and strong traffic exposure make this property an attractive option for developers, investors, or owner-users looking to establish a prominent presence in a growing coastal market.

This location provides convenient access to Englewood's major retail and service destinations, including the S McCall Road and Placida Road corridor less than one mile away, enhancing the property's commercial viability and long-term value potential.

HIGHLIGHTS

- ±0.53-Acre development site
- OMI zoning allows for professional offices, medical/doctor clinics, daycares, and duplex/triplex development, etc.
- 29,000+ vehicles per day on S McCall Road
- All utilities on site
- Level topography
- Available for \$195,000



Property Information

ADDRESS:

1605 Mel-O-De Lane
Englewood, Florida 34224

COUNTY:

Charlotte

SITE SIZE:

±0.53 Acres

NUMBER OF PARCELS:

2

ZONING:

OMI

PARCEL ID:

412005459002

TRAFFIC COUNTS:

±29,000 VPD on S McCall Rd

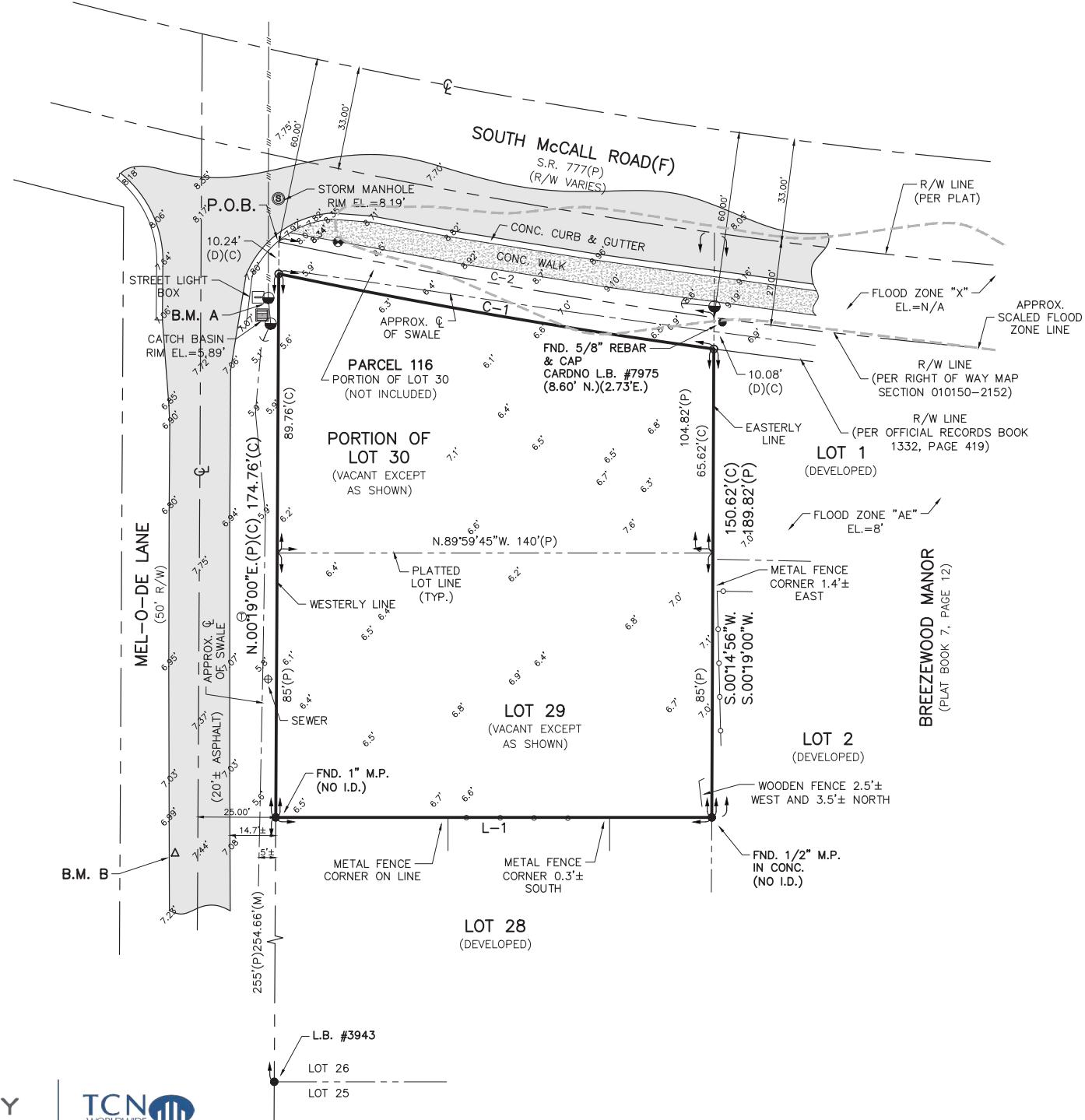
PERMITTED USES:

Medical, Daycare, Assisted Living,
Multifamily, Duplexes, Triplexes



SALE PRICE
\$195,000

Survey



Aerials



Aerial Retail Map



Demographics

Englewood, Florida



POPULATION

15 MIN	30 MIN	45 MIN
61,526	289,177	507,935



HOUSEHOLDS

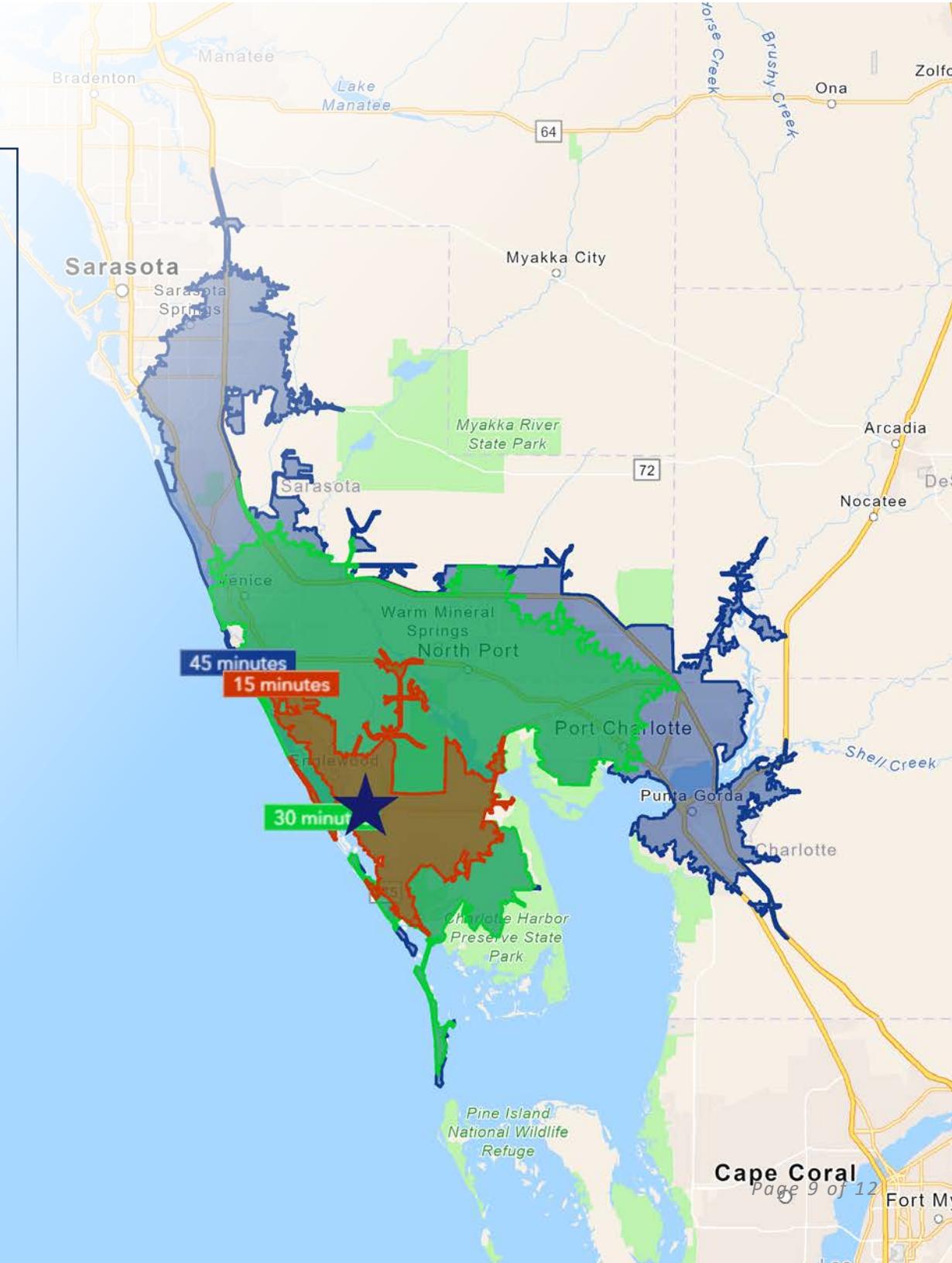
15 MIN	30 MIN	45 MIN
31,353	136,681	238,005



AVERAGE HOUSEHOLD INCOME

15 MIN	30 MIN	45 MIN
\$96,312	\$103,999	\$111,438

ESRI 2025



Englewood, FLORIDA



Englewood, Florida is a charming Gulf-coast community straddling Sarasota and Charlotte counties, with roots dating back to the late 19th century. The first known settlers, William and Mary Goff, arrived in 1878 and purchased land near Lemon Bay. In 1896, three Nichols brothers from Englewood, Illinois platted the town and gave it the name Englewood, envisioning a “grove town” built on citrus agriculture. However, repeated freezes in the mid-1890s devastated the lemon groves, leading the local economy to shift toward fishing, logging, and other coastal livelihoods.

Historically, Englewood grew slowly, initially dependent on waterborne supply routes as early roads were limited and goods often arrived by schooner. The community eventually coalesced around Dearborn Street in what is now known as Olde Englewood Village, where a modest dock and general store became the nucleus for local commerce. Today, the Englewood Museum, housed in the historic Lampp House, preserves artifacts and stories from the past century of growth in the region.

In modern times, Englewood is divided into several distinct neighborhoods and areas, both coastal and inland. Key areas include Olde Englewood Village, the walkable downtown along Dearborn Street with shops and local events; Manasota Key, the barrier island with popular beaches like Englewood Beach and Stump Pass Beach State Park; and inland sections such as East, Central, and South Englewood. Nature preserves, like the Manasota Scrub Preserve, protect local scrubland and wildlife. Overall, Englewood retains a laid-back, “Old Florida” vibe while integrating new development, serving as a quieter alternative to neighboring coastal cities.

ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 27 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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https://www.bullrealty.com/



28

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



Broker Profiles



MICHAEL BULL, CCIM

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Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provides acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

If you get a chance, see Michael speak at commercial real estate events in Atlanta or around the country. He speaks at national and state level events on topics related to commercial real estate.

Michael is also the creator of Commercial Agent Success Strategies. An online cloud accessible video training series for commercial brokers. Experienced brokers rave about the quality of these 21 videos, forms, activities calculator, and slide deck action notes. Learn more at www.CommercialAgentSuccess.com.

Michael's involvement with professional organizations includes CCIM Institute, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the Georgia Bankers Association.

Michael lives in Atlanta and has a home on Lake Lanier. He enjoys music, stand-up comedy, motorcycles, and high-performance boating.



AUSTIN BULL

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Austin Bull specializes in the acquisition and disposition of office properties in the Southeast U.S. He helps clients maximize value through strategic sales and targeted marketing, leveraging a deep understanding of market trends and buyer behavior. Austin utilizes Bull Realty's cutting-edge marketing platforms, extensive national buyer databases, and research-driven strategies to deliver exceptional results.

He works alongside Michael Bull, CCIM—an industry veteran with over \$8 billion in transactions and 35 years of experience—providing clients with unmatched insight, execution, and offering credibility.

Austin holds a degree in Business Administration from the University of North Georgia. Outside of work, he enjoys motorcycles and road course racing.