



OFFERING MEMORANDUM

# For Sale - Waterfront Residential Site

I Rasche Road, Englewood, FL 34224

**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

## I RASCHE ROAD, ENGLEWOOD, FL



### PROPERTY DESCRIPTION

Now offered for sale, this  $\pm 2.3$ -Acre waterfront site presents a rare opportunity for owner/operators, developers, and investors seeking to capitalize on the continued growth of Florida's Gulf Coast. Zoned MHC (Manufactured Home Conventional), the property permits up to 11 units of single-family or manufactured housing, and also allows for bed & breakfast establishments or assisted living facility uses.

Positioned just one nautical mile from the Gulf of Mexico (GOA), the site offers approximately 330 feet of waterfrontage on Lemon Bay, with potential for dock installation. It also benefits from dual road frontage on Waterside Drive and Maryland Avenue, and is already equipped with water meters & hookups, as well as electric service stubbed to the site—an infrastructure advantage that may help reduce development lead time and cost.

With its zoning, existing utility infrastructure, and premier waterfront location, this site offers a compelling investment opportunity in one of Southwest Florida's sought-after residential growth corridors.

### VIDEO

### OFFERING SUMMARY

Sale Price:	\$3,450,000
Lot Size:	2.35 Acres
Waterfrontage:	330 Feet
Zoning:	MHC (Manufactured Home Conventional)
Residential Density:	5 Dwelling Units/Acre
Market:	Southwest Florida
Submarket:	Grove City

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

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](mailto:RiverWest@MSCCommercial.com)

# LOCATION DESCRIPTION

## I RASCHE ROAD, ENGLEWOOD, FL



### THE ENGLEWOOD MARKET

Located along the scenic Lemon Bay, this property offers an exceptional position within the steadily growing Englewood and Grove City communities. Situated between Sarasota and Charlotte County, the area is recognized for its coastal charm, strong year-round population, and increasing demand for residential development.

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 Island Lakes at Coco Bay, BeachWalk, and Boca Royale, reflects the region's expanding housing market and long-term residential demand.

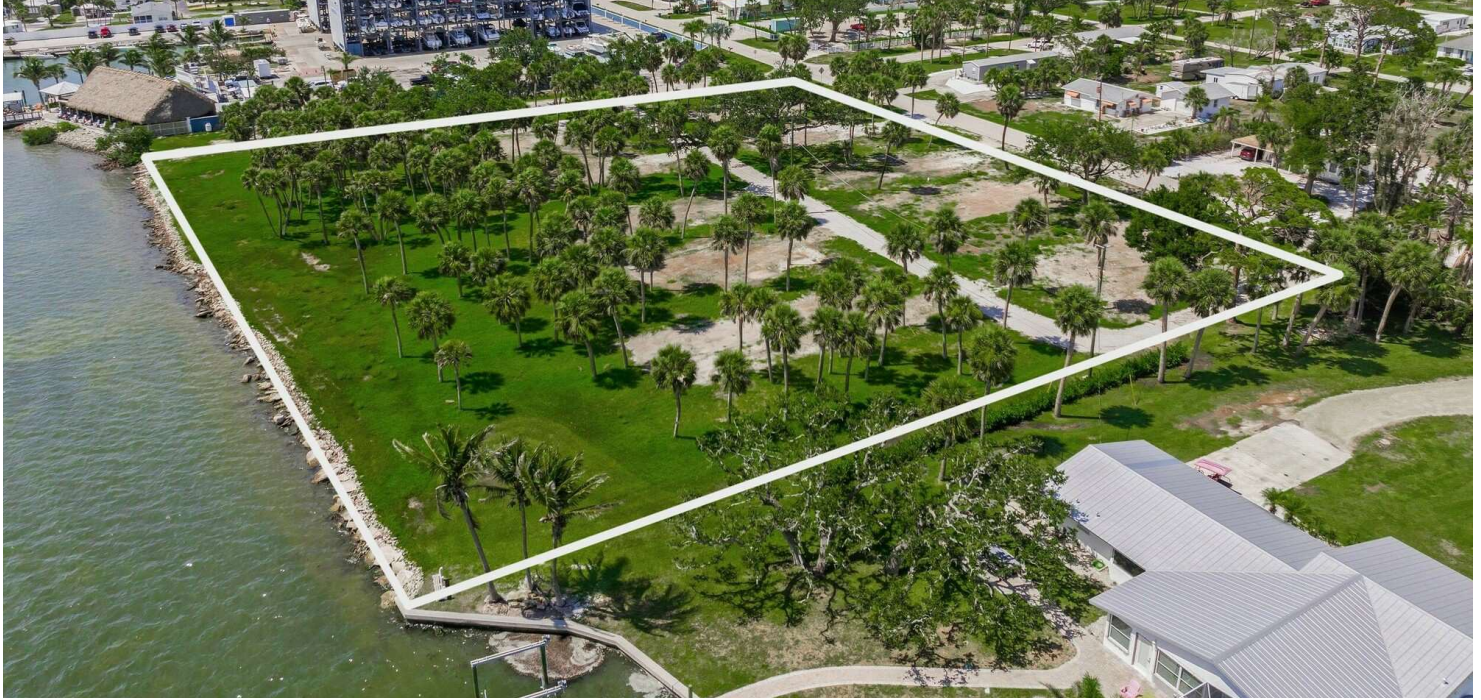
Englewood's commercial landscape continues to evolve with a mix of established national names, along with popular regional tenants that reflect the area's blend of coastal lifestyle and everyday convenience. The steady presence of these brands underscores the viability of the Englewood market and its capacity to support further development.

With a supportive business climate, ongoing development, and a highly desirable waterfront setting, this property presents a compelling opportunity for investors and builders seeking to capitalize on the next phase of Gulf Coast growth.



# THE SITE

## I RASCHE ROAD, ENGLEWOOD, FL



**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

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](mailto:RiverWest@MSCCommercial.com)



# SITE AERIAL

I RASCHE ROAD, ENGLEWOOD, FL



**Michael Saunders & Company.**  
LICENSED REAL ESTATE BROKER

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

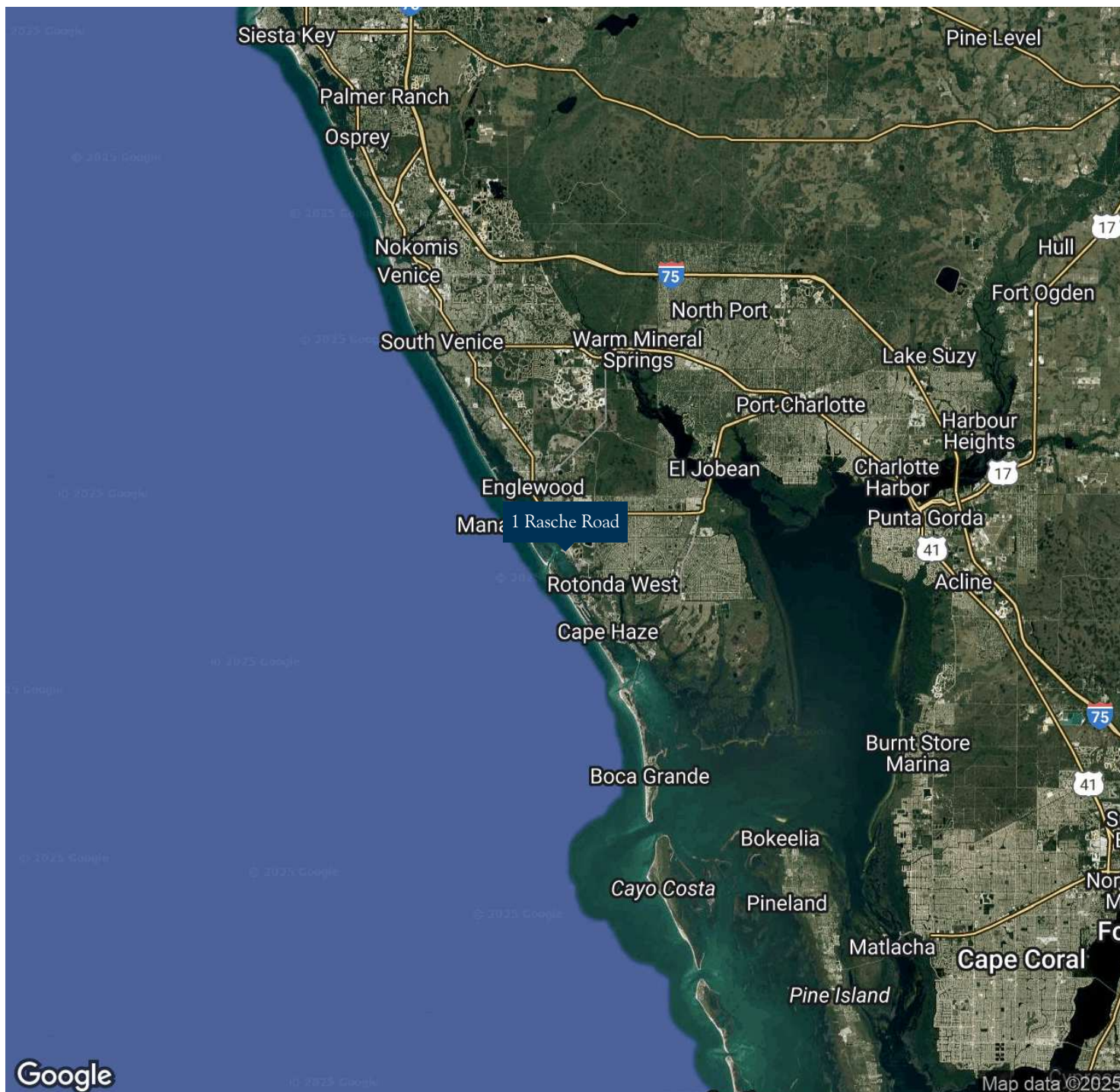
PRESENTED BY:

**G. River West**  
Senior Commercial Advisor  
863.202.0439  
[RiverWest@MSCCommercial.com](mailto:RiverWest@MSCCommercial.com)



# REGIONAL MAP

## I RASCHE ROAD, ENGLEWOOD, FL



**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

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

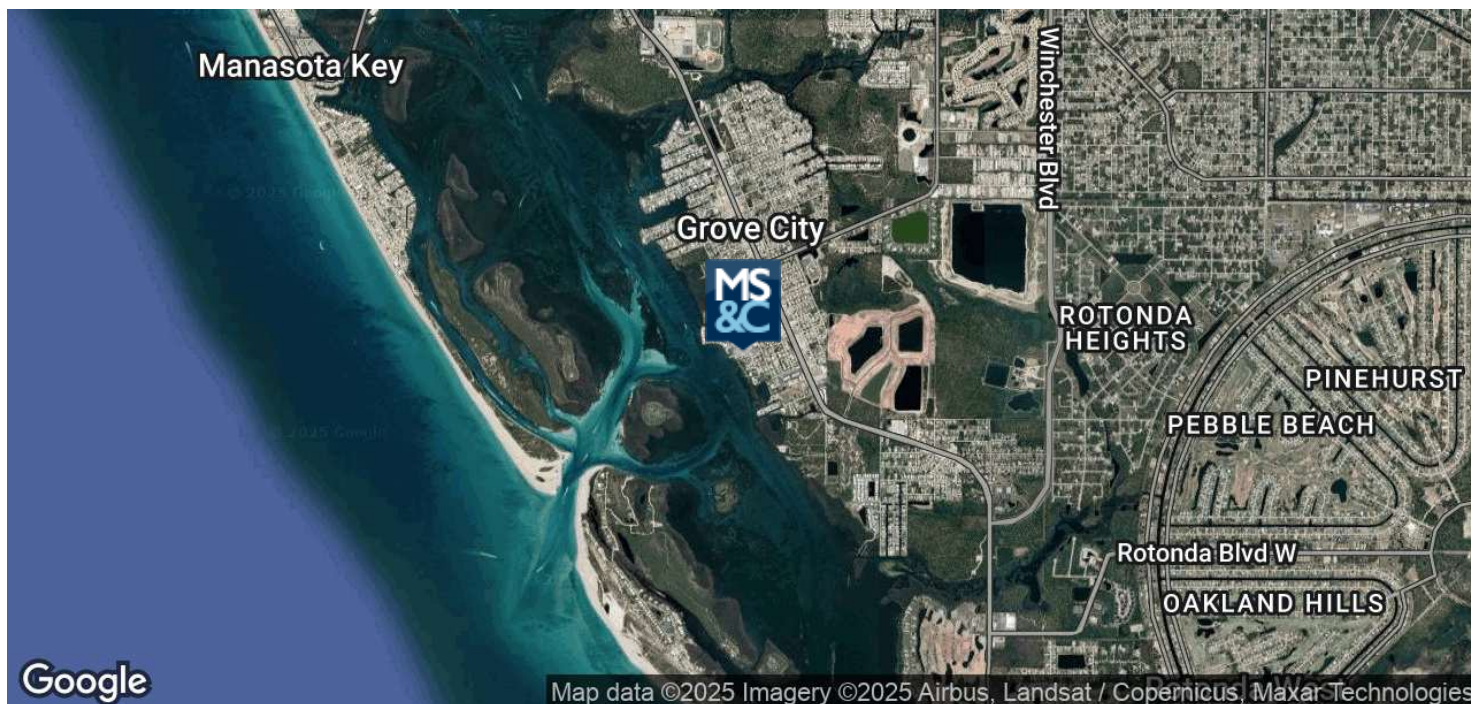
PRESENTED BY:

**G. River West**  
Senior Commercial Advisor  
863.202.0439  
[RiverWest@MSCCommercial.com](mailto:RiverWest@MSCCommercial.com)



# LOCATION MAPS

## I RASCHE ROAD, ENGLEWOOD, FL



**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

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

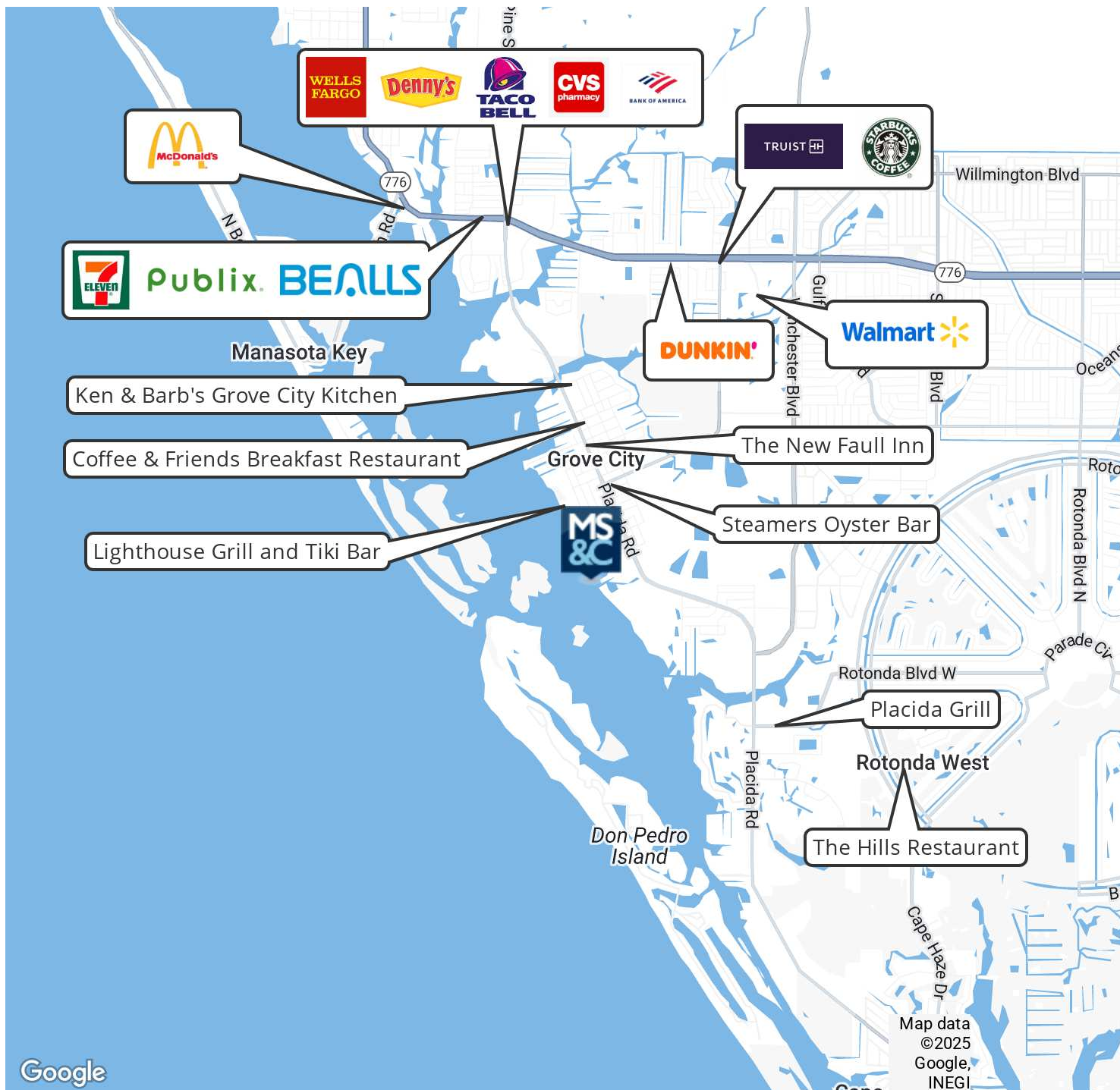
PRESENTED BY:

**G. River West**  
Senior Commercial Advisor  
863.202.0439  
[RiverWest@MSCCommercial.com](mailto:RiverWest@MSCCommercial.com)



# RETAILER MAP

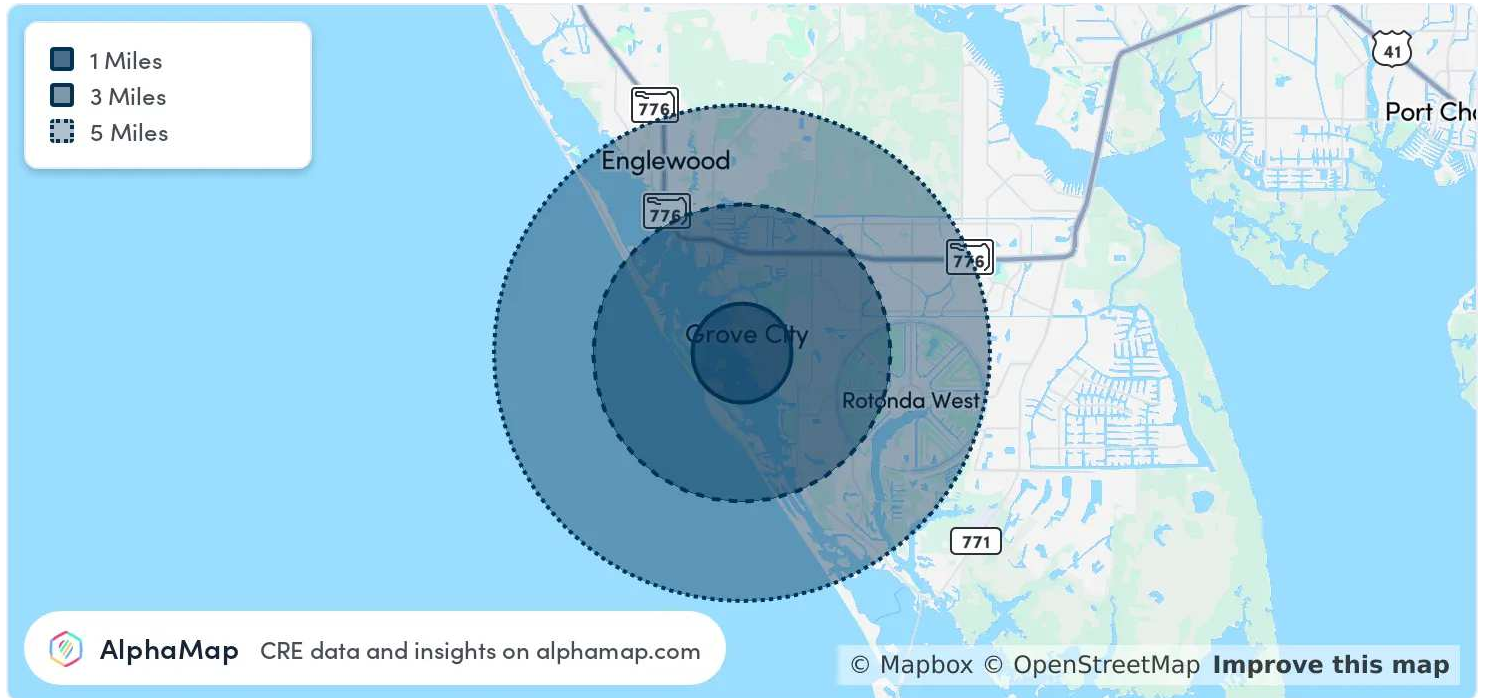
## I RASCHE ROAD, ENGLEWOOD, FL





# DEMOGRAPHIC SUMMARY

## I RASCHE ROAD, ENGLEWOOD, FL



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,976	19,150	38,811
Average Age	63	62	60
Average Age (Male)	62	62	60
Average Age (Female)	64	63	60

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,037	9,952	19,558
Persons per HH	1.9	1.9	2
Average HH Income	\$87,633	\$77,300	\$79,367
Average House Value	\$472,309	\$367,223	\$366,453
Per Capita Income	\$46,122	\$40,684	\$39,683

Map and demographics data derived from AlphaMap



## MEET YOUR ADVISOR BIOGRAPHY



### G. RIVER WEST

Senior Commercial Advisor

[RiverWest@MSCCommercial.com](mailto:RiverWest@MSCCommercial.com)

Direct: 863.202.0439 | Cell: 863.202.0439

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 (ICSC), Member
- University of Florida Finance Group, Alumni
- University of Florida Real Estate Society, Alumni

MSC Commercial  
1605 Main Street Suite 500  
Sarasota, FL 34236  
941.957.3730

**Michael Saunders & Company.**  
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | [MSCcommercial.com](http://MSCcommercial.com)

PRESENTED BY:

**G. River West**

Senior Commercial Advisor  
863.202.0439

[RiverWest@MSCCommercial.com](mailto:RiverWest@MSCCommercial.com)





## 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. 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 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.