

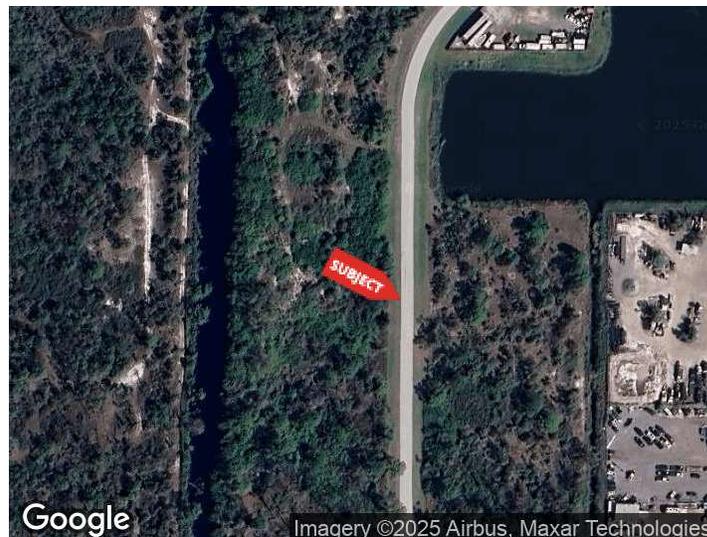


## 2.34 ACRES IN PATH OF EXPLOSIVE WELLEN PARK EXPANSION

0 RUSTY MARSHALL DRIVE  
ENGLEWOOD, FLORIDA 34223

### PROPERTY HIGHLIGHTS

- Two adjacent parcels totaling 2.34 acres (1.17 acres each)
- Industrial zoning (PID) – ideal for light industrial, warehousing, or contractor use
- Less than 1 mile from Winchester Ranch at Wellen Park – future 8,999-home expansion
- Excellent investment opportunity in a high-growth area
- Flexibility for development or owner-user operations
- Easy access to nearby highways and infrastructure
- Surrounded by ongoing residential and commercial development



For More Information

### GEOFFREY PAUL

Commercial Specialist  
941 923 0535  
geoffrey@americanpropertygroup.com

## 2.34 ACRES IN PATH OF EXPLOSIVE WELLEN PARK EXPANSION



### OFFERING SUMMARY

Sale Price:	\$698,000
Lot Size:	2.34 Acres
Price / Acre:	\$298,291
Lot 1 Price:	\$349,000
Lot 1 Size:	1.17 Acres
Lot 2 Price:	\$349,000
Lot 2 Size:	1.17 Acres

### PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 0 Rusty Marshall Dr, Englewood, FL

Property Type: Industrial Land – For Sale

Property Size: Two lots totaling 2.34 Acres (1.17 Acres each)

Opportunity to purchase up to 2.34 acres of industrial-zoned land in the growing Englewood market. Located within a Planned Industrial Development (PID) zoning district, these two adjacent parcels offer flexibility for development and investment. Ideal for light industrial, warehousing, or contractor use.

Property is less than a mile from the Winchester Ranch at Wellen Park southern expansion, which will add another 8,999 new homes to the area. Capitalize on this opportunity before commercial prices skyrocket in the region.

Each 1.17 lot can be purchased separately for \$349,000

Contact Geoffrey Paul at 941-307-0334, or visit us online at [AmericanPropertyGroup.com](http://AmericanPropertyGroup.com) to see all our listings.

### GEOFFREY PAUL

Commercial Specialist  
941.923.0535  
[geoffrey@americanpropertygroup.com](mailto:geoffrey@americanpropertygroup.com)

**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

0 Rusty Marshall Drive

## 2.34 ACRES IN PATH OF EXPLOSIVE WELLEN PARK EXPANSION



### GEOFFREY PAUL

Commercial Specialist  
941.923.0535  
geoffrey@americanpropertygroup.com

**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

0 Rusty Marshall Drive

## 2.34 ACRES IN PATH OF EXPLOSIVE WELLEN PARK EXPANSION

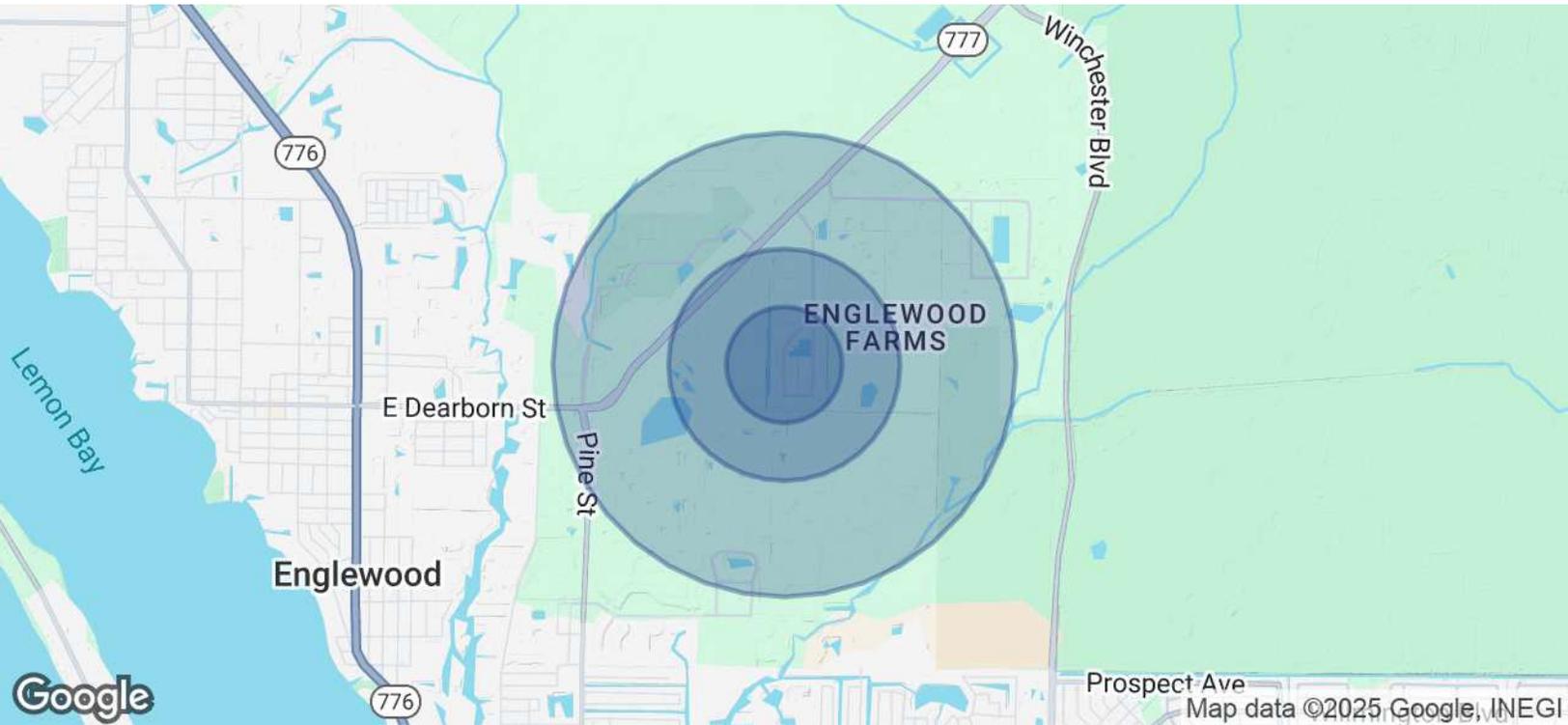


**GEOFFREY PAUL**

Commercial Specialist  
941.923.0535  
geoffrey@americanpropertygroup.com



## 2.34 ACRES IN PATH OF EXPLOSIVE WELLEN PARK EXPANSION



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	8	34	250
Average Age	75.3	70.8	70.9
Average Age (Male)	75.7	71.2	72.0
Average Age (Female)	75.0	70.6	69.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4	19	158
# of Persons per HH	2.0	1.8	1.6
Average HH Income	\$105,539	\$88,875	\$74,691
Average House Value	\$367,237	\$345,635	\$272,441

2020 American Community Survey (ACS)

**GEOFFREY PAUL**

Commercial Specialist  
 941.923.0535  
 geoffrey@americanpropertygroup.com

