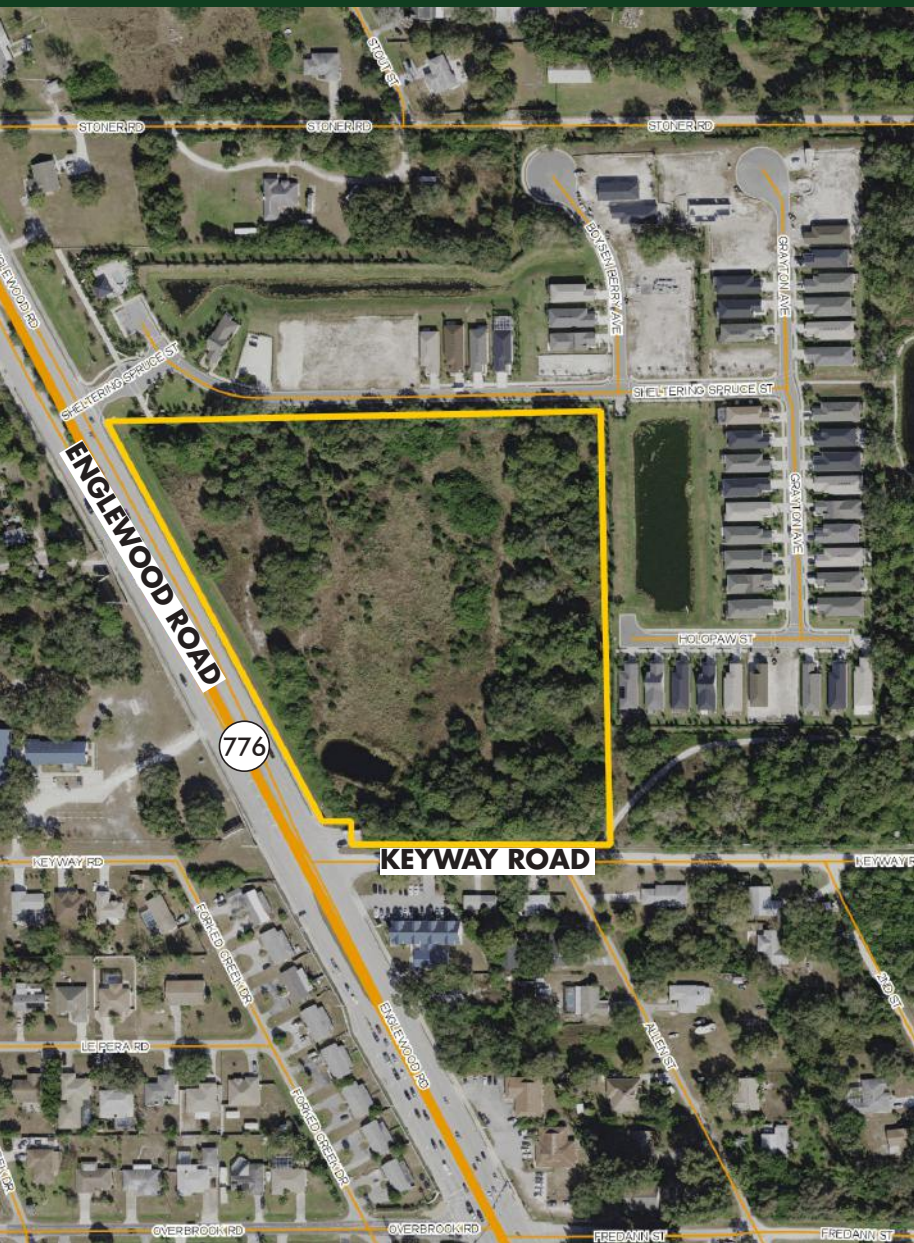


**FOR  
SALE**

# 12.22 AC SARASOTA COUNTY OFFICE, RESIDENTIAL OR INSTITUTIONAL SITE

Englewood Road, Englewood, FL 34223



## ABOUT THE PROPERTY

- SIZE** 12.22 acres
- PRICE** REDUCED! NOW \$350,000  
WAS \$500,000
- AREA** Along the east side of Highway 776  
(Englewood Road)
- ZONING** OUE-1 (Open Space Use Estate -  
1 unit/5 acres)
- FRONTAGE** 820' on E side of Hwy 776  
(Englewood Rd) and 465' on  
N side of Keyway Rd
- FUTURE  
LAND USE** Office and multi-family
- UTILITIES** All available
- DESCRIPTION**

Office, insitutional use or residential in-fill site  
with excellent visibility on Hwy 776/  
Englewood Road.

Located just north of the Boca Royal Golf  
and Country Club and the Buchan Airport.  
The Venice Village shopping District and  
Publix grocery store are located 3 miles to  
the north. Historic downtown Englewood is  
located 3 miles to the south. Beautiful  
Manasota Beach and Lemon Bay less than  
2 miles away. All public schools received a  
A rating for 2018!

## AVERAGE DAILY TRAFFIC COUNTS

**25,000+** on Highway 776  
(Englewood Road)

## 34223 DEMOGRAPHICS

**POPULATION**  
54,734

**MEDIAN HH INCOME**  
\$55,522

**MAURY L. CARTER & ASSOCIATES, INC.**

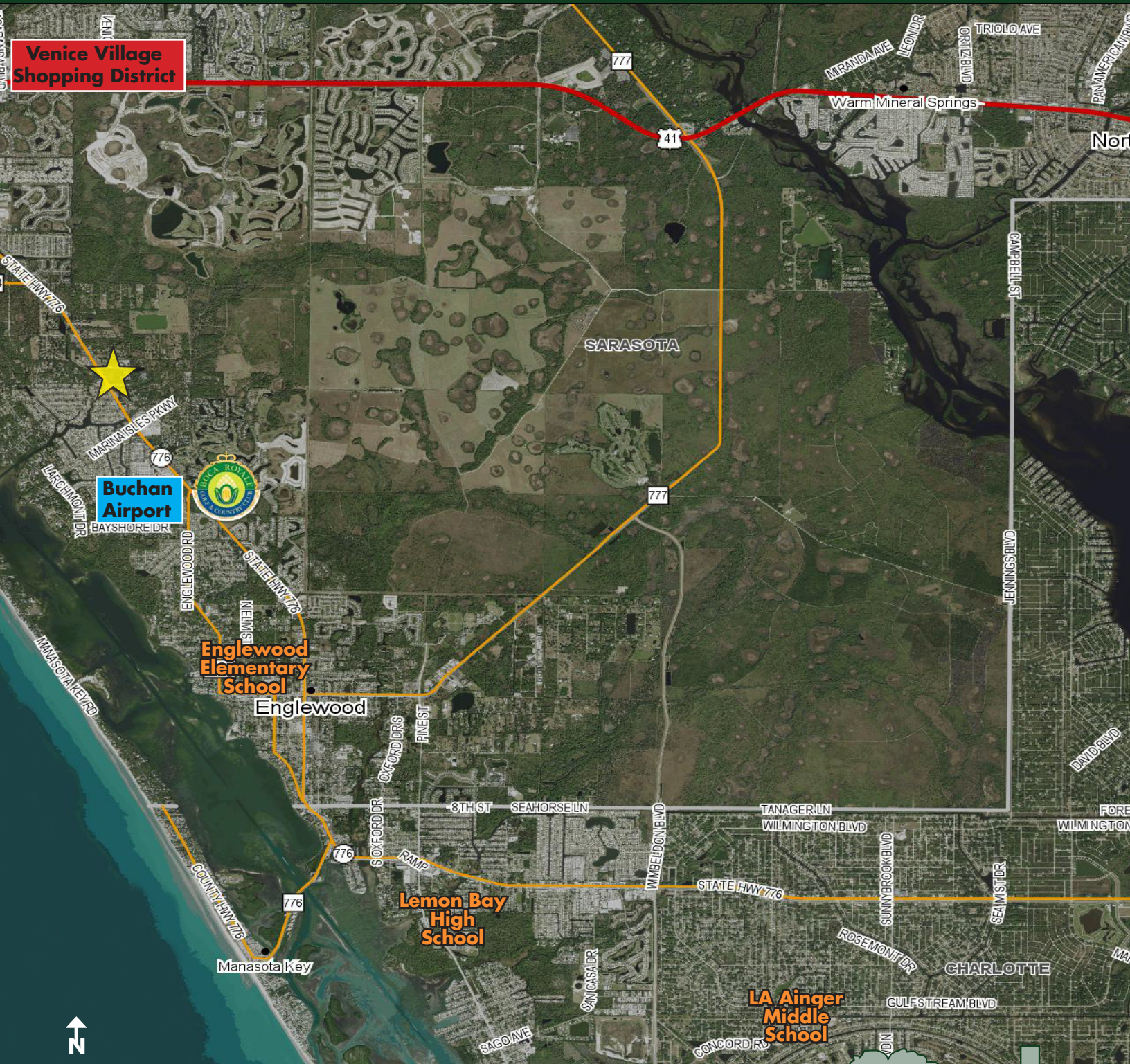
Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144



**FOR  
SALE**

# 12.22 AC SARASOTA COUNTY OFFICE, RESIDENTIAL OR INSTITUTIONAL SITE

Englewood Road, Englewood, FL 34223



**REGIONAL MAP**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

