



MULTI-FAMILY DEVELOPMENT SITE

**River Rd
Englewood, FL 34223**

PROPERTY FEATURES

- Vacant Land
- 2.6 +/- Acres
- Additional 3 Acre Parcel Available

	1 Mile	5 Miles	10 Miles
Total Households:	466	17,231	59,219
Total Population:	863	34,877	125,690
Average HH Income:	\$54,371	\$55,824	\$57,360

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

TAMMY SHAW

Senior Commercial Advisor | Broker Associate

941.769.2222

TammyShaw@michaelsaunders.com



OFFERING SUMMARY

Sale Price: \$149,000

Lot Size: 2.6 Acres

Price / Acre: \$57,308

Zoning: RMF-3: Residential Multi-Family

Market: Sarasota

Submarket: Englewood

PROPERTY OVERVIEW

Property Subtypes: Agricultural, Industrial, Multi-Family, Self Storage, Other

Available Utilities: Electric, Water

PROPERTY HIGHLIGHTS

- Vacant Land
- 2.6 +/- Acres
- Additional 3 Acre Parcel Available



Commercial

2.6 +/- ACRE RIVER RD MULTI-FAMILY LAND SITE LAND

RIVER RD, ENGLEWOOD, FL



Michael Saunders & Company



Licensed Real Estate Broker

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

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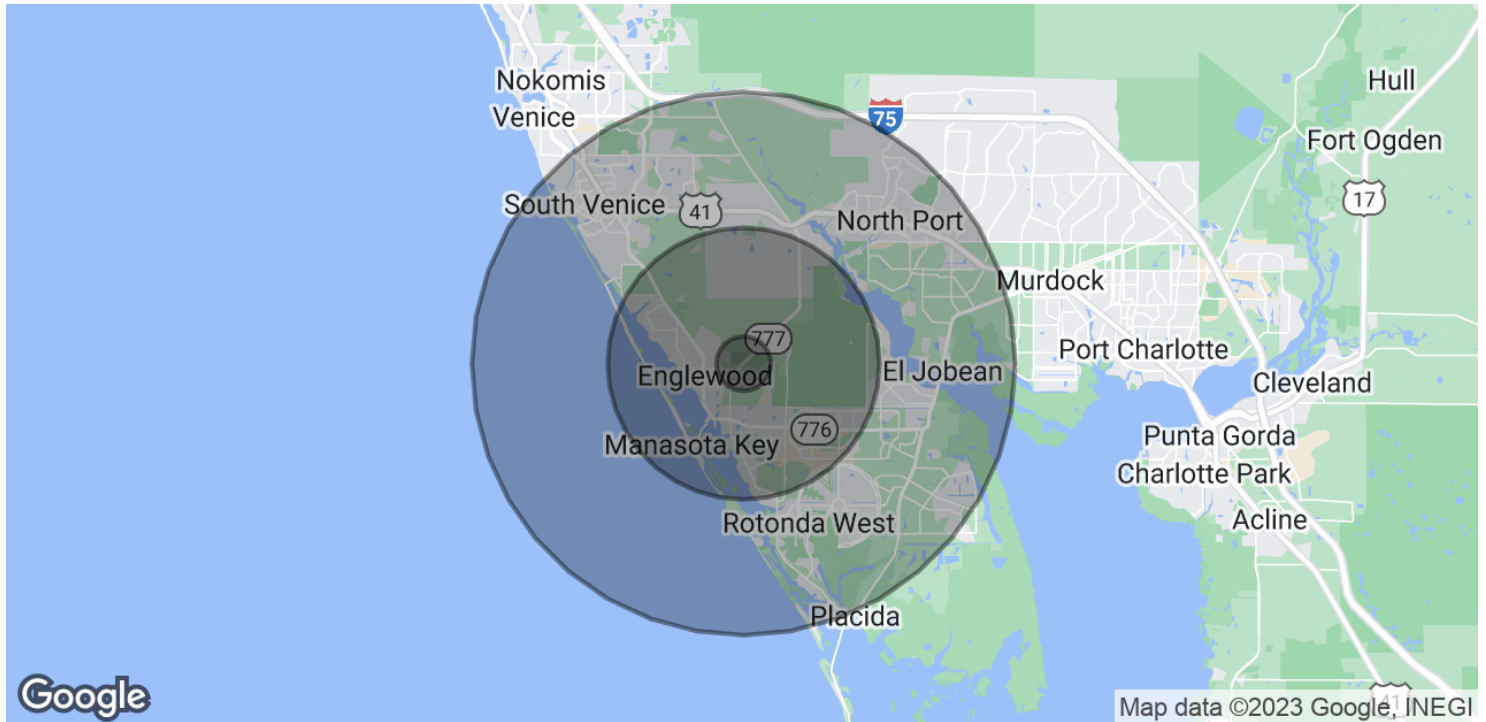
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Commercial

2.6 +/- ACRE RIVER RD MULTI-FAMILY LAND SITE LAND

RIVER RD, ENGLEWOOD, FL



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	863	34,877	125,690
Median age	66.4	60.7	57.5
Median age (Male)	66.1	60.0	56.2
Median age (Female)	66.5	61.7	58.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	466	17,231	59,219
# of persons per HH	1.9	2.0	2.1
Average HH income	\$54,371	\$55,824	\$57,360
Average house value		\$266,461	\$230,293

* Demographic data derived from 2020 ACS - US Census

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FL #BK3336061

PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

- * To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.

- * To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.

- * To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.

- * To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

EDUCATION

Broker Real Estate License Florida

Certified Commercial Investment Member CCIM Completed courses:

Commercial Real Estate Negotiations

Financial Analysis for Commercial Investment Real Estate

Investment Analysis for Commercial Investment Real Estate

User Decision Analysis for Commercial Investment Real Estate

Market Analysis for Commercial Investment Real Estate