

# 16+ AC W/ 3AC+ CG W/WATER & PRESERVE VIEW 4AC MULTI-FAM & 4AC WATERFRONT

12620 ROTONDA TRACE, Placida, FL 33946



A LAND INVESTMENT OPPORTUNITY

PRESENTED BY:

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**Century21**  
COMMERCIAL®

AZTEC & ASSOCIATES

4456 TAMiami TRAIL, , CHARLOTTE HARBOR, FL 33980  
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Presented By:

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# PROPERTY INFORMATION

12620 ROTONDA TRACE, Placida, FL 33946

1



SECTION: 1

PRESENTED BY:

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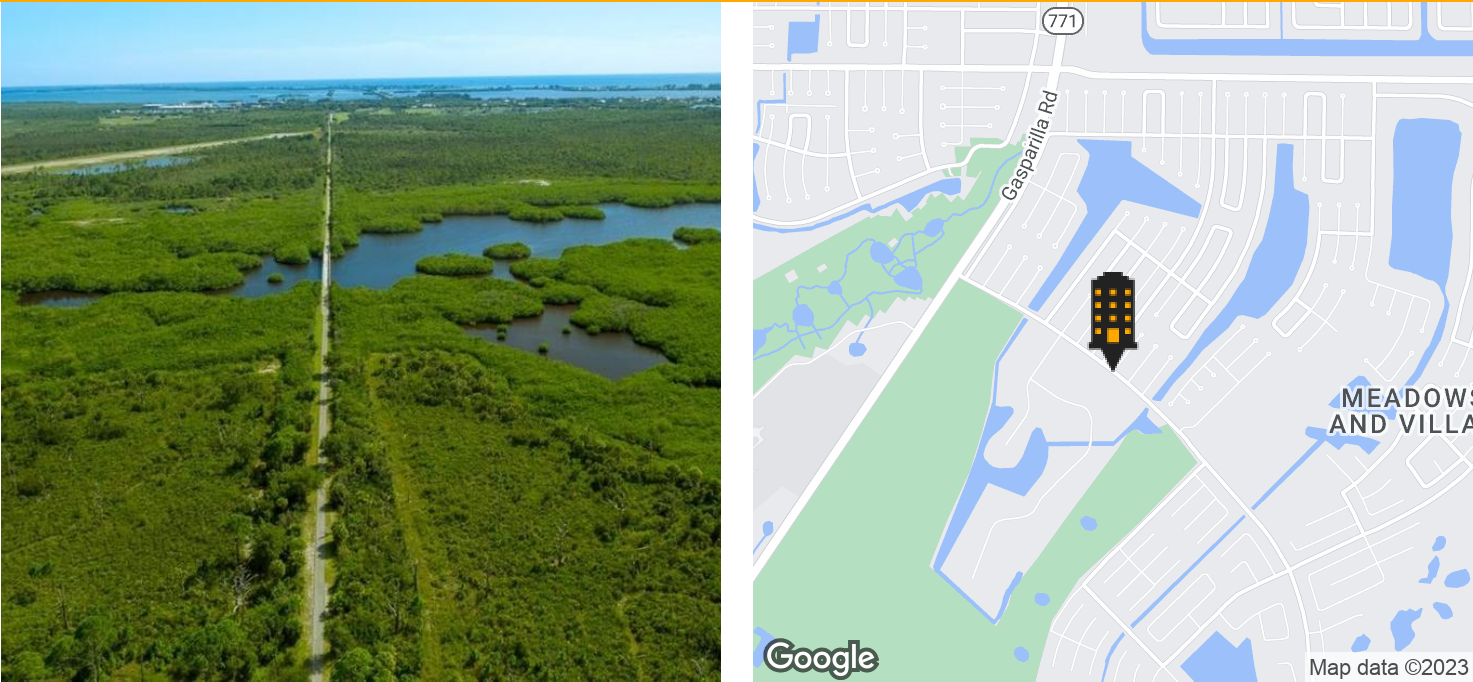
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# EXECUTIVE SUMMARY

PROPERTY INFORMATION



OFFERING SUMMARY	
Sale Price:	\$995,000
Available SF:	
Lot Size:	16.5 Acres
Price / Acre:	\$60,303
Zoning:	cg

**PROPERTY OVERVIEW**

This is a package of 83 lots in Placida 5 minutes to Boca Grande. It's a unique opportunity to the perfect investor with over 16 acres including over 3 acres of commercial cleared vacant land, of which there is waterfront and preserve view. There is almost 4 acres of multi-family lots and 4 acres of waterfront. These lots have all been cleared and are mowed by association. The community skirts Charlotte Harbor Preserve on Gasparilla Road near Boca Grande Causeway. The community was built in late 90's and was platted, paved, sewers (mini-sewer), and street signs. It is a beautiful area that has a gated community off of Rotonda Trce for equestrian use. There is a lot of wildlife and protected preserve all around. A private airport is across Gasparilla Road, Coral Creek Airport. There also is an exclusive golf course Coral Creek and several other golf courses in Rotonda. 1 lot is outside the community on Gasparilla Road between Appleton and Robin and is perfect for a model home or another business. It is also zoned commercial. This 16.5 acre lot package is listed at \$995,000.

- PROPERTY HIGHLIGHTS**
- \$995k
  - 16.5 acres total
  - 3+ acres commercial with waterfront and preserviews



This is a package of 83 lots in Placida 5 minutes to Boca Grande. It's a unique opportunity to the perfect investor with over 16 acres including over 3 acres of commercial cleared vacant land, of which there is waterfront and preserve view. There is almost 4 acres of multi-family lots and 4 acres of waterfront. These lots have all been cleared and are mowed by association. The community skirts Charlotte Harbor Preserve on Gasparilla Road near Boca Grande Causeway. The community was built in late 90's and was platted, paved, sewers (mini-sewer), and street signs. It is a beautiful area that has a gated community off of Rotonda Trce for equestrian use. There is a lot of wildlife and protected preserve all around. A private airport is across Gasparilla Road, Coral Creek Airport. There also is an exclusive golf course Coral Creek and several other golf courses in Rotonda. 1 lot is outside the community on Gasparilla Road between Appleton and Robin and is perfect for a model home or another business. It is also zoned commercial. This 16.5 acre lot package is listed at \$995,000.



Photo of new construction at 3 Finch Ct. Charlotte Harbor Preserve on Right of Rotonda Trce.



Entrance of Rotonda Meadows and Villas at Placida. A Deed Restricted Community.



# PROPERTY DESCRIPTION

## PROPERTY INFORMATION



This is a package of 83 lots in Placida 5 minutes to Boca Grande. It's a unique opportunity to the perfect investor with over 16 acres including over 3 acres of commercial cleared vacant land, of which there is waterfront and preserve view. There is almost 4 acres of multi-family lots and 4 acres of waterfront. These lots have all been cleared and are mowed by association. The community skirts Charlotte Harbor Preserve on Gasparilla Road near Boca Grande Causeway. The community was built in late 90's and was platted, paved, sewers (mini-sewer), and street signs. It is a beautiful area that has a gated community off of Rotonda Trce for equestrian use. There is a lot of wildlife and protected preserve all around. A private airport is across Gasparilla Road, Coral Creek Airport. There also is an exclusive golf course Coral Creek and several other golf courses in Rotonda. 1 lot is outside the community on Gasparilla Road between Appleton and Robin and is perfect for a model home or another business. It is also zoned commercial. This 16.5 acre lot package is listed at \$995,000.

### LOCATION DESCRIPTION

Head west on FL-776 toward State Hwy 771, Turn left onto 771/Gasparilla Rd, 5.1 miles, Turn left onto Rotonda Trce, 2 miles on left 12620 Rotonda Trce Placida.



COMPLETE HIGHLIGHTS

PROPERTY INFORMATION



Building Name	16+ AC W/ 3AC+ CG W/WATER & PRESERVE VIEW 4AC MULTI-FAM & 4AC WATERFRONT
Street Address	12620 ROTONDA TRACE
City, State, Zip	Placida, FL 33946
County	Charlotte
Signal Intersection	Yes

BUILDING INFORMATION

Number of Lots	83
Best Use	residential, some commercial and multi-family
Free Standing	Yes

PROPERTY HIGHLIGHTS

- \$995k
- 16.5 acres total
- 3+ acres commercial with waterfront and preserviews
- Almost 4 acres Multi-Family
- 4 acres waterfront
- All lots have been cleared and mowed by existing association
- READY!!!



# ADDITIONAL PHOTOS

PROPERTY INFORMATION





# LOCATION INFORMATION

12620 ROTONDA TRACE, Placida, FL 33946

# 2



SECTION: 2

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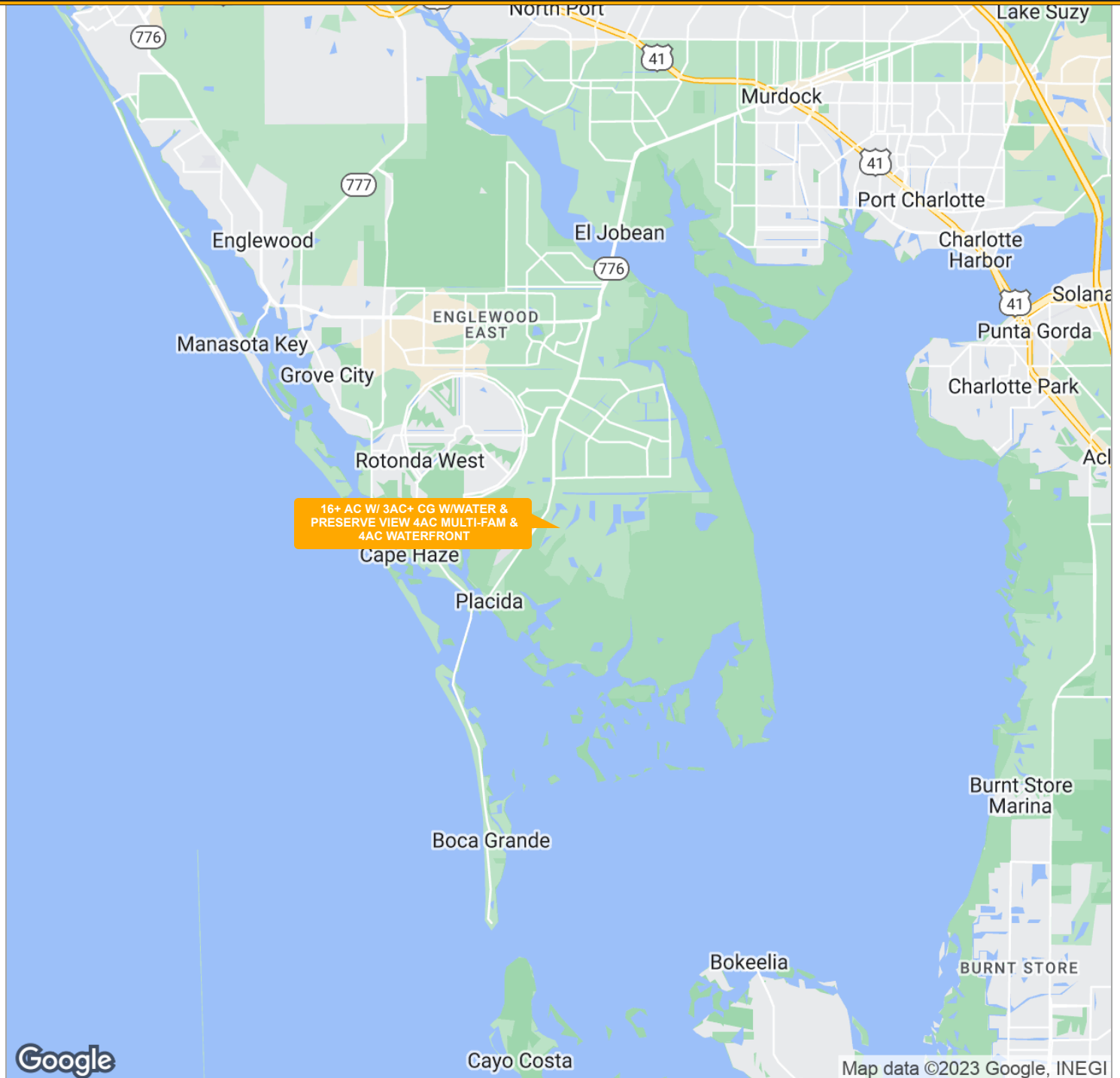
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# REGIONAL MAP

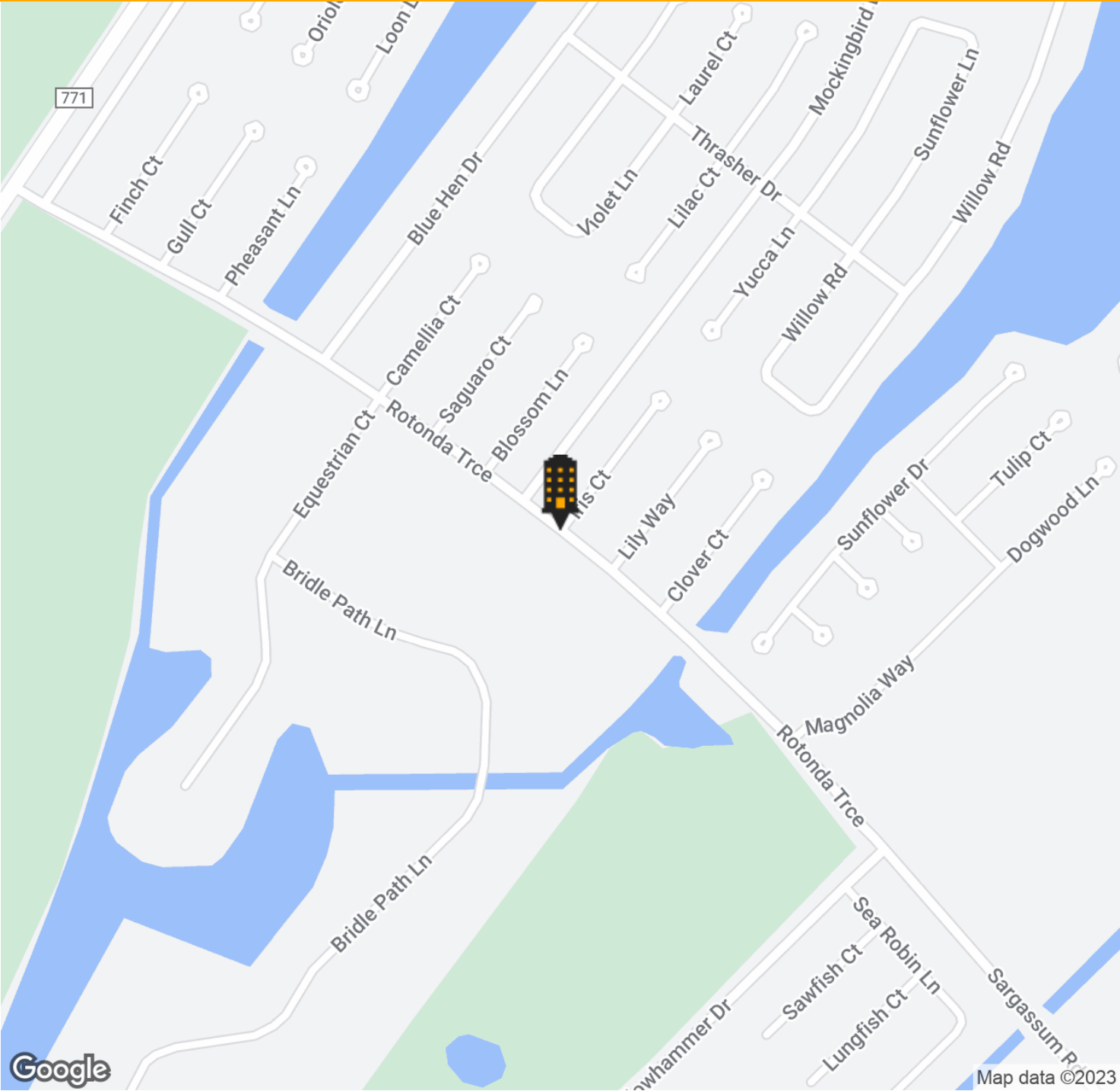
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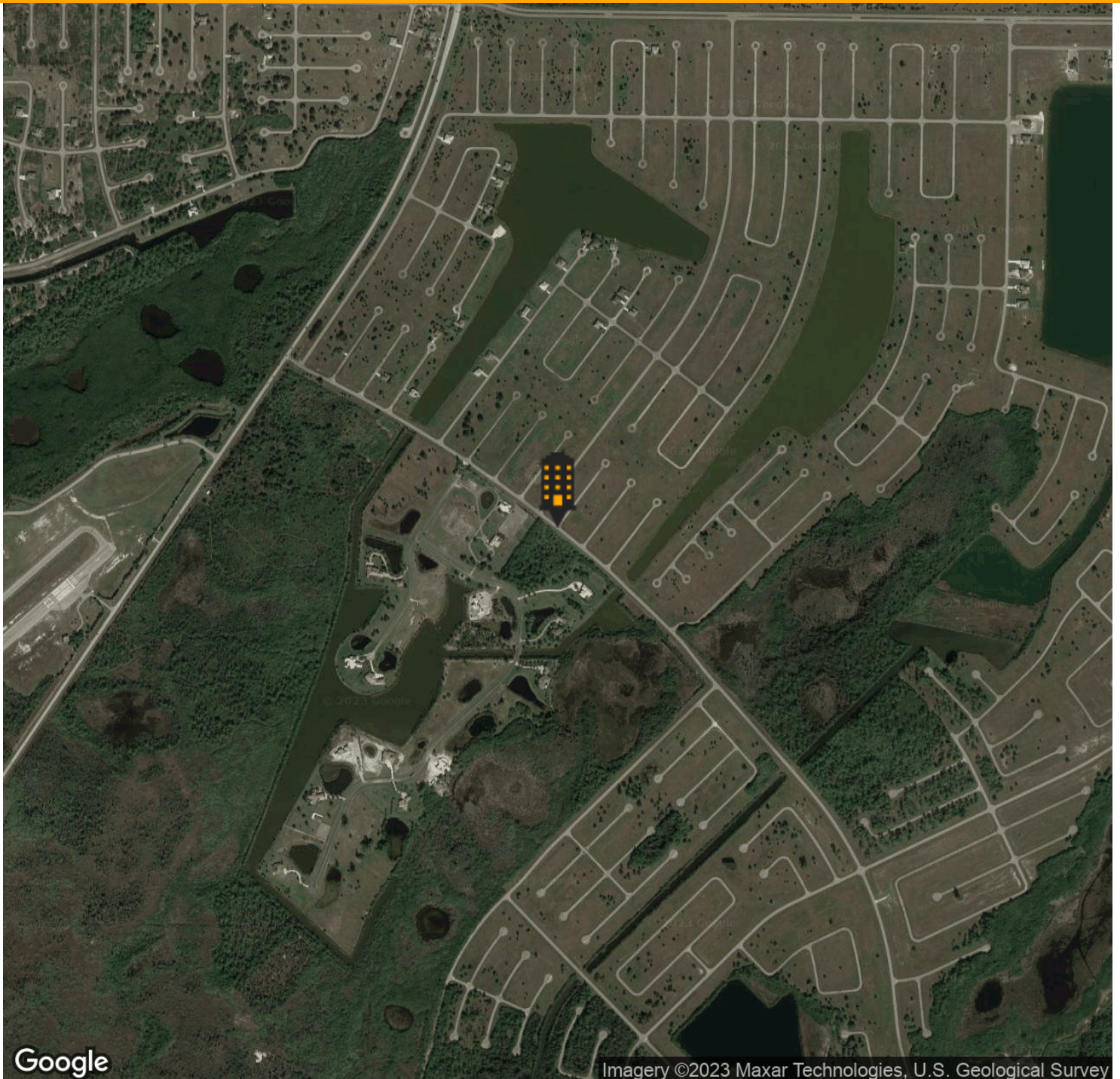
# LOCATION MAPS

LOCATION INFORMATION



# AERIAL MAPS

LOCATION INFORMATION





# DEMOGRAPHICS

12620 ROTONDA TRACE, Placida, FL 33946

# 3



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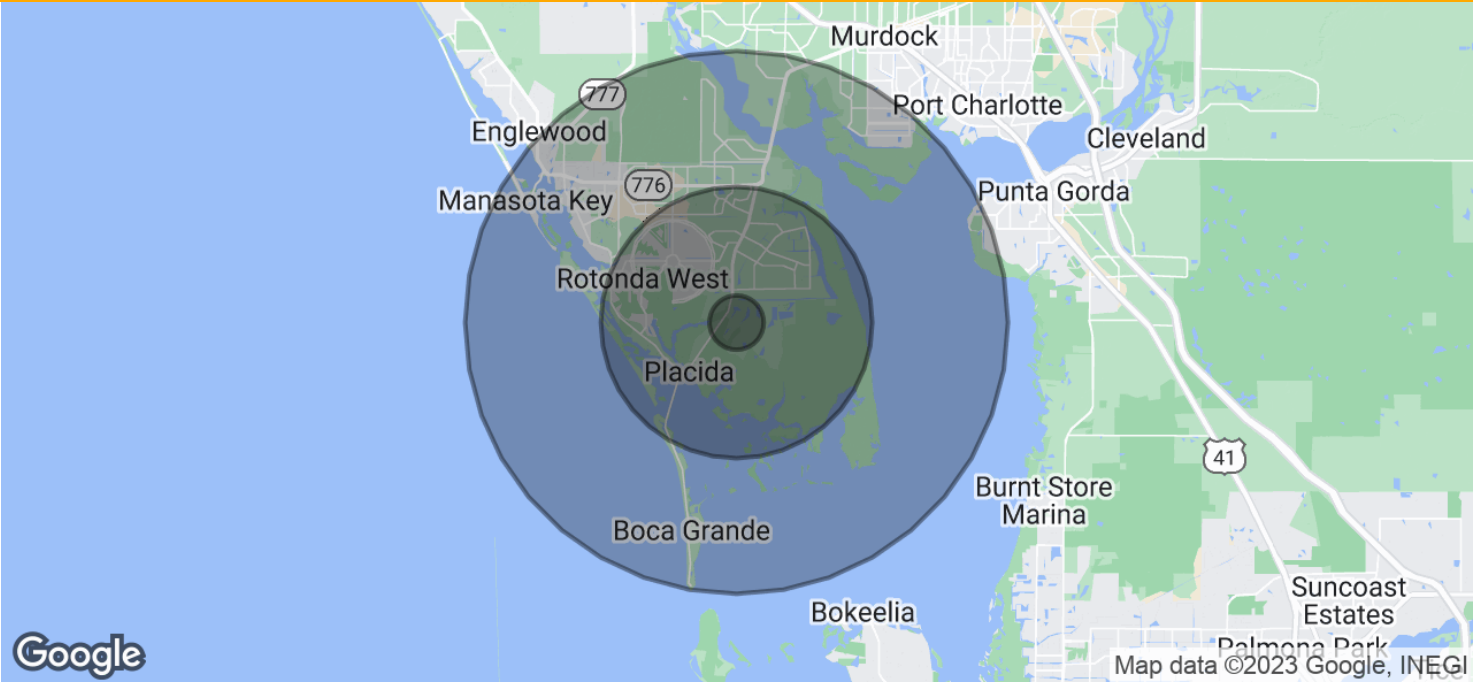
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DEMOGRAPHICS

DEMGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	102	8,804	44,066
Average age	58.5	60.3	57.5
Average age (Male)	58.1	60.0	56.8
Average age (Female)	58.7	60.5	58.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	47	4,057	20,193
# of persons per HH	2.2	2.2	2.2
Average HH income	\$72,604	\$64,591	\$60,327
Average house value		\$310,286	\$252,192

\* Demographic data derived from 2020 ACS - US Census



ADDRESS	LEGAL DESCRIPTION	SIZE	ACRE	ZONED	DESCRIPTION	MF	COMM	WATER
10241 GASPARILLA RD	RSD 001 0006 0017	75x110	0.19		Main Road			
2 SEAHAWK CT	RSD 001 0001 0265	165x34x115x138	0.24	MF RES	Multi Family	0.24		
11 FINCH CT	RMD 000 0010 0015	75x100	0.19					
6 FINCH CT	RMD 000 0010 0015	75x100	0.19					
10 GULL CT	RMD 000 0011 0014	75x100	0.19					
11480 CHIMERA PL	RVL 000 0028 0441	100x145	0.39		Multi Family	0.39		
14410 CISCO WAY	RVL 000 0028 0441	120x145x95x120	0.39		Multi Family	0.39		
11584 CHIMERA PL	RVL 000 0028 0454	100x145	0.34		Multi Family	0.34		
11624 CHIMERA PL	RVL 000 0028 0459	100x145	0.34		Multi Family	0.34		
11648 CHIMERA PL	RVL 000 0028 0462	100x145	0.68		Multi Family	0.68		
11656 CHIMERA PL	RVL 000 0028 0462	100x145	0.34		Multi Family	0.34		
12016 CHIMERA PL	RVL 000 0028 0465	100x145	0.68		Multi Family	0.68		
12032 CHIMERA PL	RVL 000 0028 0467	100x145	0.34		Multi Family	0.34		
12487 CHINOOK LN	RVL 000 0043 0006		0.59	COMM			0.59	
12495 CHINOOK LN	RVL 000 0043 0006			COMM				
12547 TAUTOG WAY	RVL 000 0043 0006							
12602 ROTONDA TRCE	RVL 000 0044 0009	60x220	0.64	COMM			0.64	
12608 ROTONDA TRCE	RVL 000 0044 0009	60x220		COMM				
12546 TAUTOG WAY	RVL 000 0038 0016		1.27	COMM			1.27	
12554 TAUTOG WAY	RVL 000 0038 0016			COMM	COMMERCIAL WATERFRONT			1.27
12562 TAUTOG WAY	RVL 000 0038 0016			COMM	COMMERCIAL WATERFRONT			
12570 TAUTOG WAY	RVL 000 0038 0016			COMM	COMMERCIAL WATERFRONT			
12578 TAUTOG WAY	RVL 000 0038 0016			COMM	COMMERCIAL WATERFRONT			
12586 TAUTOG WAY	RVL 000 0038 0016			COMM	COMMERCIAL WATERFRONT			
14085 TILEFISH CT	RVL 000 0038 0030	80x100	0.19		Multi Family	0.19		
12620 ROTONDA TRCE	RVL 000 0044 0012	60x220	0.64	COMM			0.64	
12626 ROTONDA TRCE	RVL 000 0044 0012	60x220		COMM				
14327 KING PHILLIP CT	RVL 000 0030 0157		0.39					
14335 KING PHILLIP CT	RVL 000 0030 0157							
14403 SAILOR CT	RVL 000 0030 0183		0.19					
14386 SAILOR CT	RVL 000 0030 0190		0.19					
14389 SWORDFISH CT	RVL 000 0030 0198		0.36					
14397 SWORDFISH CT	RVL 000 0030 0198							

12375 GREENLING WAY	RVL 000 0032 0109	80x100	0.19	WATERFRONT	0.19
12391 GREENLING WAY	RVL 000 0032 0107	80x100	0.19	WATERFRONT	0.19
14266 PERMIT CT	RVL 000 0032 0001		0.75	WATERFRONT	0.75
14282 PERMIT CT	RVL 000 0032 0001			WATERFRONT	
14290 PERMIT CT	RVL 000 0032 0001	160x100	0.38	WATERFRONT	0.38
14314 PERMIT CT	RVL 000 0032 0001	80x100	0.19	WATERFRONT	0.19
14330 PERMIT CT	RVL 000 0032 0001			WATERFRONT	
14338 PERMIT CT	RVL 000 0032 0001			WATERFRONT	
14346 PERMIT CT	RVL 000 0032 0001			WATERFRONT	
14354 PERMIT CT	RVL 000 0032 0001			WATERFRONT	
14308 POMPANO CT	RVL 000 0032 0001	80x100	0.38		
14316 POMPANO CT	RVL 000 0032 0001				
14357 POMPANO CT	RVL 000 0032 0001	80x100	0.19		
12492 GREENLING WAY	RVL 000 0033 0017	80x100	0.19		
12152 PADDLEFISH CT	RVL 000 0013 0027	160x100	0.38	WATERFRONT	0.38
12160 PADDLEFISH CT	RVL 000 0013 0027	160x100	0.38	WATERFRONT	0.38
12154 PADDLEFISH CT	RVL 000 0013 0013			WATERFRONT	
12184 PADDLEFISH CT	RVL 000 0013 0013	80x100	0.19	WATERFRONT	0.19
12192 PADDLEFISH CT	RVL 000 0013 0013	160x100	0.38	WATERFRONT	0.38
12148 SEA-ROBIN LN	RVL 000 0013 0013	75x100	0.17		
13508 WALLEYE WAY	RVL 000 0015 0076		0.55	WATERFRONT	0.55
13524 WALLEYE WAY	RVL 000 0015 0076			WATERFRONT	
13532 WALLEYE WAY	RVL 000 0015 0076		0.34	WATERFRONT	0.34
13548 WALLEYE WAY	RVL 000 0015 0076			WATERFRONT	
13556 WALLEYE WAY	RVL 000 0015 0076			WATERFRONT	
13564 WALLEYE WAY	RVL 000 0015 0076	75x100	0.17	WATERFRONT	0.17
12995 GOURAMIS LN	RVL 000 0027 0001		0.25		
13031 GOURAMIS LN	RVL 000 0027 0001		0.18		
13042 QUAIL DR	RVL 000 0027 0001		0.23		
13078 QUAIL DR	RVL 000 0027 0001				
13305 WHITEFISH CT	RVL 000 0027 0001		0.38		
13331 WHITEFISH CT	RVL 000 0027 0001		0.58		
13339 WHITEFISH CT	RVL 000 0027 0001				
13393 WHITEFISH CT	RVL 000 0027 0001				



13417 WHITEFISH CT	RVL 000 0027 0001					
13420 WHITEFISH CT	RVL 000 0027 0001					
13425 WHITEFISH CT	RVL 000 0027 0001					
13433 WHITEFISH CT	RVL 000 0027 0001					
13436 WHITEFISH CT	RVL 000 0027 0001					
13457 WHITEFISH CT	RVL 000 0027 0001					
13465 WHITEFISH CT	RVL 000 0027 0001					
13385 WHITEFISH CT	RVL 000 0027 0064		0.37			
13085 BLUE MARLIN RD	RVL 000 0035 0057	85x110	0.67			
13093 BLUE MARLIN RD	RVL 000 0035 0057	85x110				
13103 BLUE MARLIN RD	RVL 000 0035 0057	85x110				
12539 CHILIPEPPER DR	RVL 000 0035 0057		0.41			
12547 CHILIPEPPER DR	RVL 000 0035 0057					
13009 CHILIPEPPER DR	RVL 000 0035 0057		0.23			
14435 SHEEPSHEAD DR	RVL 000 0035 0057		0.19			
14459 SHEEPSHEAD DR	RVL 000 0035 0057		0.18			
			<b>17.65</b>		3.93	3.14 5.36

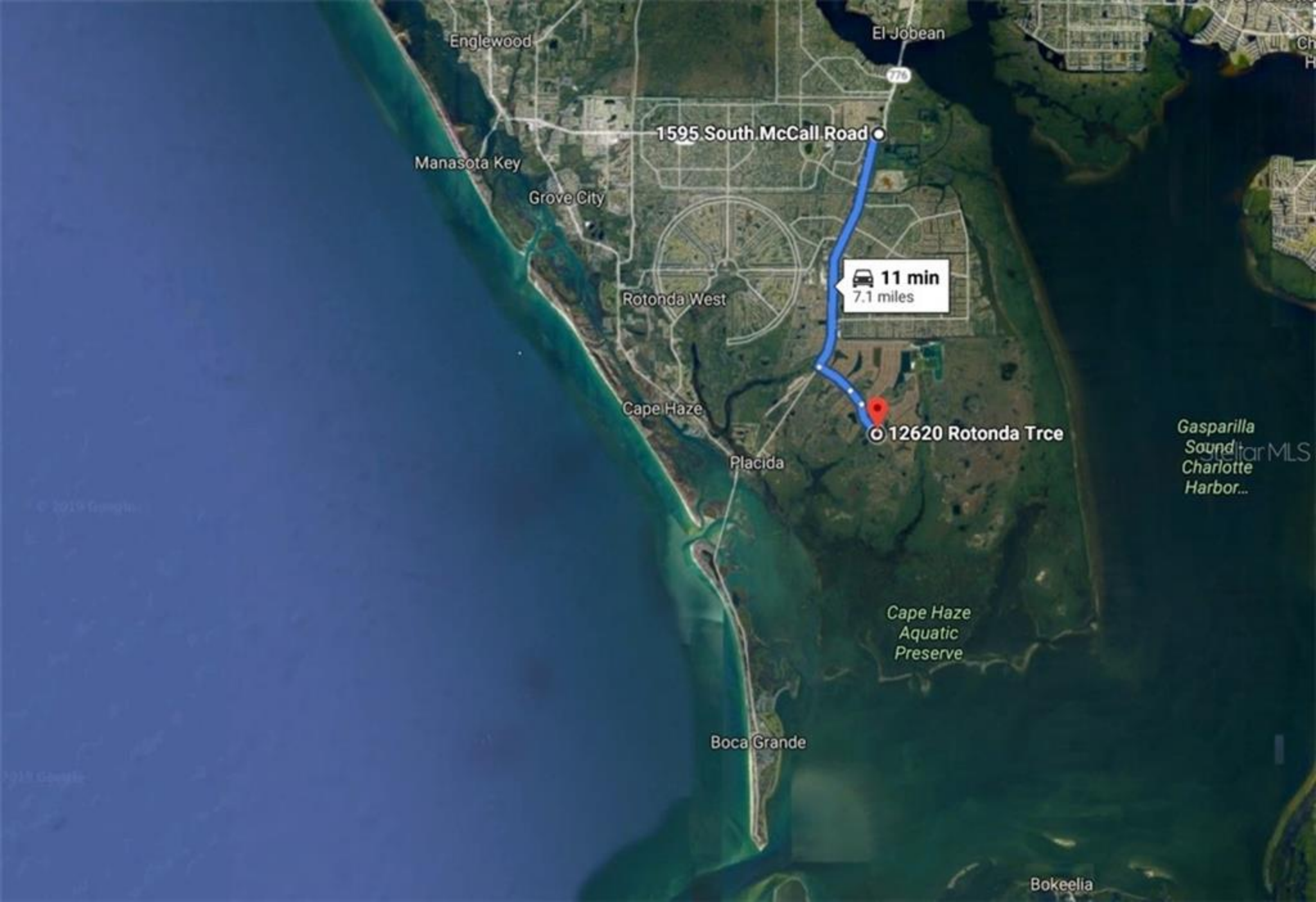






Stellar MLS





Englewood

El Jobean

1595 South McCall Road

Manasota Key

Grove City

Rotonda West

11 min  
7.1 miles

Cape Haze

Placida

12620 Rotonda Trce

Cape Haze  
Aquatic  
Preserve

Boca Grande

Gasparilla  
Sound  
Charlotte  
Harbor...

Bokeelia





StellarMLS





StellarMLS

  
*Meadows & Villas*  
*at*  
*Placida*  
A Retarda Community  
**DEED RESTRICTED**

**NEW HOMES  
AVAILABLE**









StellarMLS

For Example Only









Coral Creek  
Airport

Gasparilla Rd

MEADOWS  
AND VILLAS

Multifamily

Commercial

All green State Preserve

Stellar MLS





FOR EXAMPLE ONLY.

















P2

P3

StellarMLS

Clinoak Ln

Sunfish Ct

Tautog Way

GNWY

GNWY

Rotonda Trce

T 42- R 21 - Sec 04  
T 42- R 21 - Sec 09

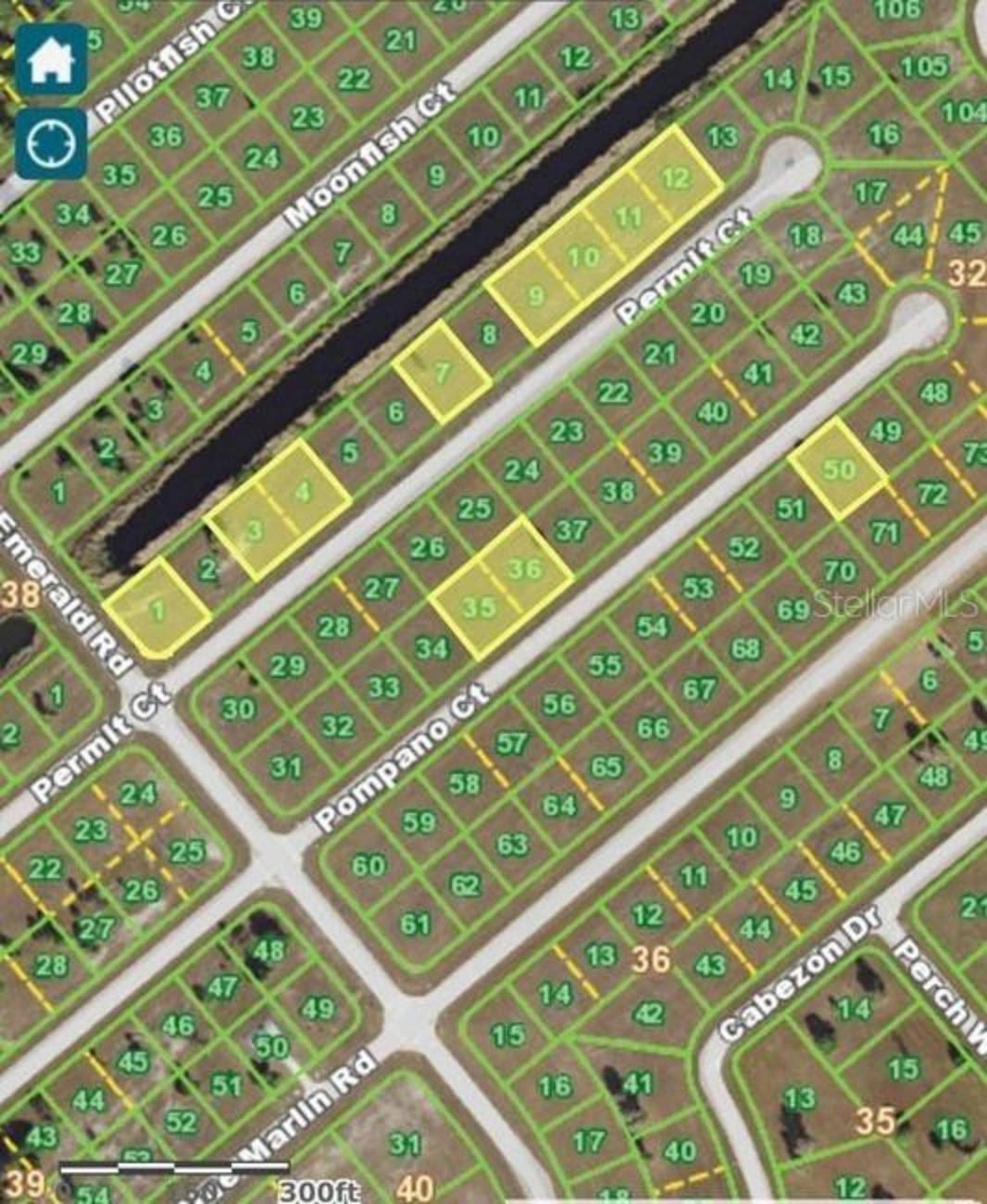
P1

P1



























Stellar MLS









StellarMLS









# Cape Haze Pioneer Trail

StellarMLS









StellarMLS



# CAPE HAZE PIONEER TRAIL



JOHNSON TRAILHEAD TO MARATHON BLVD. = .95 MILES  
MARATHON BLVD. TO INGRAHAM BLVD. = .80 MILES  
INGRAHAM BLVD. TO MERCER TRAILHEAD = .50 MILES  
MERCER TRAILHEAD TO BRIG ST. = 1.45 MILES  
BRIG ST. TO HARNESS RD. = .85 MILES  
HARNESS RD. TO THE END OF STATE RD. 771 = 2.85 MILES

StellarMiles





StellarMLS





## CAPE HAZE PIONEER TRAIL

YOU ARE ENTERING A NATURAL AREA  
HELP PROTECT THE PARK, FOLLOW THESE RULES

- TRAIL IS OPEN FROM DAWN TO DUSK
- RESPECT & PROTECT WILDLIFE & ALL NATURAL FEATURES
- PUT LITTER IN DESIGNATED CONTAINERS
- GLASS CONTAINERS PROHIBITED
- SHOW COURTESY & RESPECT FOR ALL TRAIL USERS

### SAFETY IS OUR HIGHEST PRIORITY

- OBEY ALL TRAFFIC SIGNS & SIGNALS
- KEEP TO THE RIGHT, PASS TO THE LEFT
- HEAD PHONES ARE NOT PERMITTED
- STAY ON DESIGNATED TRAILS
- LEAVE VALUABLES AT HOME
- LOCK YOUR CAR, TAKE KEYS WITH YOU
- FOR YOUR SAFETY, ENJOY THE GREENWAY WITH A FRIEND

### CYCLISTS/SKATERS HAVE SPECIAL RESPONSIBILITIES

- USE OF HELMETS & OTHER PROTECTIVE GEAR REQUIRED
- KEEP SPEED MODERATE & UNDER CONTROL
- GIVE AUDIBLE SIGNALS WHEN PASSING
- YIELD TO PEDESTRIANS
- NO RACING
- MOTORIZED VEHICLES ARE NOT ALLOWED (EXCEPT ELECTRIC WHEELCHAIRS)

CHARLOTTE COUNTY COMMUNITY SERVICES  
MANAGES AND MAINTAINS THIS BIKE PATH  
FOR FURTHER INFORMATION CALL: 941-625-7529









Stellar MLS









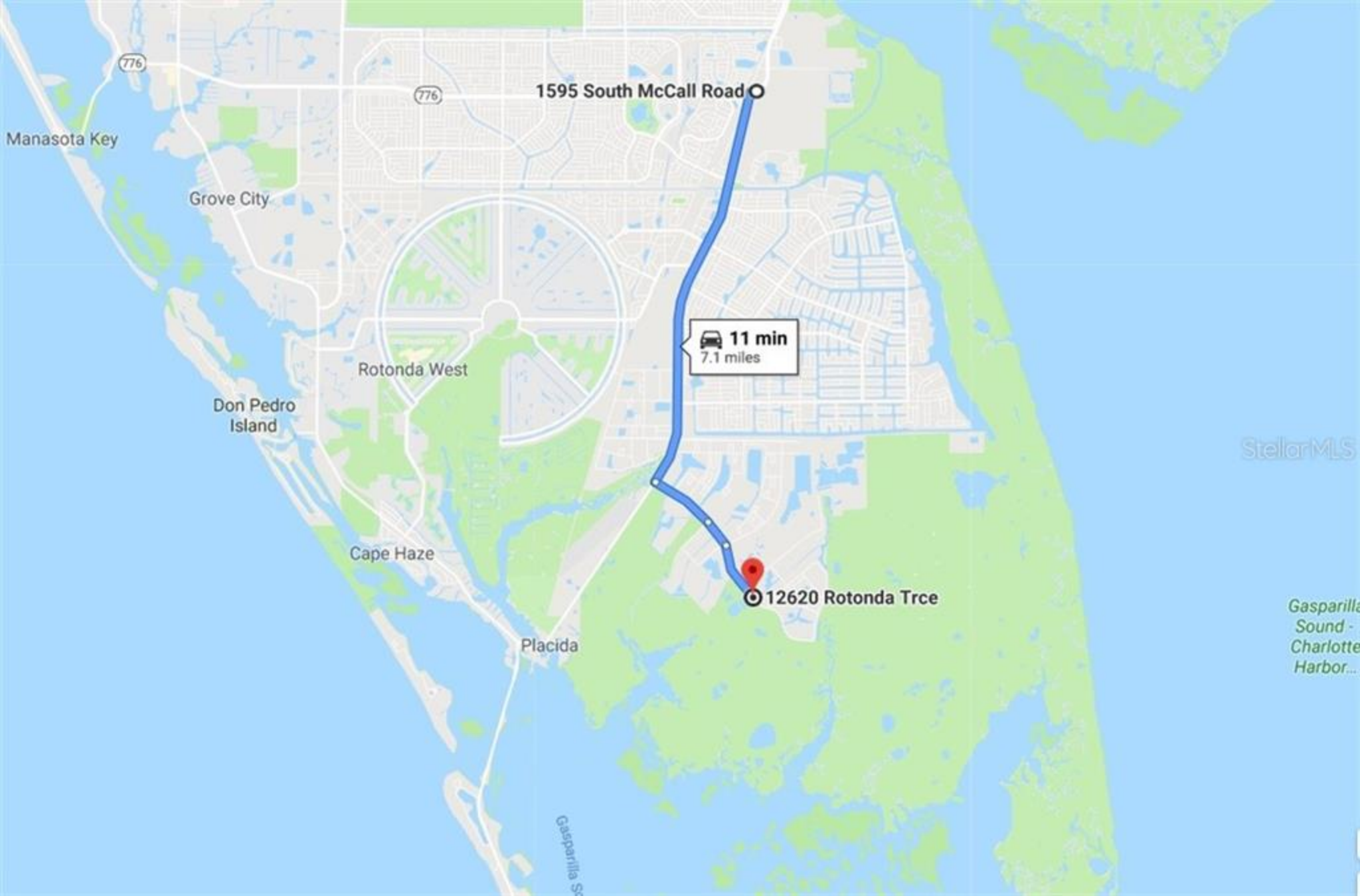
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776

776

1595 South McCall Road

Manasota Key

Grove City

Rotonda West

Don Pedro Island

Cape Haze

Placida

11 min  
7.1 miles

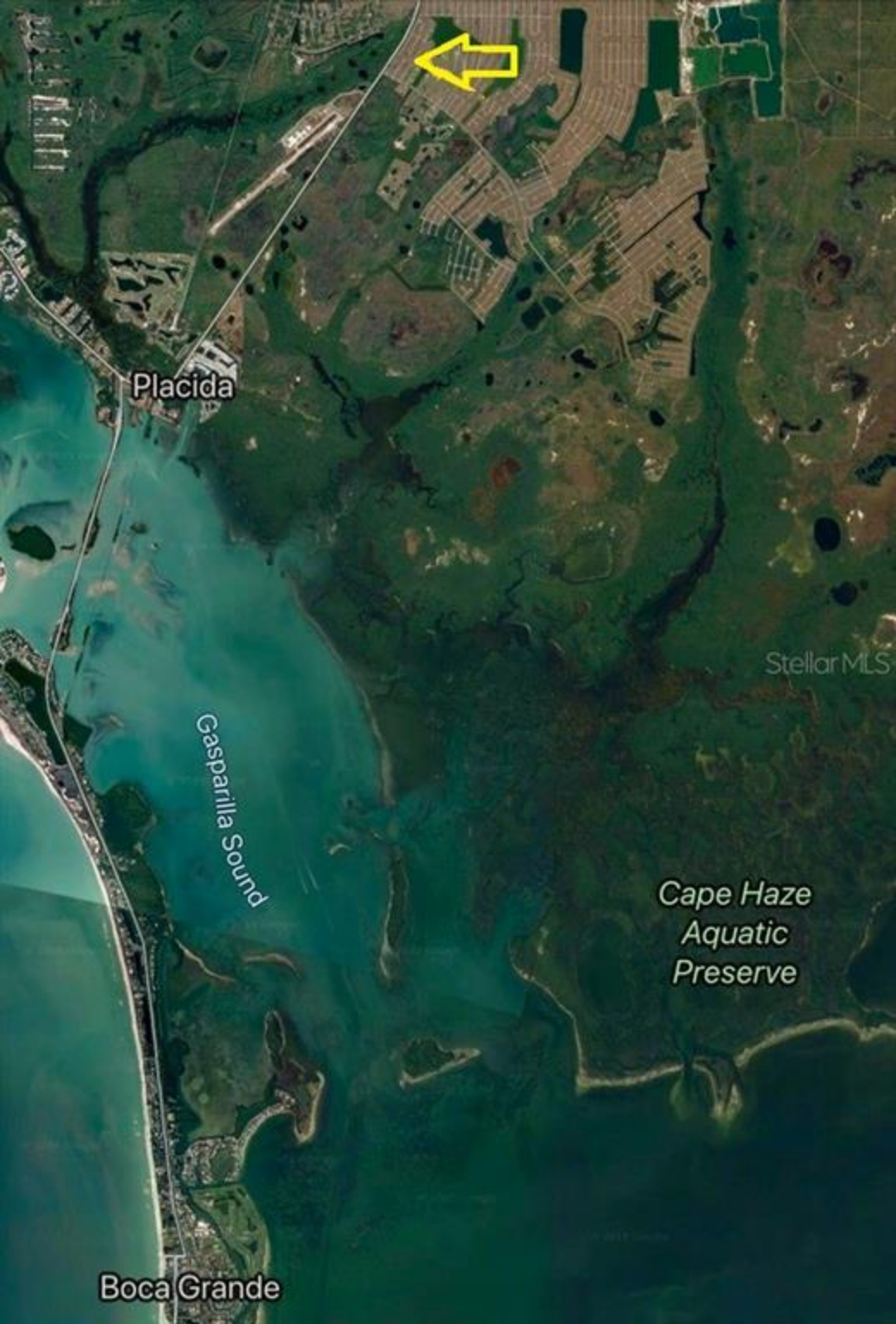
12620 Rotonda Trce

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Gasparilla  
Sound -  
Charlotte  
Harbor...

Gasparilla S





Placida

Gasparilla Sound

StellarMLS

Cape Haze  
Aquatic  
Preserve

Boca Grande





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StellarMLS





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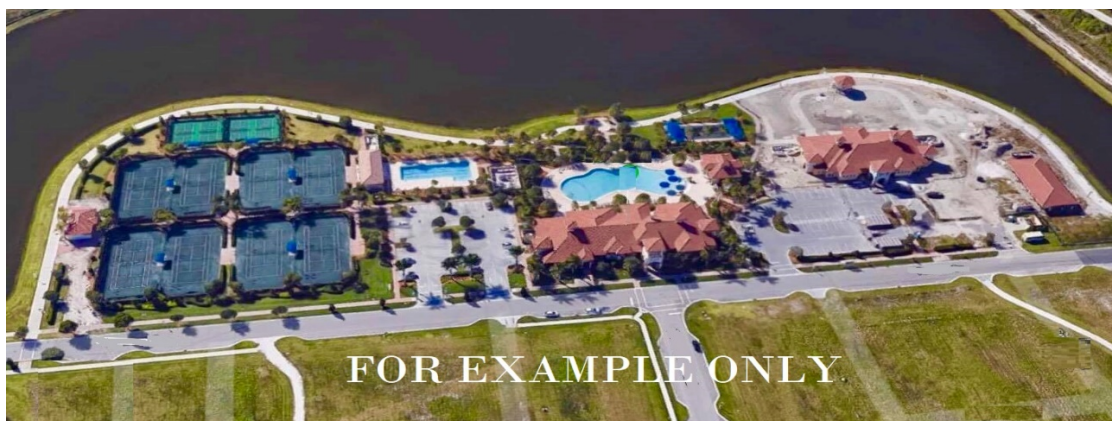








Commercial Properties Outlined in Red. Approximately 3.14 Acres Total. See attachment for uses per county. These properties are located on Rotonda Trce., Tautog Way and Chinook. One adjacent lot located on Tilefish Ct. Several on canal in back view are located on Permit.





# ADVISOR BIOS

12620 ROTONDA TRACE, Placida, FL 33946

# 4



SECTION: 4

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# ADVISOR BIO 1

## ADVISOR BIOS



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