



82 UNIT MULTIFAMILY CONDO SITE

201 E BAY HEIGHTS
ENGLEWOOD, FL 34223-4229

Mike Migone CCIM
Senior Investment Advisor
O: 941.487.6986
mike.migone@svn.com

LOCATION INFORMATION

Location Maps

Aerial Map

Site Plan

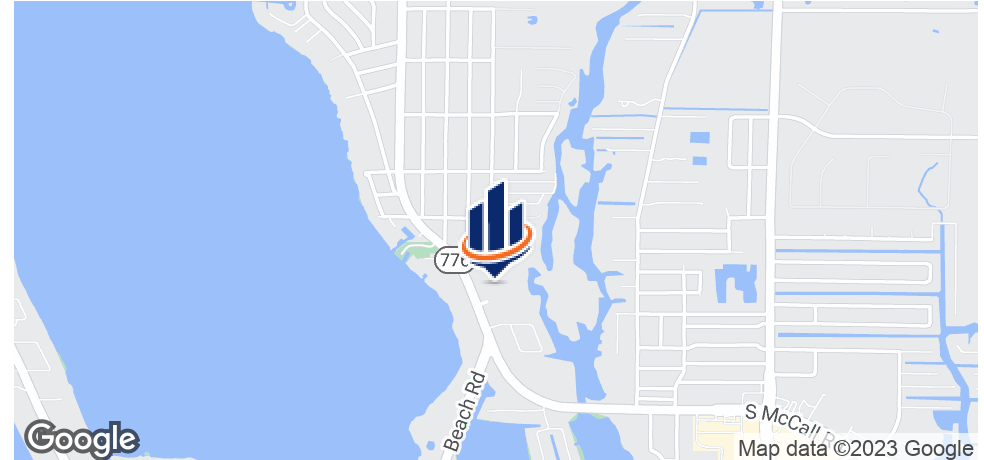
Demographics Map

Demographics Report

Advisor Bio & Contact 1

1

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,325,000
Lot Size:	10.46 Acres
Zoning:	RMF-10
Market:	Englewood
Submarket:	SW Florida
Price / SF:	\$2.91

PROPERTY OVERVIEW

Zoned MULTIFAMILY parcel that permits up to 10 units per acre. 8 of the 10 acres are usable to get up to 82 Units. Nestled along Gottfried Creek with convenient access from SR-776. Potential for condos with boat dockage and water access to nearby Lemon Bay just a short ride away. Condos could feature bonus water views of the creek and preserve in the rear as well as the bay and distant Gulf of Mexico views from the upper floors. Very close to beaches, shopping and restaurants in the rapidly growing town of Englewood.

PROPERTY HIGHLIGHTS

- Zoned Multifamily
- Potential Boating Access
- Close to Beach and Bay
- Growing Area with Variety of Retail

Englewood

Englewood is a classic Florida city with old school charm and modern amenities in Southwest Florida. It is located in both Sarasota and Charlotte Counties. Englewood is home to Manasota Key which is a breathtaking 7-mile stretch of sugar sand beaches on the Gulf of Mexico. Englewood is easily accessed by I-75 and is less than 45 minutes from regional and international airports. It has a population of roughly 15,000 and is rapidly growing with 79% of its population born out of state. It is part of the Sarasota-Bradenton MSA (Metropolitan Statistics Area) which ranked in the top 20 fastest growing urban areas in America. The median age is 65 and the area boasts extremely affordable housing for conservative retirees with money to spend. The Englewood Community Redevelopment Area is an ongoing planning project by the town to continue to improve daily life and maintain a small-town feel.



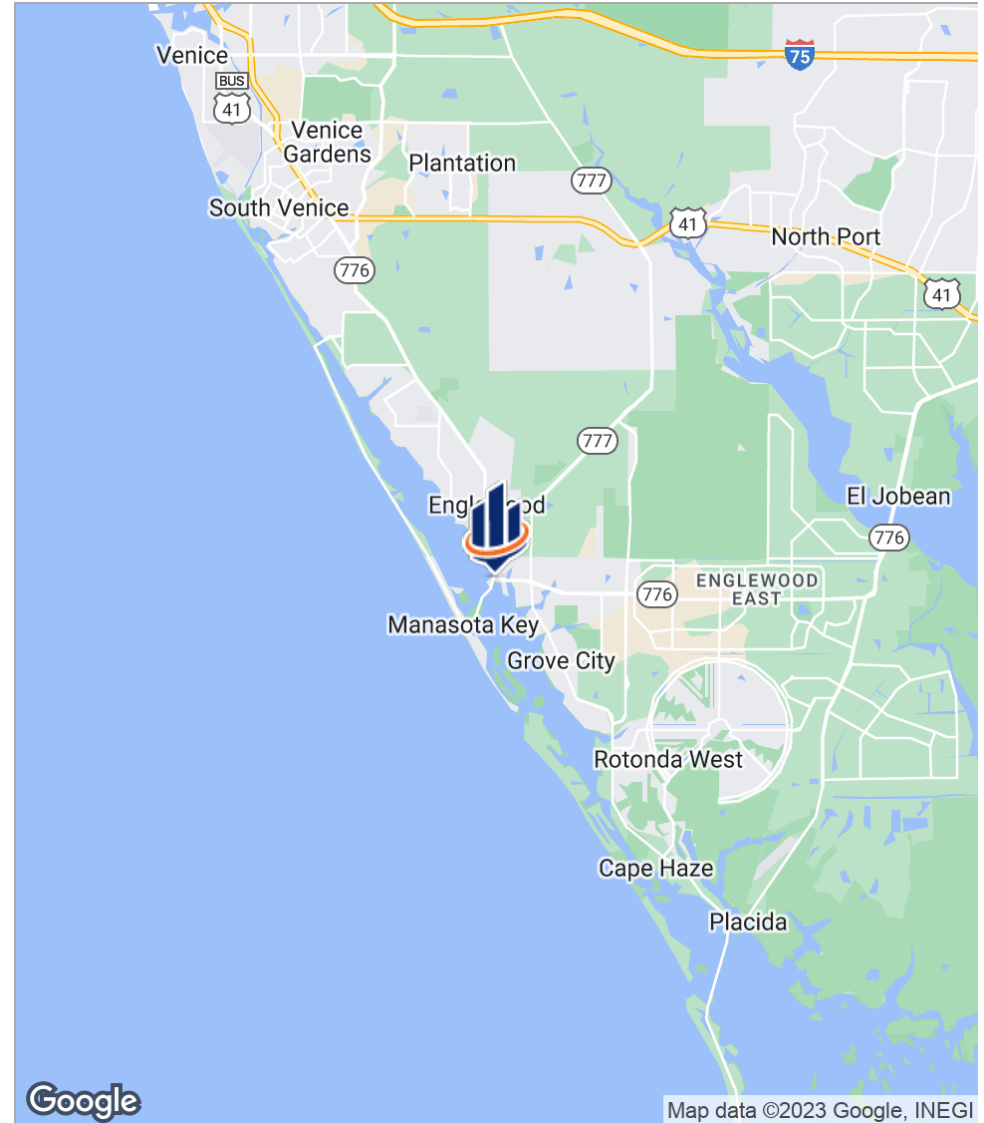
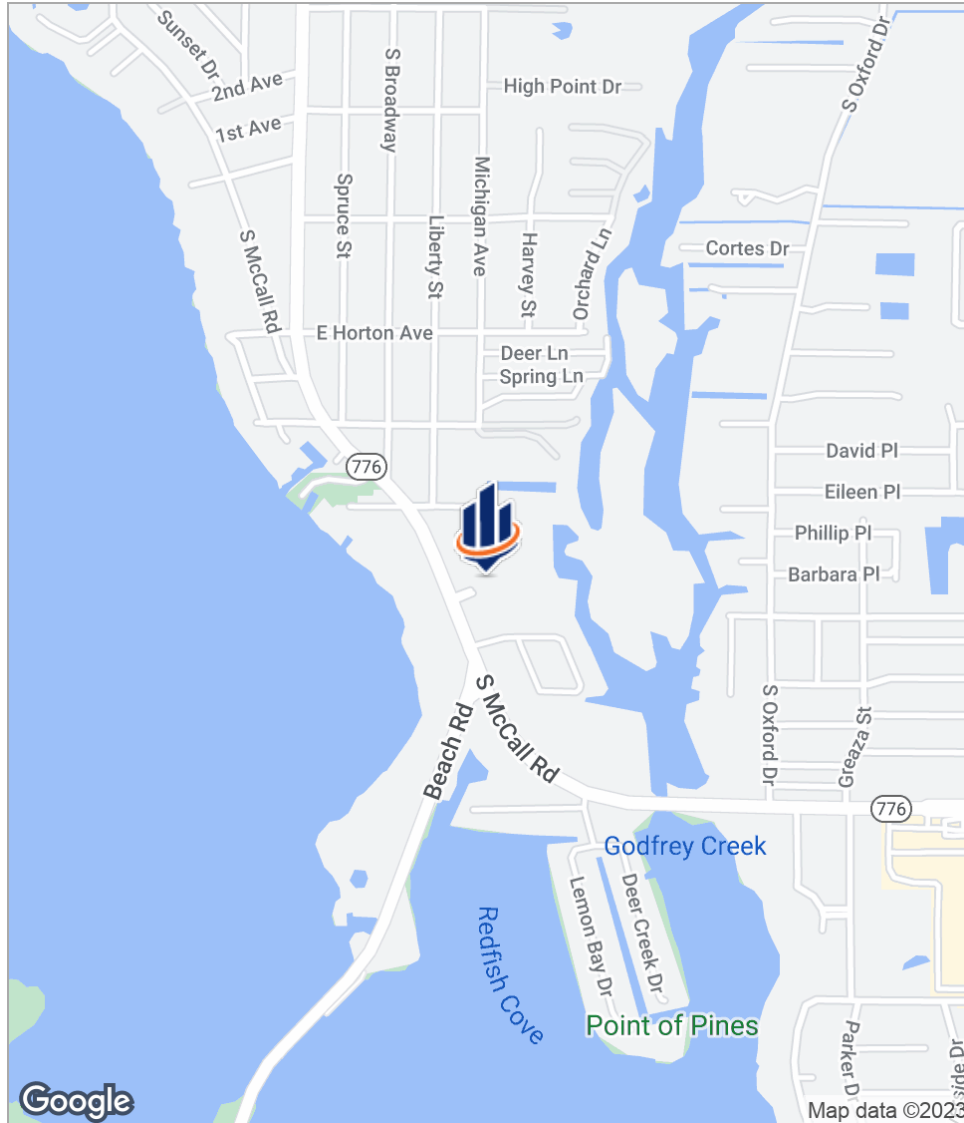
Looking West



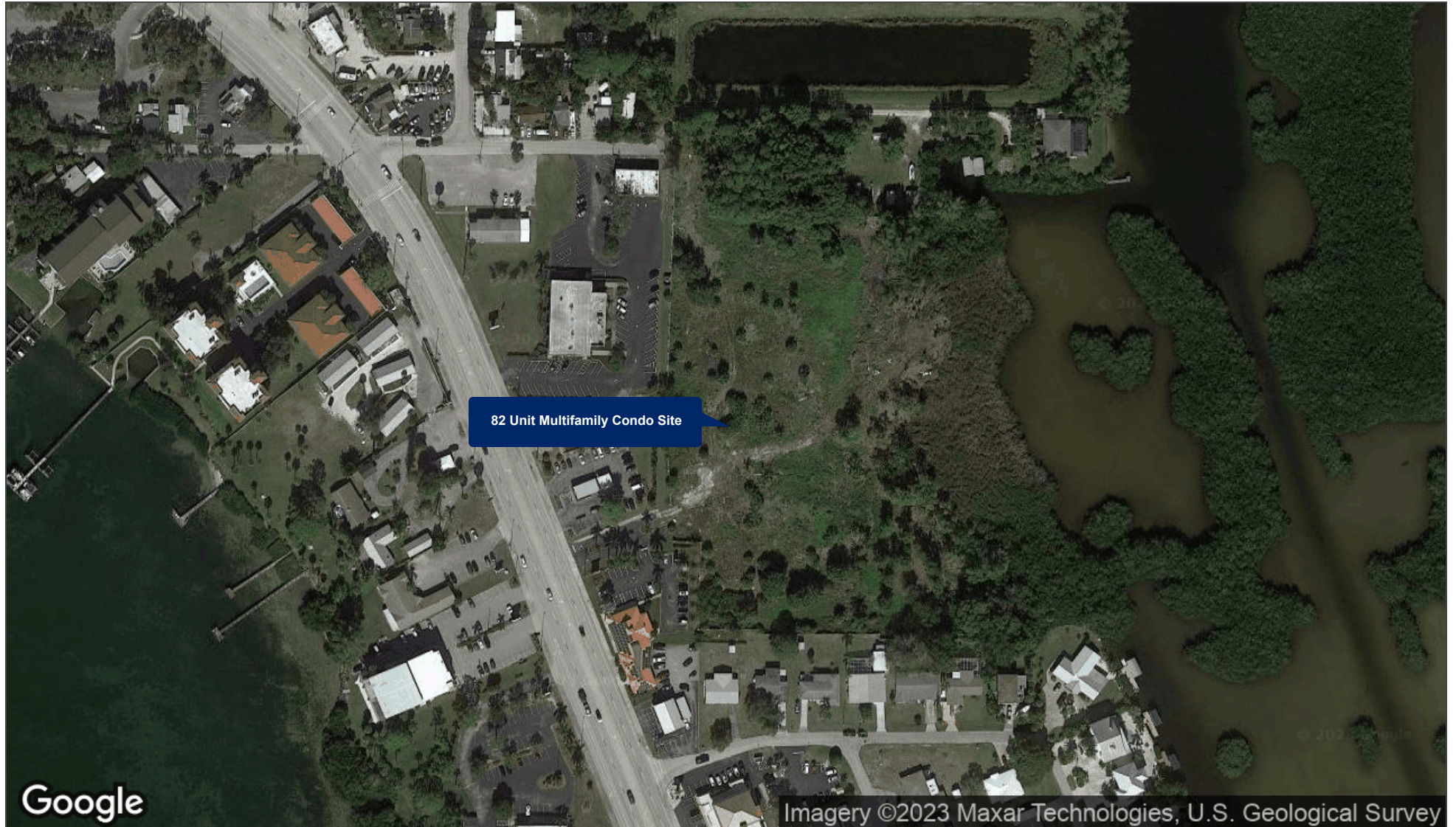
1 LOCATION INFORMATION

201 E Bay Heights
Englewood, FL 34223-4229

Location Maps



Aerial Map

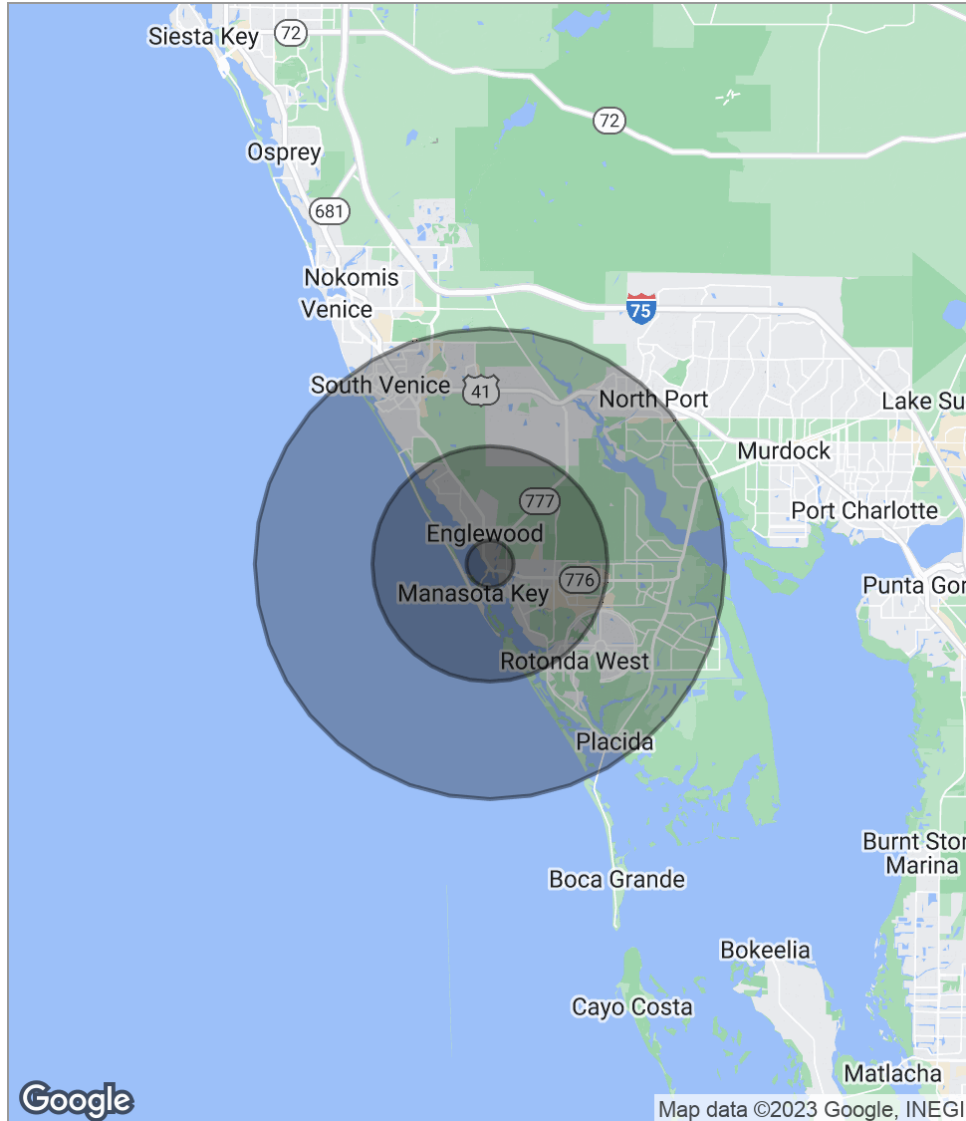


An aerial photograph of a site plan. The left side of the image is dominated by a large, dark green, dense forested area. To the right of this forest is a large, open green field with scattered trees and shrubs. In the bottom right corner, there is a paved parking lot with several cars parked. Adjacent to the parking lot is a small building with a light-colored roof. The overall scene is a mix of natural vegetation and developed areas.



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,435	32,015	101,788
Median age	61.2	60.9	58.7
Median age (Male)	60.8	60.4	57.8
Median age (Female)	61.7	61.7	59.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,376	15,873	48,604
# of persons per HH	1.8	2.0	2.1
Average HH income	\$49,241	\$55,362	\$57,178
Average house value	\$418,419	\$266,942	\$232,748

* Demographic data derived from 2020 ACS - US Census

Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	2,435	32,015	101,788
Median age	61.2	60.9	58.7
Median age (male)	60.8	60.4	57.8
Median age (female)	61.7	61.7	59.7
Total households	1,376	15,873	48,604
Total persons per HH	1.8	2.0	2.1
Average HH income	\$49,241	\$55,362	\$57,178
Average house value	\$418,419	\$266,942	\$232,748

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio & Contact 1

MIKE MIGONE CCIM

Senior Investment Advisor



1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
T 941.487.6986
C 941.812.7437
mike.migone@svn.com
FL #BK399768

PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS & AFFILIATIONS

CCIM, GRI, Suncoast Community Church



1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.487.6986
suncoastsvn.com