



ADDRESS

**Manasota Key Rd  
Englewood, FL 34223**

PROPERTY FEATURES

- Development site offered at \$2,395,000
- Approx 5.7 acres of upland on the Bayfront Side zoned RE-2
- Great location near Manasota Key Club
- Up to 4 individual pads available subject to final site plan approval
- Ability to create dock with one berth per lot in Bay if regulations met

	1 Mile	5 Miles	10 Miles
<b>Total Households:</b>	416	12,320	51,088
<b>Total Population:</b>	869	24,072	105,618
<b>Average HH Income:</b>	\$74,010	\$55,573	\$57,791

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.



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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,395,000
Lot Size (Developable Land):	5.7 Acres
Zoning:	RE2
Market:	Manasota Key
Price / SF:	\$9.53/SF
Price / Acre:	\$415,077.99/Acre

## PROPERTY OVERVIEW

The site is approximately 5.7 acres of land and does extend into the Bay water for a few additional acres. Site allows for a max of 4 single family homes and shared common entry road subject to final site plan approval however is also ideal for a plan with only one or two larger bayfront homes. Each lot to have deeded access to beach on Gulf Side across the street. Ability to create dock with one berth per lot in Bay Waters if all regulations are met. Entire site available for only \$2,395,000. The property does not technically have its own address however is the parcel just north of the home at 7045 Manasota Key Rd. See Video Tour Here: <http://tours.srq360media.com/57acresmanasotakeyrd>

## LOCATION OVERVIEW

This parcel is located on the Bayfront side of Manasota Key within Sarasota County on the North side of the Key and a short 1.1 mile drive from the Manasota Key Club. Also only a short drive to dining, shopping, and entertainment venues on the Venice mainland approx 5 miles away. The property does not technically have its own address however is the parcel just north of the home at 7045 Manasota Key Rd.



100 S WASHINGTON BLVD  
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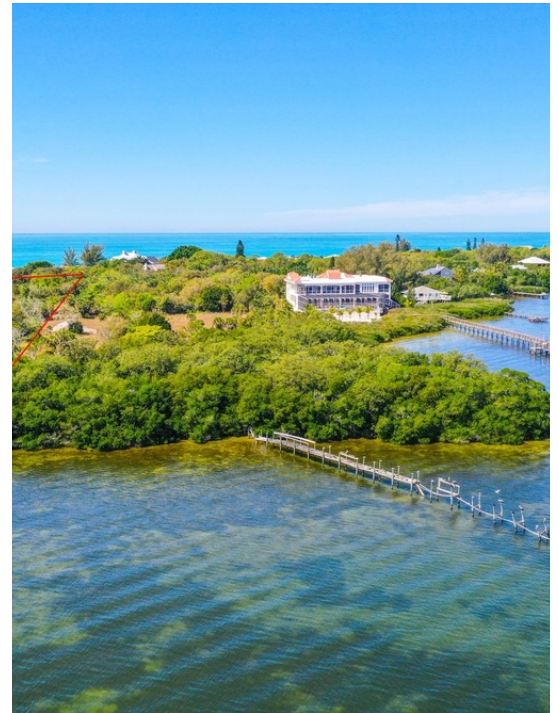
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# ADDITIONAL PHOTOS



**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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# LOCATION MAPS



**Michael Saunders & Company**  
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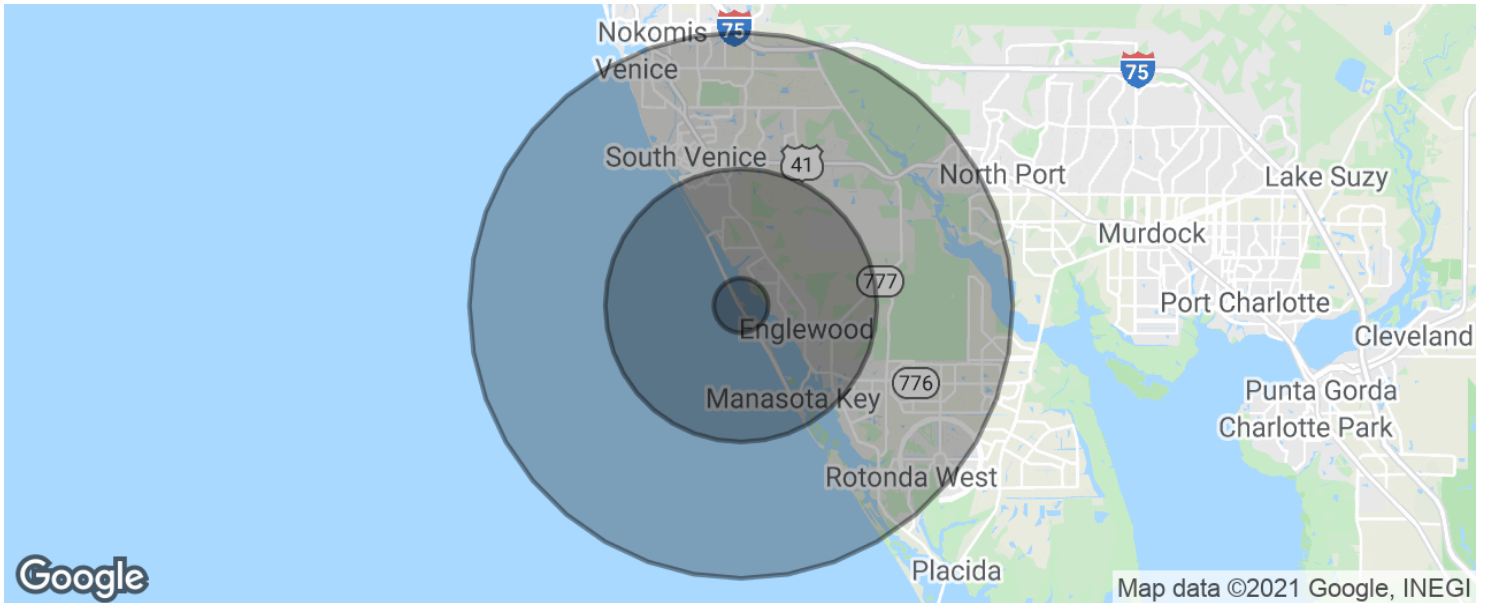
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	869	24,072	105,618
Median age	57.6	62.0	59.3
Median age (Male)	55.2	61.4	58.4
Median age (Female)	58.6	62.3	60.2

## HOUSEHOLDS & INCOME

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	416	12,320	51,088
# of persons per HH	2.1	2.0	2.1
Average HH income	\$74,010	\$55,573	\$57,791
Average house value	\$381,098	\$286,583	\$239,737

\* Demographic data derived from 2010 US Census

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