

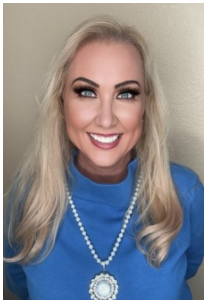


\$ 4,950,000



1520 S River Rd, Englewood, FL 34223

- » MLS #: C7505422
- » Land | Lot: 8.9 acres
- » More Info: [1520SRiverRd.IsForSale.com](http://1520SRiverRd.IsForSale.com)



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#### Remarks

Featuring 1,700 feet of road frontage on River Rd, this triangular-shaped 17.4-acre development site is located within Sarasota County, Florida's unincorporated area. Currently zoned OUE1 (Open Use Estate, 1 unit / 5 acres), the property includes two structures one occupied by a residential tenant and the second unoccupied. The site consists of two PID numbers: one with 370,260 sf (8.5 acres) and the second one with 387,684 sf (8.9 acres). Situated at the south end, just outside The West Villages Improvement District, the district has the authority to plan, finance, construct, operate, and maintain public infrastructure within Wellen Park. This district spans 12,444 acres within the city of North Port and unincorporated Sarasota County, featuring residential neighborhoods, commercial centers, and the Atlanta Braves' spring training stadium. It also includes the soon-to-be-completed Downtown Wellen. The property is adjacent to the Englewood Sports Complex, one of Sarasota County's premier locations, offering various outdoor amenities, including little league fields, soccer fields, tennis courts, hiking trails, picnic facilities, and more.

