

**D6144838****1701 PLACIDA ROAD ENGLEWOOD, 34223**

County: Charlotte
Subdiv: ENGLEWOOD GARDENS 01 14A PT O
Beds:
Baths:
Pool: None
Style: Unimproved Land
Const Status:
Acreage: 2 to less than 5
Garage: **Attch:** **Spes:** **Carport:** **Spes:**
Garage/Carport:
Location: In County, Irregular Lot, Near Golf Course, Near Marina, Oversized Lot, Street Paved

Status: Active
List Price: \$489,000
Year Built:
Special Sale: None
ADOM: 216
CDOM: 216
Proj Comp Date:
Pets:
SqFt Heated:
Total SF:
LP/SqFt: \$5.61

Prime opportunity along Placida Road offering two adjoining parcels in a highly visible and well -traveled Englewood location. 1701 Placida Road includes approximately 1.20 acres and is zoned OMI, providing flexible options for professional, medical or institutional use. The second parcel, 1630 Manor Road, offers approximately 0.80 acres and is zoned RSF3.5 and is included in this combined sale. Both parcels create an attractive investment for future development, business expansion or long-term holding in a steadily growing area. The properties are positioned on the main road that connects Englewood, Cape Haze and Boca Grande, placing future development in a strong traffic and visibility zone with nearby residential communities , commercial centers, medical providers and daily lifestyle conveniences. An additional OMI parcel directly to the south is also available for purchase separately (Parcel ID: 412005351009), offering further potential for a larger project or strategic expansion .

Land, Site, and Tax Information

SE/TP/RG: 05/41S/20E Subd #: Tax ID: 412005351004 Taxes: \$5,110 Auction: Homestead: Alt Key/Folio: 412005351004 Lot Dimensions: N/A Water Frontage: Legal Description: EGG 000 0000 0010 ENGLEWOOD GARDENS 1.2AC M/L PART OF LOT 10 BEG AT NW COR LT 10 TH NE 314.05 FT TH SE 165.05 FT TH SW 318.52 FT TH NW 165.05 FT TO POB 397/360 455/817 668/784 736/850-854 1070-2182	Zoning: OMI,RSF3.5 Future Land Use: Zoning Compatible: No Tax Year: 2025 Auction Time: Complex/Community Name: Lot Size Acres: 2.00	Section #: Block/Parcel: Front Exposure: Lot #: 10 Other Exemptions: Additional Parcels: Yes Ownership: Fee Simple Flood Zone Code: AE Waterfront Feet: 0	Floor Number: CDD: Annual CDD Fee: Land Lease Fee: Plat Book/Page:
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Interior Information

Air Conditioning: Heating and Fuel: Fireplace: Utilities: BB/HS Internet Available, BB/HS Internet Capable, Electrical Nearby, Electricity Available, Public, Sewer Available, Sewer Nearby, Water Available, Water Nearby Sewer: Public Sewer Interior Features: Appliances Included:	Flooring Covering: Security Features: SqFt Heated Source: Water: Public
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Exterior Information**Community Information**

Elementary School: Vineland Elementary	Middle Or Junior School: L.A. Ainger Middle	High School: Lemon Bay High
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Realtor Information

**For more information on this or any other properties
please contact:**

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