

15.4 ACRES - ZONED ILW

INDUSTRIAL COMMERCIAL VACANT LAND FOR SALE



- ✓ 15.4 Total Acres
- ✓ 6.03 Acres of Usable Land
- ✓ S. River Road Location
- ✓ Rarely Available ILW Zoning

Located within the rapidly growing Wellen Park Corridor. The property backs directly up to greenspace and retention ponds located within the Sarasota County owned Englewood Sports Complex, providing a defined rear boundary and buffering from adjacent uses. The property offers approximately 1,000 feet of frontage along River Road.

OFFERED AT

\$2,980,000



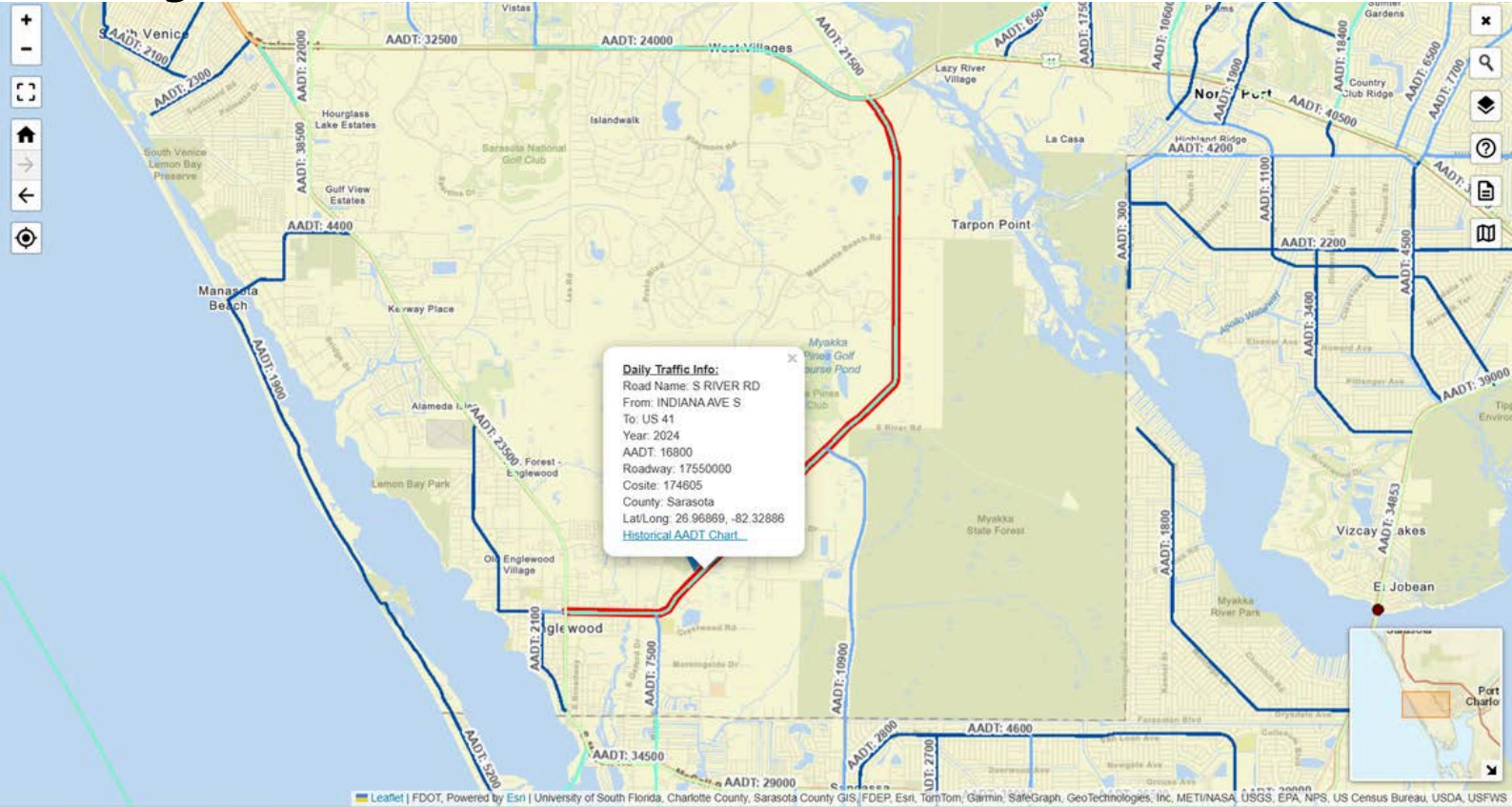
CONTACT US NOW

941-548-4434
STIVERFIRST.COM

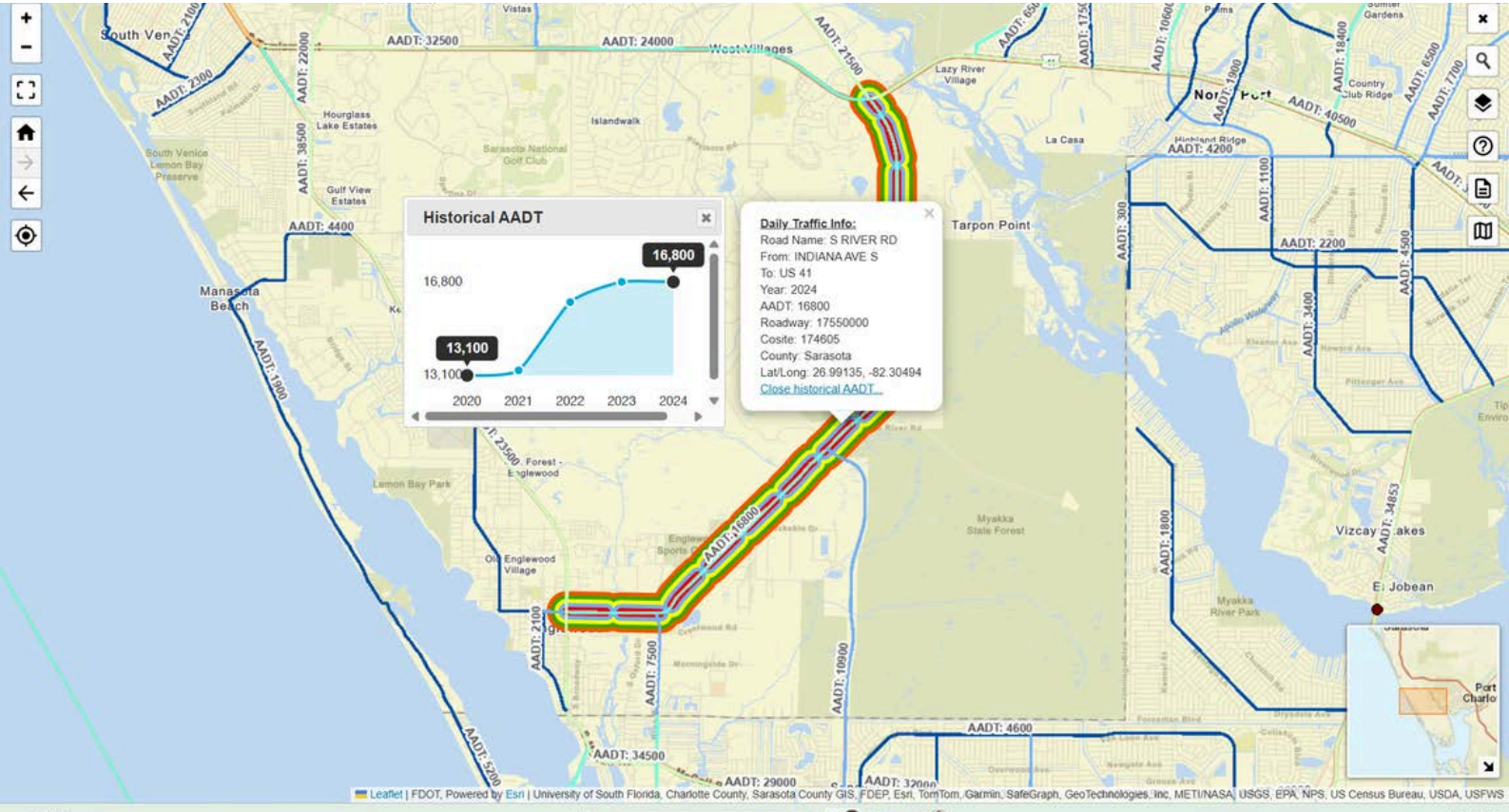
The site includes approximately 6.03 acres of usable land following approved wetland mitigation, with all non-developable acreage located at the rear of the property. This layout allows for an efficient building footprint and strong 1,000 +/- feet of frontage along River Road. Wetlands and mitigation areas are approved and clearly delineated under the current civil plan, offering clarity and certainty for future development. Positioned on a major arterial roadway, the property benefits from excellent visibility and traffic exposure and has received positive feedback from engineering and trade professionals regarding its development potential. Utilities are readily accessible, with electric service at the property line, water connection on the south side of South River Road, and planned sewer service via a lift station connecting to an 8-inch force main through the Englewood Water District. The substantial buildable footprint is well suited for a wide range of commercial or light industrial users seeking visibility, accessibility, and a strategic location within one of the area's fastest-growing corridors. The property is located less than one mile from where South River Road transitions into Dearborn Street, near the local post office providing you plenty of convenience and accessibility for your commercial project.



Daily Traffic Information from the FDOT



Historical Data Chart



XXX S. RIVER ROAD
ENGLEWOOD, FL 34223

CERTIFICATIONS:

1. WIDEIKIS, BENEDICT & BERNTSSON, LLC D/B/A THE BIG W LAW FIRM
2. CHICAGO TITLE INSURANCE CORPORATION
3. WILLIAM E. AND CARLA A. STIVER
4. STIVER FAMILY TRUST DATED JULY 19, 2018

Flood Zone: X

Community Number: 125144

Panel: 12115C0452

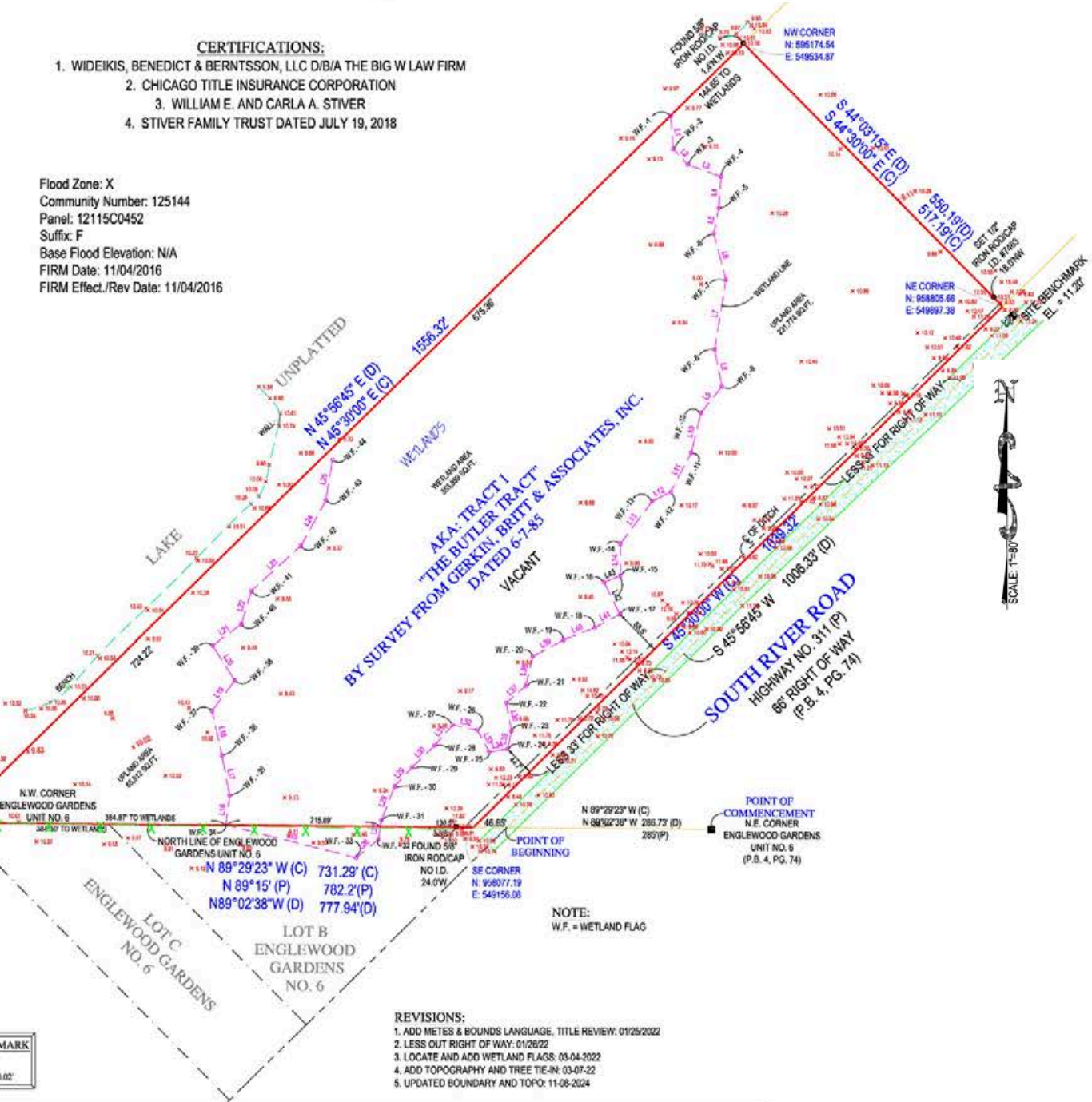
Suffix: F

Base Flood Elevation: N/A

FIRM Date: 11/04/2016

FIRM Effect./Rev Date: 11/04/2016

LINE	LENGTH	BEARING
L1	45.72'	S04°43'01"E
L2	30.15'	S42°43'18"E
L3	49.31'	S70°11'34"E
L4	44.25'	S03°42'28"W
L5	36.05'	S11°29'48"W
L6	67.40'	S14°40'03"E
L7	98.70'	S09°11'04"W
L8	52.96'	S10°55'53"E
L9	47.25'	S38°12'41"W
L10	57.52'	S13°39'57"W
L11	62.20'	S27°45'30"W
L12	29.10'	S63°12'50"W
L13	73.97'	S36°56'32"W
L14	44.87'	S00°15'57"W
L15	188.03'	N75°50'00"W
L16	41.58'	N07°28'01"E
L17	56.98'	N10°55'21"W
L18	84.19'	N12°24'38"W
L19	52.98'	N38°42'07"E
L20	67.59'	N33°36'28"W
L21	50.43'	N53°23'32"E
L22	48.20'	N16°29'22"E
L23	93.89'	N47°42'37"E
L24	72.56'	N28°42'42"E
L25	57.61'	N09°33'48"E
L26	40.66'	N50°47'31"E
L27	27.47'	N06°13'47"E
L28	50.76'	N21°37'42"E
L29	36.29'	N42°35'49"E
L30	44.60'	N45°56'57"E
L31	37.39'	N40°58'10"E
L32	35.50'	S78°37'40"E
L33	35.24'	S26°00'53"E
L34	26.03'	N80°14'43"E
L35	25.91'	N12°26'13"E
L36	40.36'	N10°25'24"W
L37	35.89'	N49°11'47"E
L38	42.38'	N13°41'55"E
L39	48.89'	N62°02'05"E
L40	46.61'	N68°50'58"E
L41	40.11'	N62°03'24"E
L42	50.28'	N28°36'03"W
L43	24.67'	N68°15'18"E



REVISIONS:

1. ADD METES & BOUNDS LANGUAGE, TITLE REVIEW: 01/25/2022
2. LESS OUT RIGHT OF WAY: 01/26/22
3. LOCATE AND ADD WETLAND FLAGS: 03-04-2022
4. ADD TOPOGRAPHY AND TREE TIE-IN: 03-07-22
5. UPDATED BOUNDARY AND TOPO: 11-08-2024

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT.
2. SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE PLAT OF ENGLEWOOD GARDENS NO. 6, HAVING A BEARING OF N89°15'W.

DATE OF FIELD WORK: 01-18-22
DATE OF MAP: 01-21-22

LEGAL DESCRIPTION:

A PORTION OF THE WEST 1/4 OF SEC. 29, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL., DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT FOUND AT THE N.E. CORNER OF ENGLEWOOD GARDENS UNIT NO. 6, RECORDED IN PLAT BOOK 4, PAGES 74 & 75, PUBLIC RECORDS OF SARASOTA COUNTY, FL.; THENCE N. 89°02'38"W ALONG THE NORTH LINE OF SAID ENGLEWOOD GARDENS UNIT NO. 6, A DISTANCE OF 286.73 FEET (PLAT = 285 FT) TO THE CENTERLINE OF SOUTH RIVER ROAD (PLAT-HIGHWAY NO. 311) FOR A POINT OF BEGINNING; THENCE CONTINUE N. 89°02'38"W ALONG SAID NORTH LINE OF ENGLEWOOD GARDENS UNIT NO. 6, A DISTANCE OF 777.94 FT (PLAT=782.2 FT) TO NORTHWESTERLY CORNER OF SAID ENGLEWOOD GARDENS NO. 6; THENCE N. 45°56'45"E, PARALLEL WITH THE CENTERLINE OF SAID SOUTH RIVER ROAD, A DISTANCE OF 1556.32 FT.; THENCE S44°03'15"E; PERPENDICULAR TO SAID CENTERLINE OF SOUTH RIVER ROAD, A DISTANCE OF 550.19 FT. TO SAID CENTERLINE; THENCE S45°56'45"W, ALONG SAID CENTERLINE, A DISTANCE OF 1006.33 FT TO THE POINT OF BEGINNING; CONTAINING 16.18 ACRES MORE OR LESS; SAID DESCRIPTION FURTHER IDENTIFIED AS TRACT 1 OF SURVEY DATED 6-7-85 OF "BUTLER TRACT" BY GERKEN, BRITT & ASSOCIATES, INC. VENICE, FL. (BEING 15 AC. MORE OR LESS, NET OF ROADWAYS); GROSS 16.18 AC., MORE OR LESS.

I have reviewed CHICAGO TITLE INSURANCE COMPANY'S

COMMITMENT FOR TITLE INSURANCE

File Number: 2021-52448JLW Commitment Number: 2021-52448JLW-1

Dated: November 5, 2021 @ 5:00am

All policy and title search items have been abstracted

and all that apply are shown hereon

ITEM#	C.O.B.	PG.	CONVEYANCE	STATUS
6	2136	1734	NOTICE OF SITUATIONS	NOT PLOTTABLE
7	2136	1737	NOTICE OF SITUATIONS	NOT PLOTTABLE

THIS DRAWING IS NOT FULL AND COMPLETE WITHOUT ALL OF ITS ACCOMPANYING PAGES.

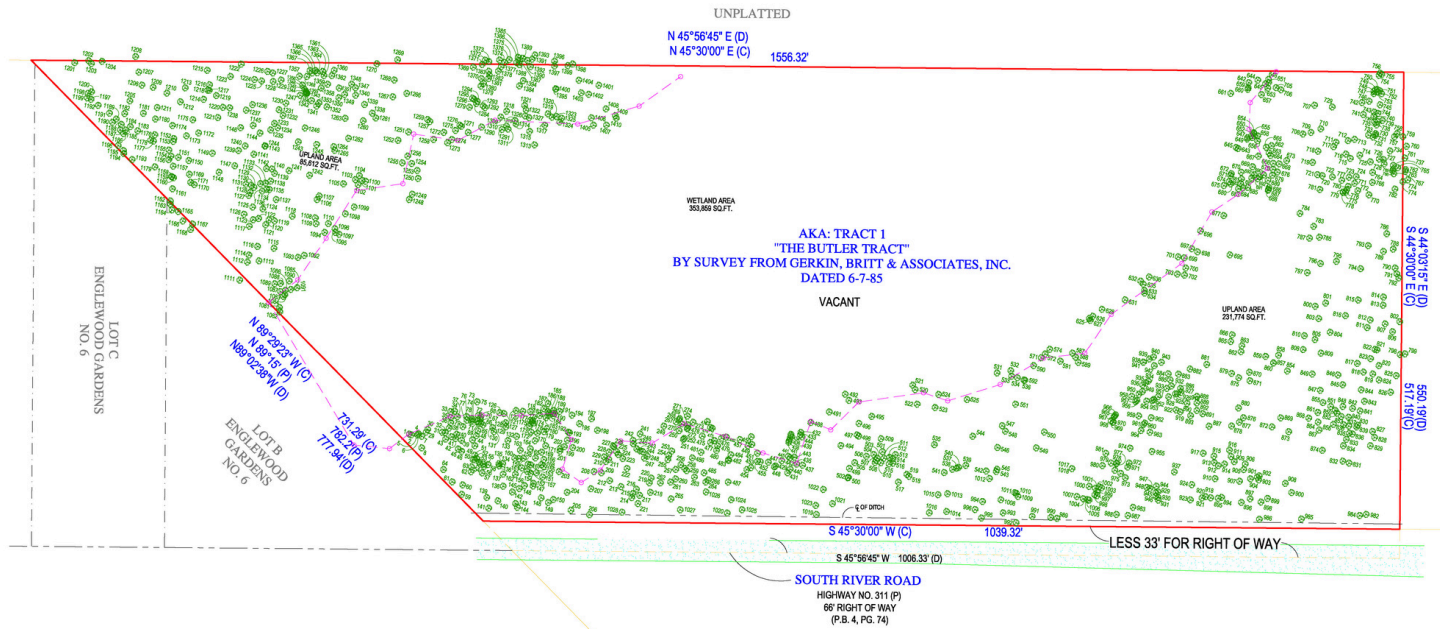
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE OR A R.A. FROM THE SURVEYOR.
DAVID G. CUTLER
PROFESSIONAL SURVEYOR AND MAPPER 8680

Project: C-521120
Date: 01-18-2022
Scale: 1"=80'

COMPASS SURVEYING
8250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463

LEGEND:
1. FOUND MONUMENT
2. LICENSED BUSINESS
3. NOT TO SCALE
4. U.S. NATIONAL HORIZONTAL DATUM
5. U.S. NATIONAL VERTICAL DATUM
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100. PLAT

SCALE: 1"=50'



NOTES:

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THIS DRAWING IS NOT FULL AND COMPLETE WITHOUT ALL OF ITS ACCOMPANYING PAGES.

Project C-521120

Date 01-18-2022

Scale 1"=50'

6 of 6

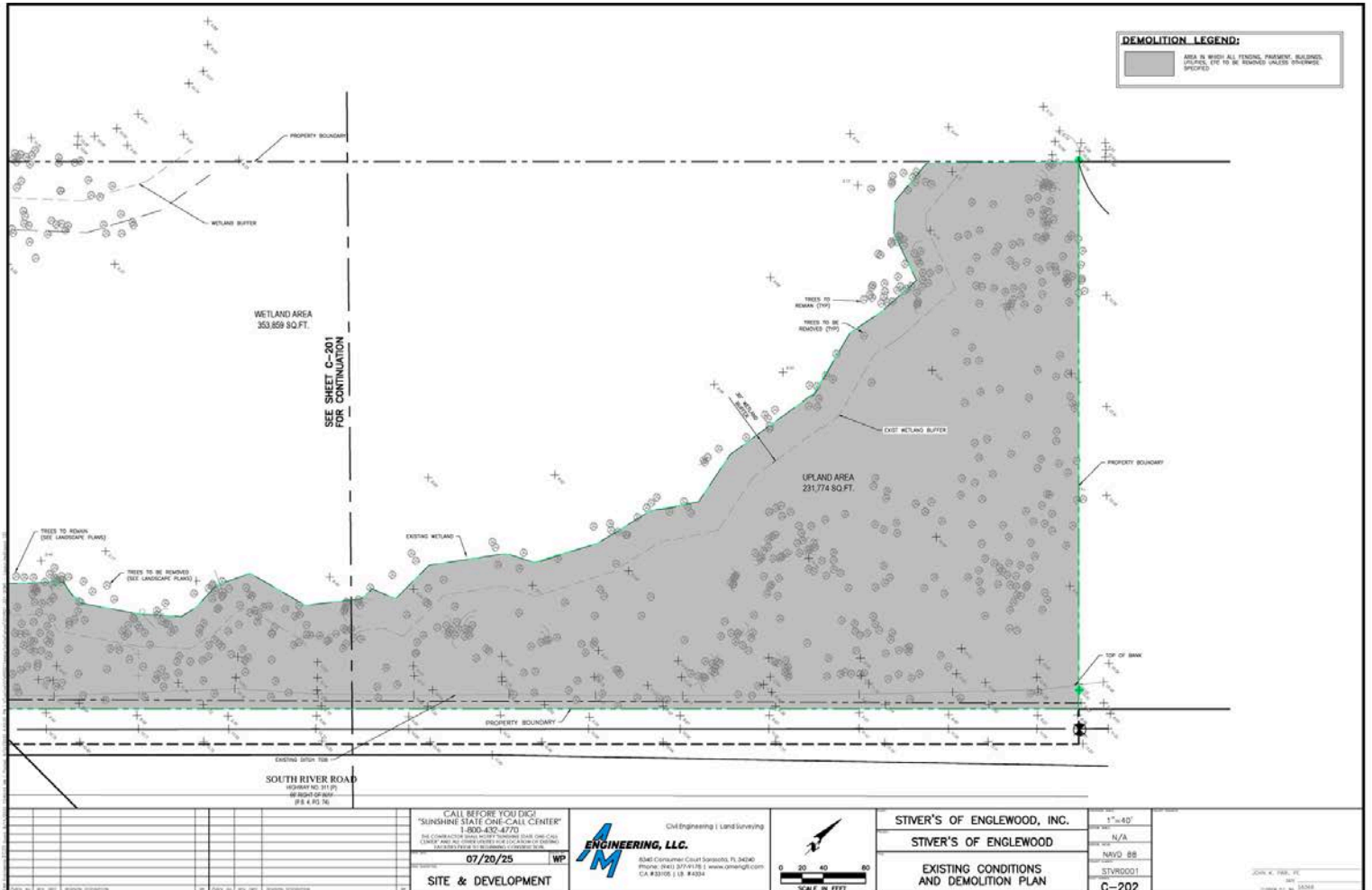
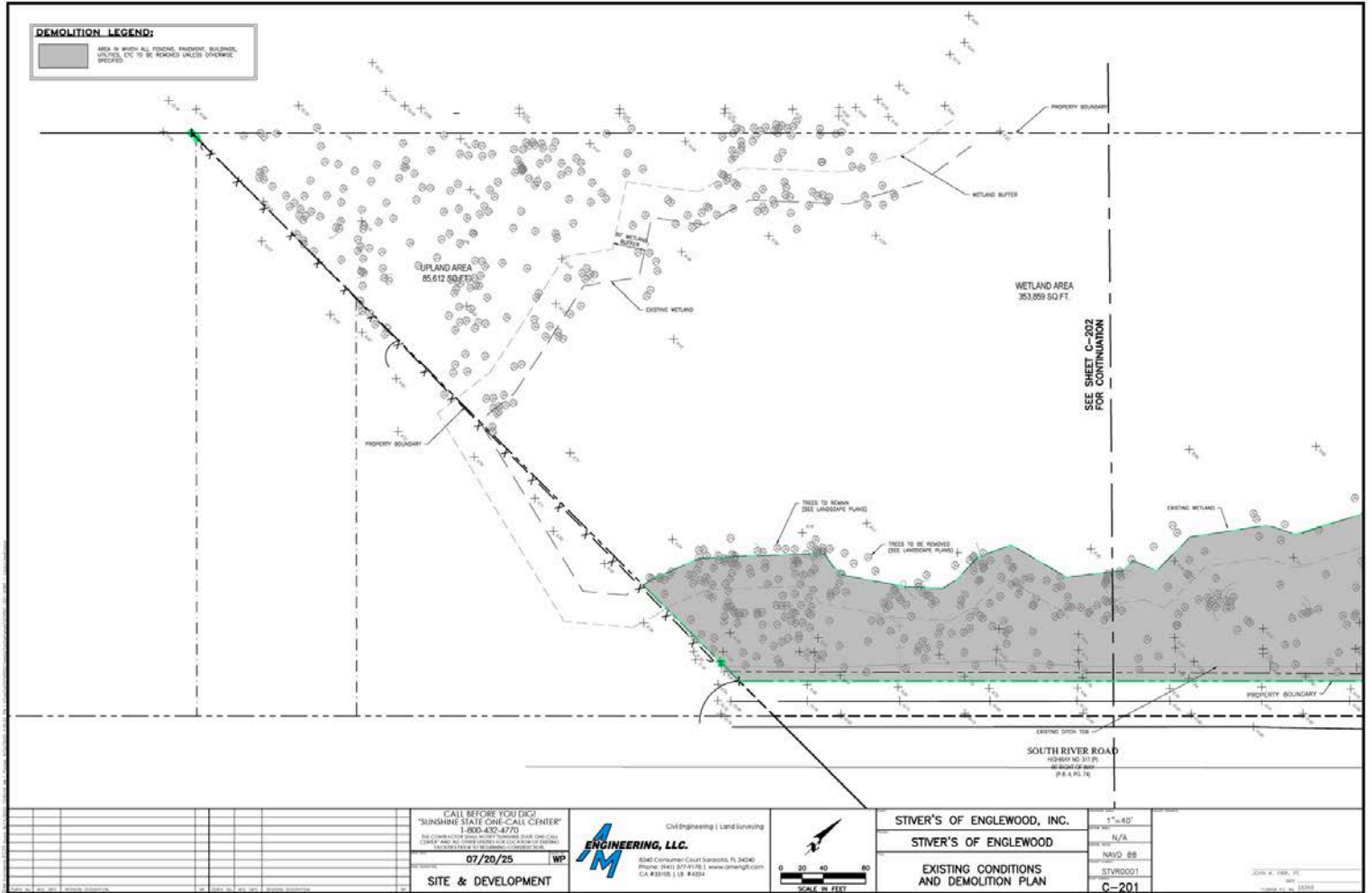


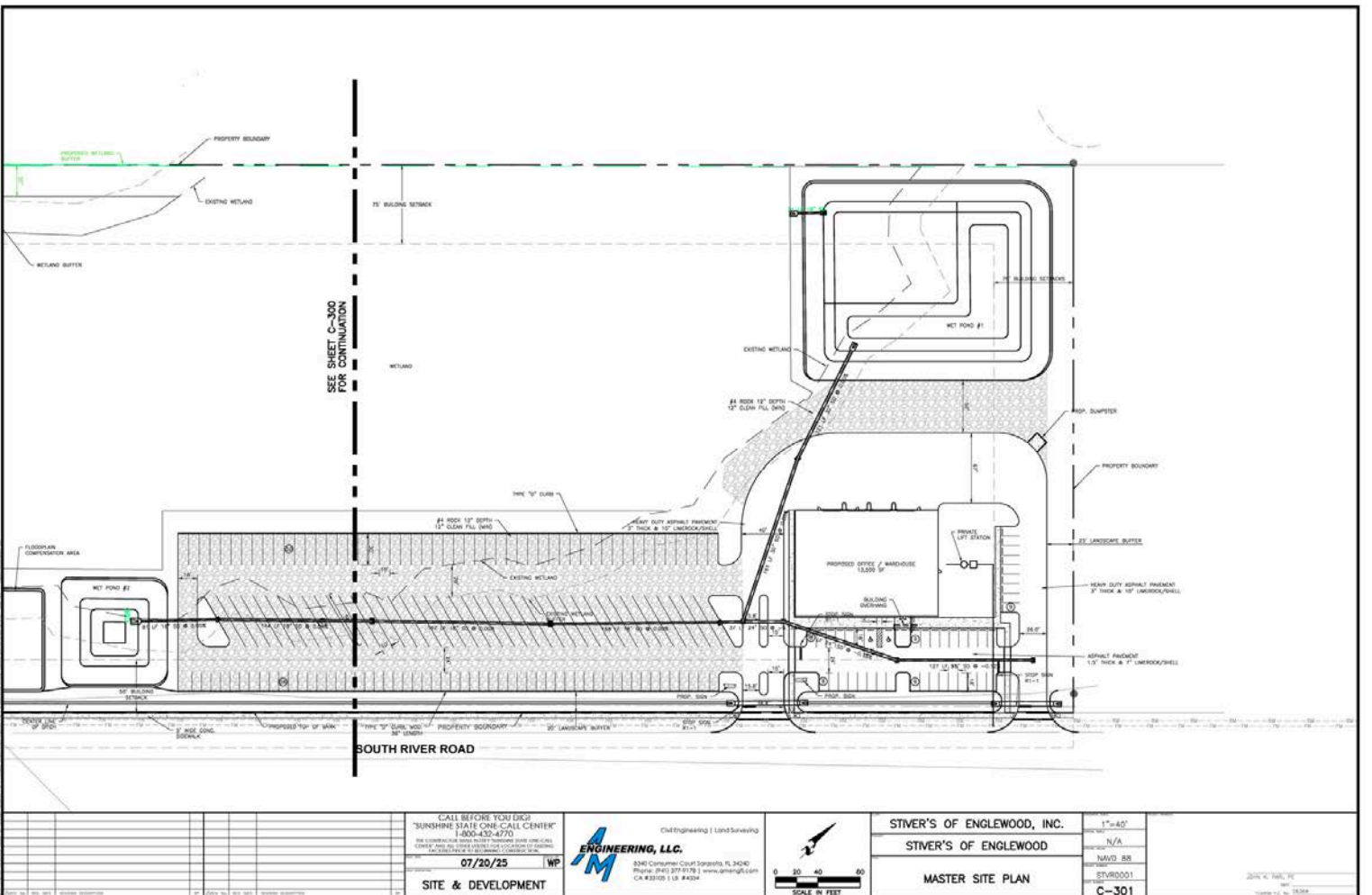
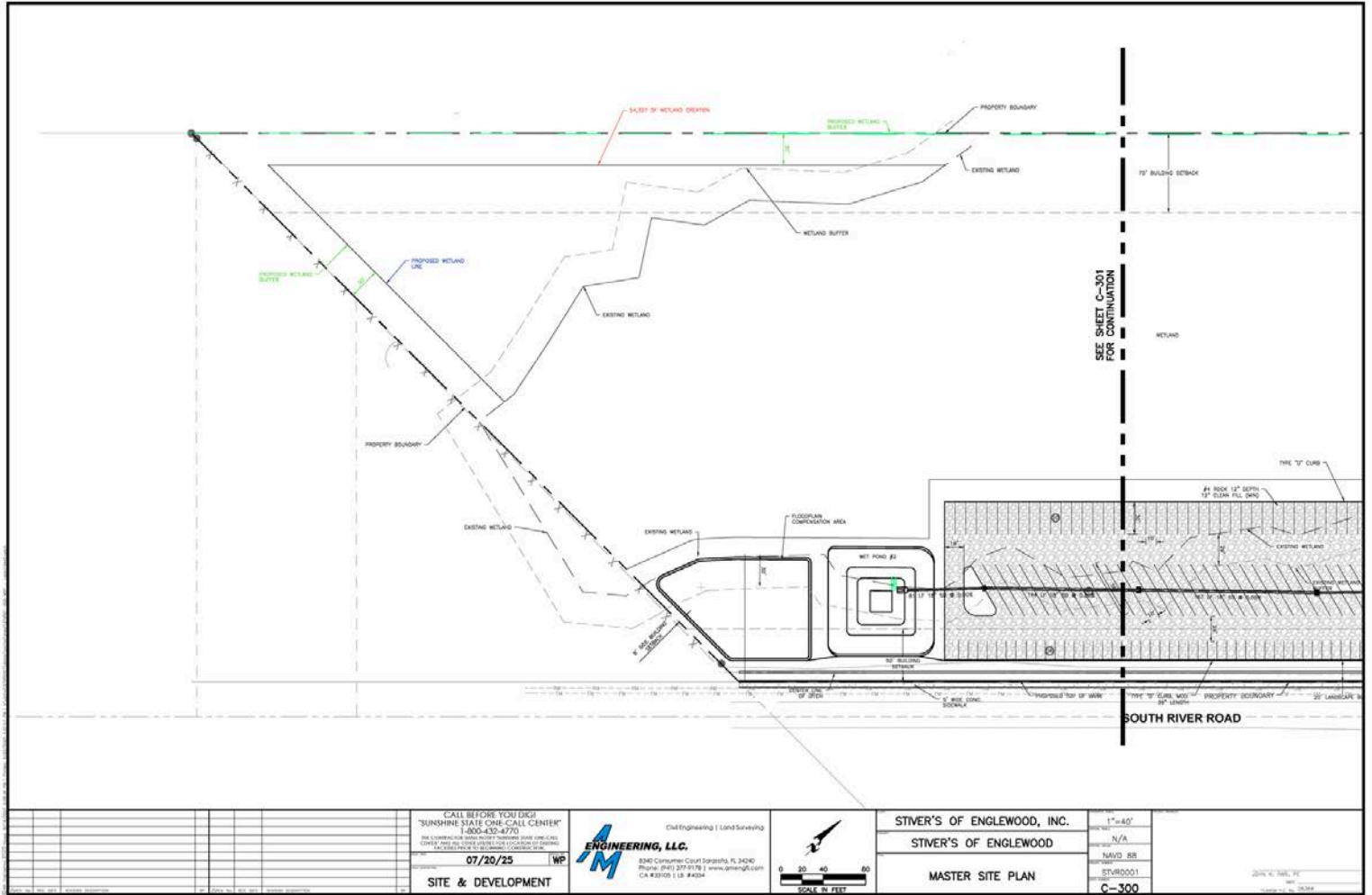
6250 N. MILITARY TRAIL
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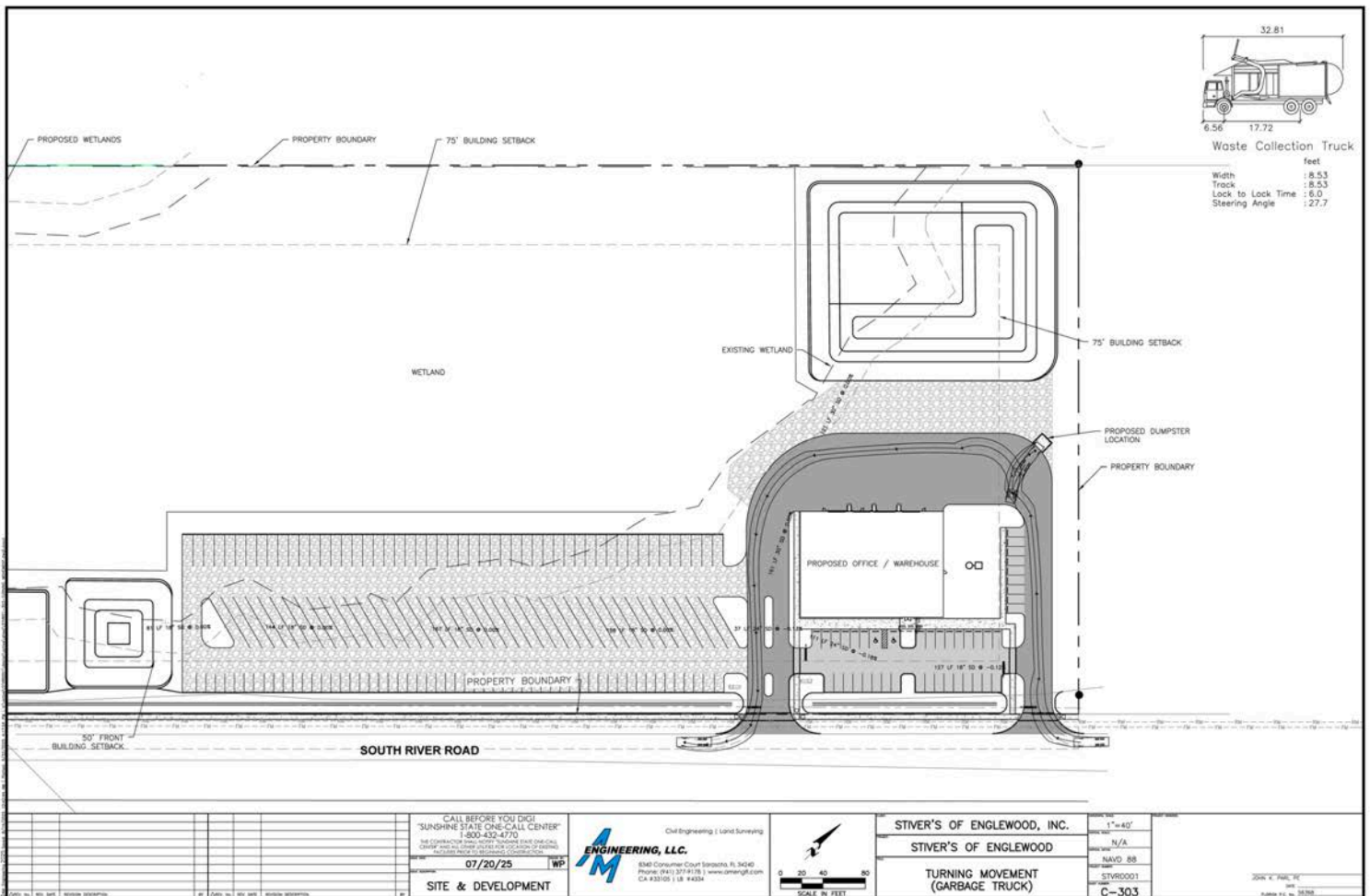
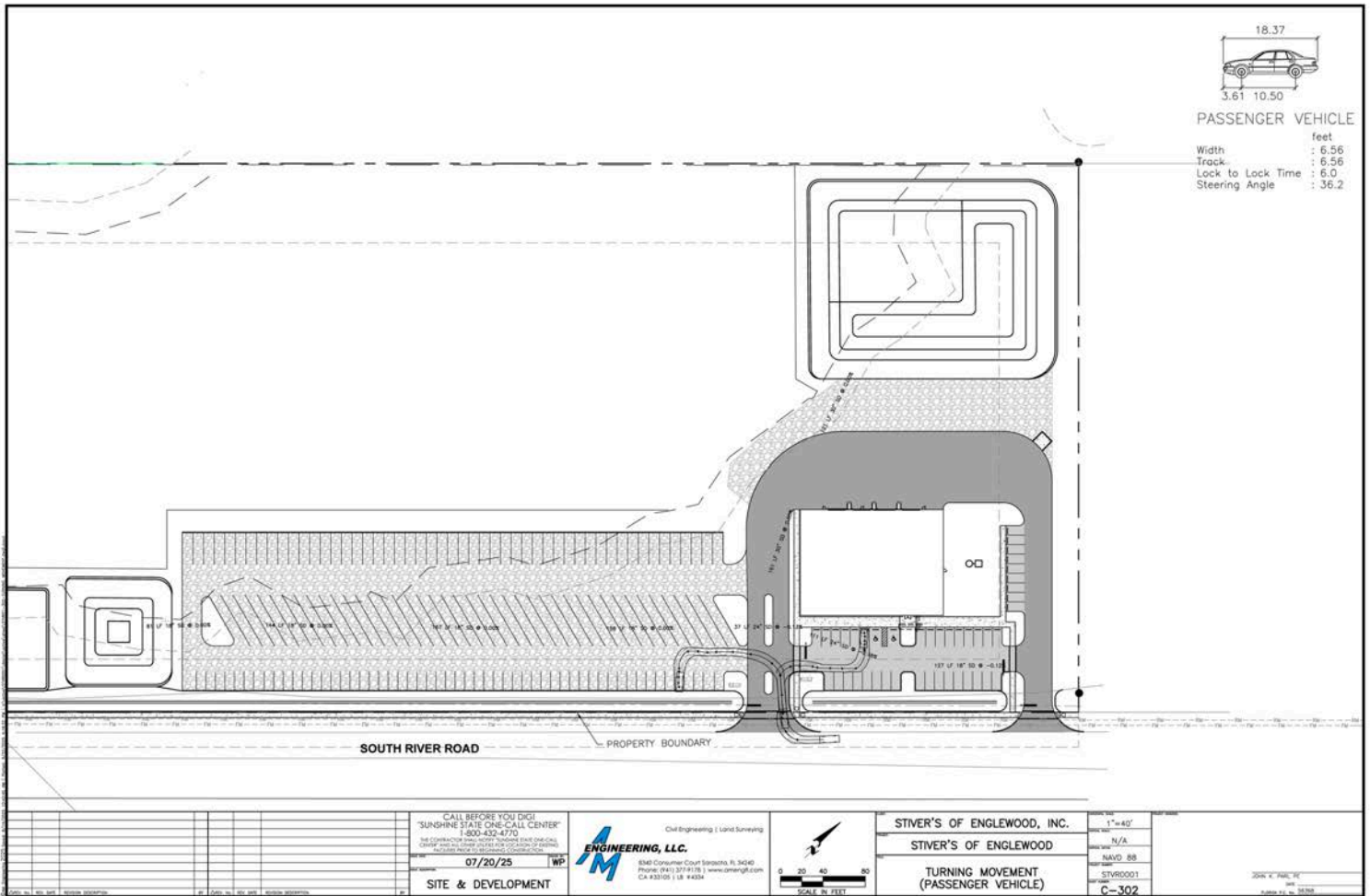
Full Size 6 page survey
is available upon request

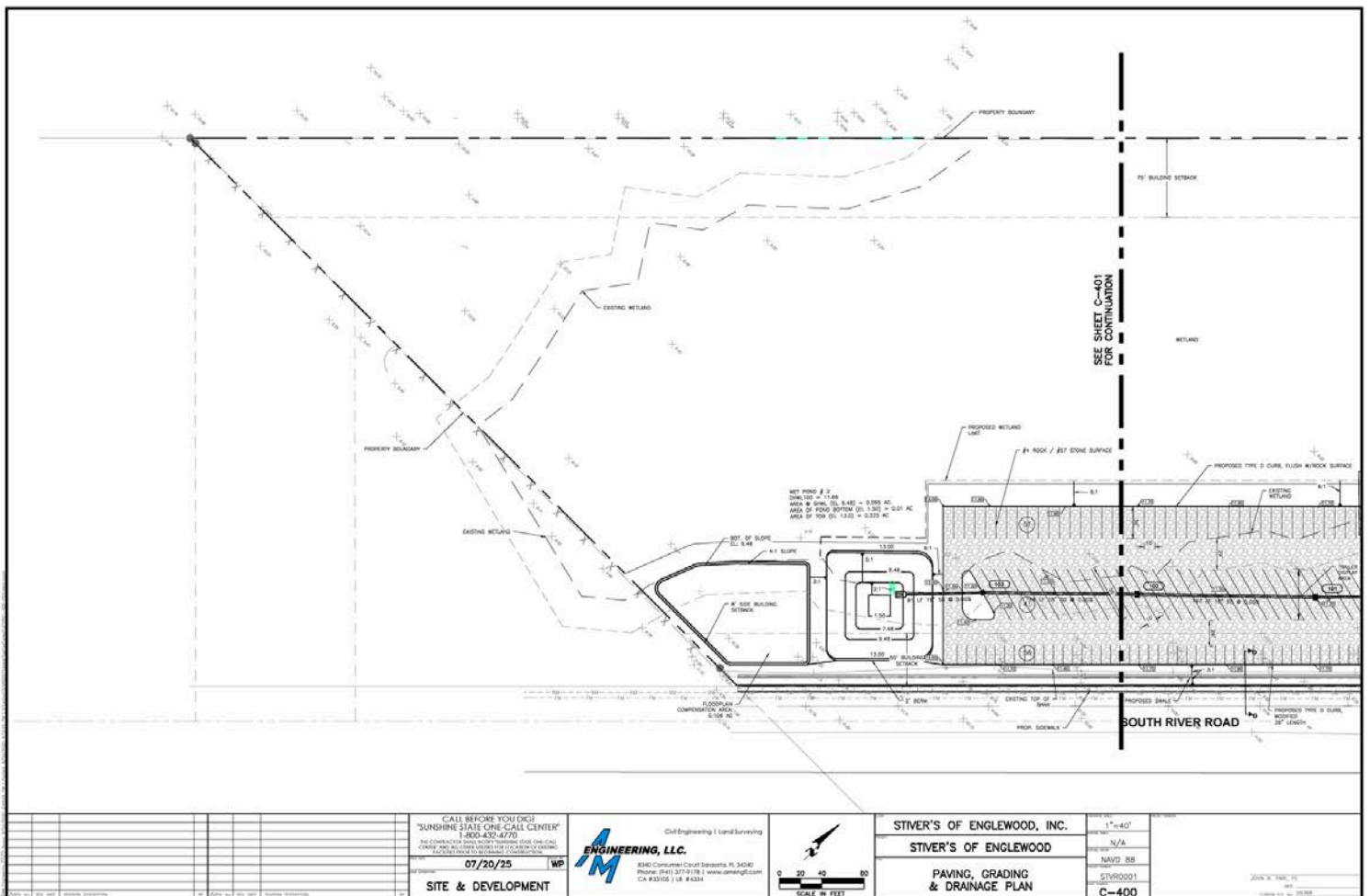
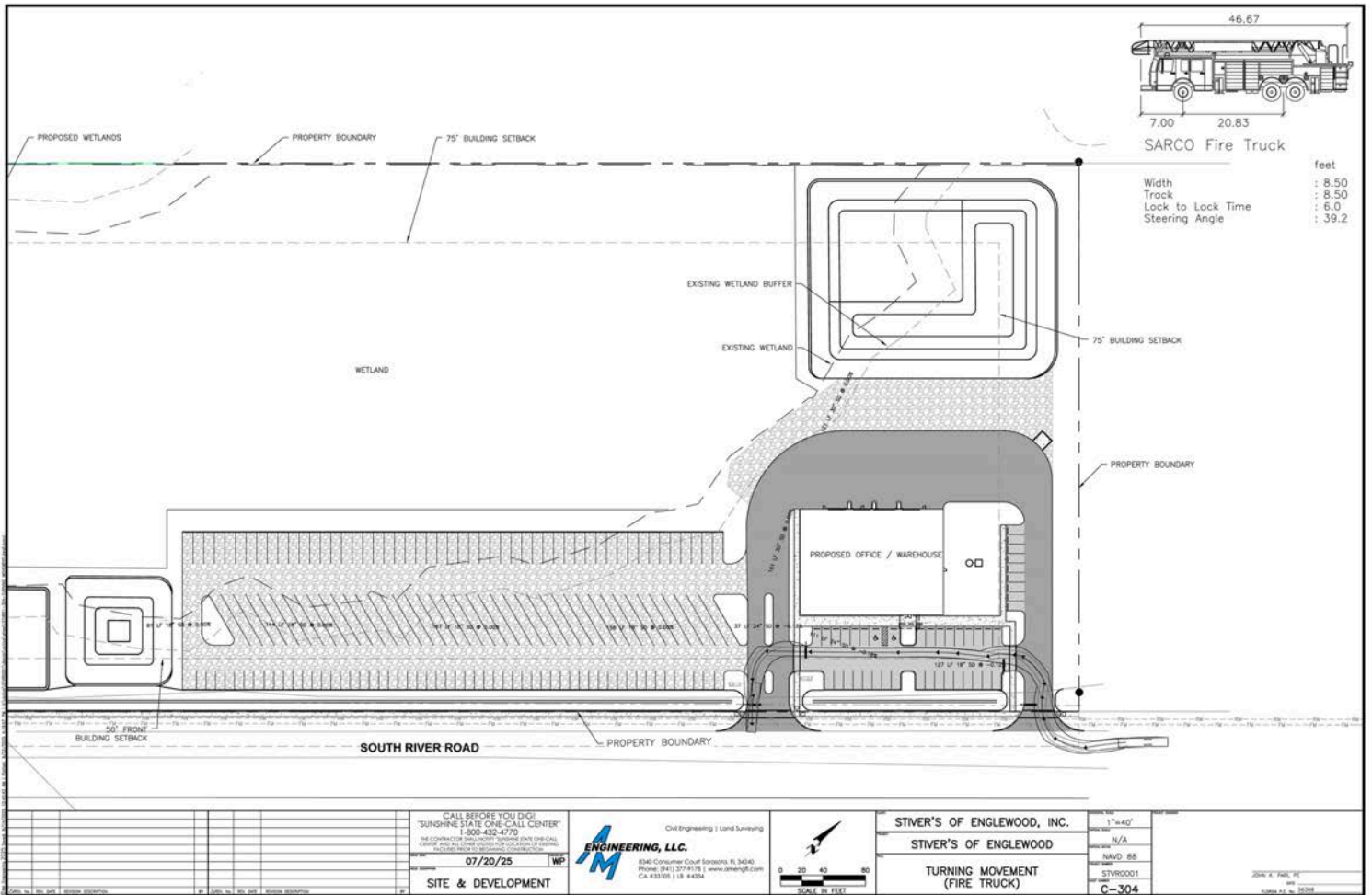
DEMOLITION LEGEND:

AREA IS WITH ALL TREES, FENCES, BUILDINGS, UTILITIES, ETC TO BE REMOVED UNLESS OTHERWISE SPECIFIED





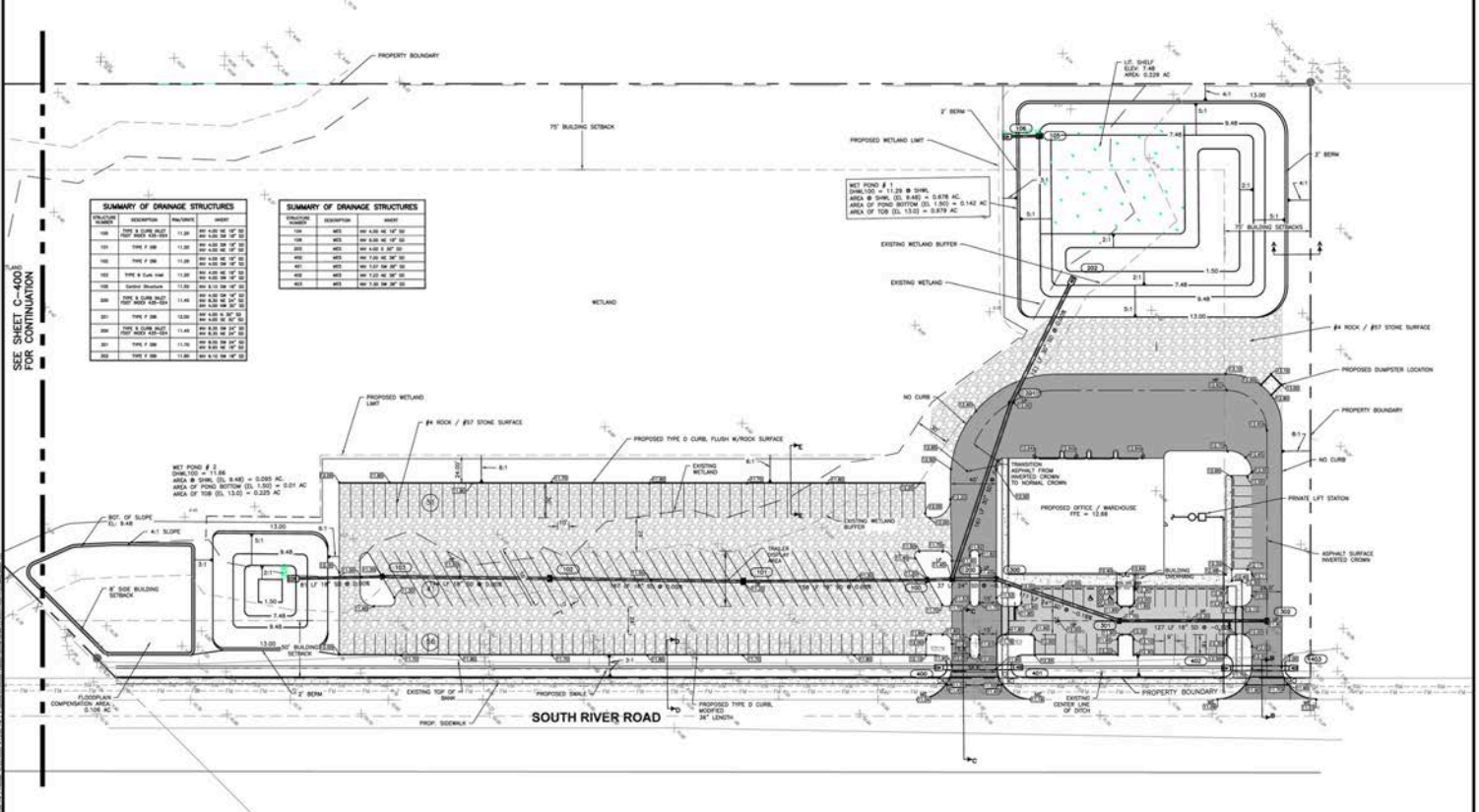




SEE SHEET C-400 FOR CONTINUATION

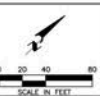
SUMMARY OF DRAINAGE STRUCTURES			
NO.	DESCRIPTION	INVERT	AMOUNT
100	TYPE 1 24" DIA. MANHOLE	11.00	1.00
101	TYPE 2 24" DIA. MANHOLE	11.00	1.00
102	TYPE 3 24" DIA. MANHOLE	11.00	1.00
103	TYPE 4 24" DIA. MANHOLE	11.00	1.00
104	TYPE 5 24" DIA. MANHOLE	11.00	1.00
105	TYPE 6 24" DIA. MANHOLE	11.00	1.00
106	TYPE 7 24" DIA. MANHOLE	11.00	1.00
107	TYPE 8 24" DIA. MANHOLE	11.00	1.00
108	TYPE 9 24" DIA. MANHOLE	11.00	1.00
109	TYPE 10 24" DIA. MANHOLE	11.00	1.00
110	TYPE 11 24" DIA. MANHOLE	11.00	1.00
111	TYPE 12 24" DIA. MANHOLE	11.00	1.00
112	TYPE 13 24" DIA. MANHOLE	11.00	1.00
113	TYPE 14 24" DIA. MANHOLE	11.00	1.00
114	TYPE 15 24" DIA. MANHOLE	11.00	1.00
115	TYPE 16 24" DIA. MANHOLE	11.00	1.00
116	TYPE 17 24" DIA. MANHOLE	11.00	1.00
117	TYPE 18 24" DIA. MANHOLE	11.00	1.00
118	TYPE 19 24" DIA. MANHOLE	11.00	1.00
119	TYPE 20 24" DIA. MANHOLE	11.00	1.00
120	TYPE 21 24" DIA. MANHOLE	11.00	1.00

SUMMARY OF DRAINAGE STRUCTURES			
NO.	DESCRIPTION	INVERT	AMOUNT
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219	TYPE 20 24" DIA. MANHOLE	11.00	1.00
220	TYPE 21 24" DIA. MANHOLE	11.00	1.00

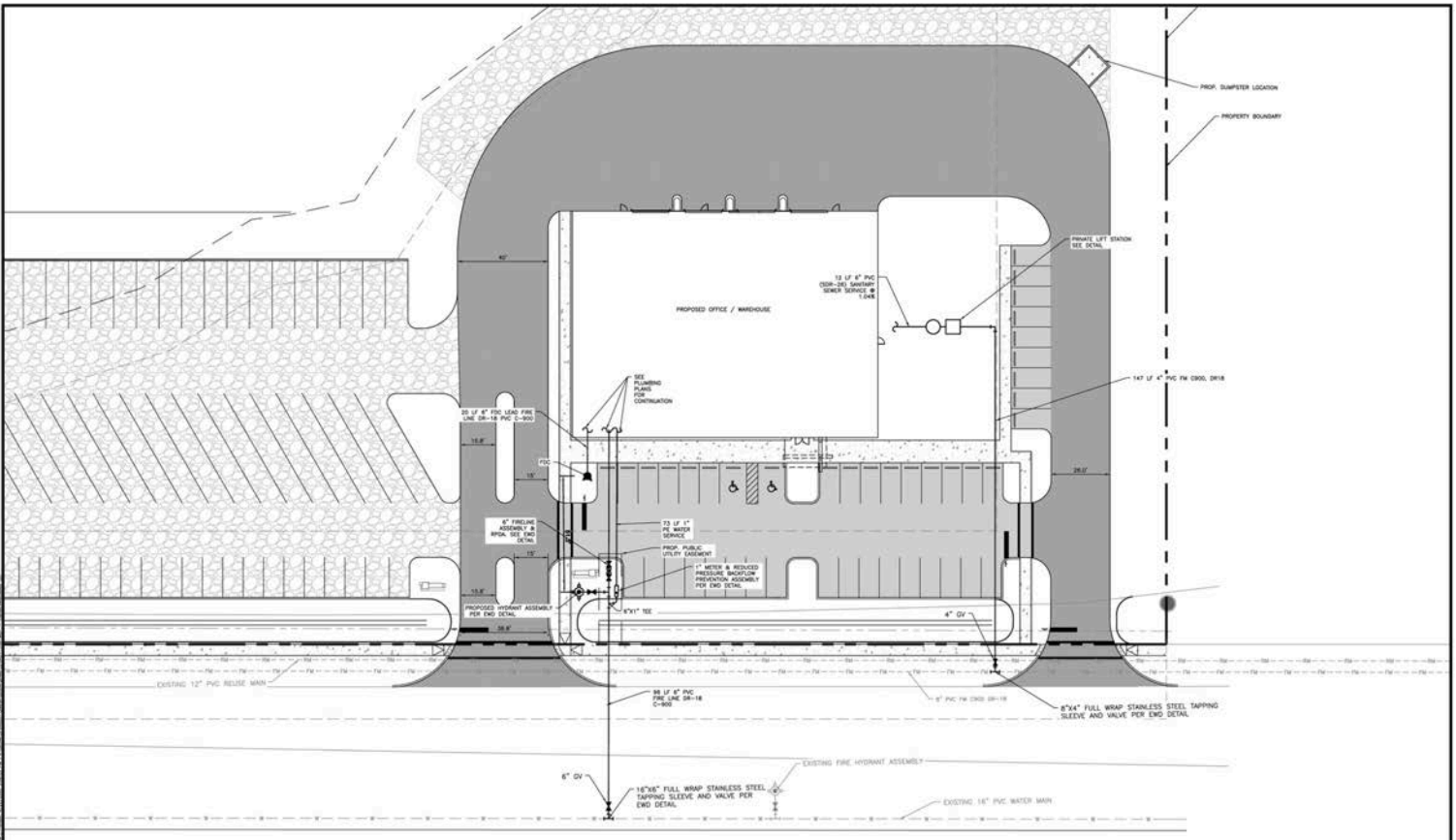


CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
NO CONTRACTOR SHALL BEGIN ANY WORK UNLESS THE ONE-CALL CENTER HAS BEEN NOTIFIED AND THE LOCATION OF ALL UTILITIES HAS BEEN LOCATED AND MARKED.
DATE: 07/20/25
WP
SITE & DEVELOPMENT

ENGINEERING, LLC.
Civil Engineering / Land Surveying
8340 Consumer Court, Santa Rosa, CA 95408
Phone: (415) 277-8178 | www.ameerllc.com
CA 43105 / 18 44324

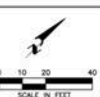


STIVER'S OF ENGLEWOOD, INC.
STIVER'S OF ENGLEWOOD
PAVING, GRADING
& DRAINAGE PLAN
DATE: 07/20/25
WP
C-401



CALL BEFORE YOU DIG!
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STIVER'S OF ENGLEWOOD, INC.
STIVER'S OF ENGLEWOOD
MASTER UTILITY PLAN
DATE: 07/20/25
WP
C-700



Vacant Land Disclosure Statement

NAME: River Road Holdings, LLC

DATE SELLER PURCHASED PROPERTY: _____

GENERAL INFORMATION ABOUT PROPERTY:

PROPERTY ADDRESS: 0 River Road, Englewood, FL 34223

LEGAL DESCRIPTION: See additional terms

NOTICE TO BUYER AND SELLER:

In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

1. CLAIMS & ASSESSMENTS

a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit charges or unpaid assessments affecting the property? NO ☒ YES ☐ If yes, explain: _____

b. Have any local, state, or federal authorities notified you of a violation of governmental regulation or violation of covenant restrictions? NO ☒ YES ☐ If yes, explain: _____

c. Are you aware of any eminent domain proceedings involving the property? NO ☐ YES ☐ If yes, explain: _____

2. USE RESTRICTIONS

Are You Aware:

a. of any subdivision, municipality or other recorded covenants, conditions or restrictions? NO ☒ YES ☐

b. of any resale restrictions? NO ☒ YES ☐

c. of any restrictions on leasing the property? NO ☒ YES ☐

d. of any right of first refusal to purchase the property? NO ☒ YES ☐

e. If any answer to questions 2a-2d is yes, please explain: _____

3. SURVEY

a. Has the land been surveyed? NO ☐ YES ☒ If yes, which person or company performed the survey: _____

Compass Surveying

b. Has this land been platted? NO ☒ YES ☐ If yes, has a certificate of survey been completed? NO ☒ YES ☐

c. Are you aware of any encroachments or boundary line disputes? NO ☒ YES ☐

d. Are you aware of any easements other than utility/drainage easements? NO ☒ YES ☐

e. Are you aware if the property is in an earthquake zone? NO ☒ YES ☐

f. Are you aware if the property contains wetlands area? NO ☐ YES ☒

Seller (WS) (CAS) and Buyer (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 3 Pages.

7. UTILITIES

- a. What type of irrigation does the property have? _____
- b. Have percolation tests been performed? NO ☒ YES ☐ yes, when and by which person or company: _____
- c. Does the property have connection to the following: public water? NO ☒ YES ☐ public sewer? NO ☒ YES ☐
private water system off the property? NO ☒ YES ☐ water well? NO ☒ YES ☐ septic tank? NO ☒ YES ☐
electric utility? NO ☒ YES ☐ natural gas service? NO ☒ YES ☐
- d. Does the boundary of the property have connection to the following: public water system access? NO ☐ YES ☒
private water system access? NO ☒ YES ☐ electric service access? NO ☐ YES ☒ natural gas access? NO ☒ YES ☐
telephone system access? NO ☐ YES ☒
- e. Have any utility charges been paid? NO ☒ YES ☐ If yes, which charges were paid?: _____

8. OTHER MATTERS:

Is there anything else that materially affects the value of the property? NO ☒ YES ☐

If yes, explain: The property backs directly up to greenspace and retention ponds located within the Sarasota

County owned Englewood Sports Complex. The site includes approximately 6.03 acres of usable land following

approved wetland mitigation with all non-developable acreage located at the rear of the property. This is a commercial

site along South River Road, zoned ILW - Industrial Light & Warehousing, within the rapidly growing Wellen Park Corridor.

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: William E. Stiver, Managing Member / River Road Holdings, LLC Date: December 19, 2025
(signature) (print)

Seller: Carla A. Stiver, Managing Member / _____ Date: December 17, 2025
(signature) (print)

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. Independent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer understands these representations are not made by any real estate licensee.

Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)

Seller (WS) (CAS) and Buyer (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 3 Pages.

4. ENVIRONMENT

Are You Aware:

a. of any substances, materials, products, pollutants or contaminants which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO ☒ YES ☐ If yes, explain: _____

b. of any abandoned wells, buried storage tanks or buried debris or waste on the property? NO ☒ YES ☐ If yes, explain: _____

c. of any clean up, repairs, or remediation of the property due to hazardous substances, pollutants or contaminants? NO ☒ YES ☐ If yes, explain: _____

d. of any endangered or protected species on the property such as scrub jays, manatees, turtles, sea turtles or nests of endangered or protected species? NO ☒ YES ☐

e. of any electromagnetic fields located on the property? NO ☒ YES ☐

f. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO ☒ YES ☐

If any answer to questions 4a-4f is yes, please explain: Wetlands on the property are delineated on the survey.

5. FLOOD

Are You Aware:

a. if the property is designated in a 100 year flood plain? NO ☐ YES ☒

b. if the property has been flooded? NO ☒ YES ☐

c. if there has been drainage problems affecting the property or adjacent properties? NO ☒ YES ☐

If any answer to questions 5a-5c is yes, please explain: There are wetlands on the property that retain water.

Wetlands and mitigation areas are clearly delineated under the current civil plan.

6. CONDITION OF THE PROPERTY

a. Have any soil tests been performed? NO ☒ YES ☐

b. Are you aware of any fill or uncompacted soils? NO ☒ YES ☐

c. Are you aware of any settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO ☒ YES ☐

d. Are you aware of any dead or diseased trees on the property? NO ☐ YES ☒

If any answer to questions 6a-6d is yes, please explain: The property has not been cleared of all trees that fell during Hurricane Ian

Seller (WS) (CAS) and Buyer (____) (____) acknowledge receipt of a copy of this page, which is Page 2 of 3 Pages.

Flood Disclosure



Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property **at or before** the time the sales contract is executed.

Seller, River Road Holdings, LLC, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 0 River Road, Englewood, FL 34223

Seller, please check the applicable boxes in paragraphs (1) through (3) below.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller ☐ has ☒ has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
- (2) Seller ☐ has ☒ has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (3) Seller ☐ has ☒ has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (4) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
 - c. Sustained periods of standing water resulting from rainfall.

Seller: William E Stiver, Managing Member

Date: December 19, 2025

Seller: Carla A Stiver, Managing Member

Date: December 17, 2025

Copy provided to Buyer on Dec 18, 2025 by ☒ email ☐ facsimile ☐ mail ☐ personal delivery.

Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



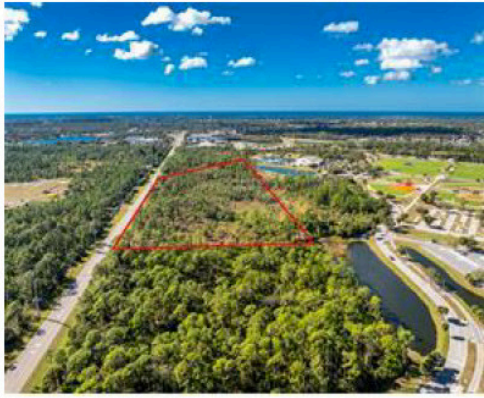
If initialed by all parties, the clauses below will be incorporated into the Florida Realtors® /Florida Bar Residential Contract For Sale And Purchase between River Road Holdings, LLC (SELLER) and _____ (BUYER) concerning the Property described as 0 River Road, Englewood, FL 34223

Buyer's Initials _____

Seller's Initials WS CAS

AA. LICENSEE DISCLOSURE OF PERSONAL INTEREST IN PROPERTY

Carla A Stiver has an active or inactive real estate license and has a personal interest in the Property (specify if licensee is related to a party, or is acting as Buyer or Seller, etc.) Managing Member of River Road Holdings LLC

**D6145249****RIVER ROAD ENGLEWOOD, 34223****County:** Sarasota**Subdiv:****Beds:****Baths:****Pool:** None**Style:** Industrial**Const Status:****Acreage:** 10 to less than 20**Garage:** **Attch:** **Spcs:** **Carport:** **Spcs:****Garage/Carport:****Location:** In County, Irregular Lot, Near Golf Course, Near Marina, Oversized Lot, Street Paved**Status:** Active**List Price:** \$2,980,000**Year Built:****Special Sale:** None**ADOM:** 6**CDOM:** 6**Proj Comp Date:****Pets:****SqFt Heated:****Total SF:****LP/SqFt:** \$4.44

Rare opportunity to acquire a highly visible 15 acre commercial development site along South River Road, zoned ILW - Industrial Light & Warehousing, within the rapidly growing Wellen Park Corridor. The property backs directly up to greenspace and retention ponds located within the Sarasota County owned Englewood Sports Complex, providing a defined rear boundary and buffering from adjacent uses. The site includes approximately 6.03 acres of usable land following approved wetland mitigation, with all non-developable acreage located at the rear of the property. This layout allows for an efficient building footprint and strong road frontage. Wetlands and mitigation areas are approved and clearly delineated under the current civil plan, offering clarity and certainty for future development. Positioned on a major arterial roadway, the property benefits from excellent visibility and traffic exposure and has received positive feedback from engineering and trade professionals regarding its development potential. Utilities are readily accessible, with electric service at the property line, water connection on the south side of South River Road, and planned sewer service via a lift station connecting to an 8-inch force main through the Englewood Water District. The substantial buildable footprint is well suited for a wide range of commercial or light industrial users seeking visibility, accessibility, and a strategic location within one of the area's fastest-growing corridors. The property is located less than one mile from where South River Road transitions into Dearborn Street, near the local post office providing you plenty of convenience and accessibility for your commercial project.

Land, Site, and Tax Information**SE/TP/RG:** 29/40S/20E**Subd #:****Tax ID:** 0849150002**Taxes:** \$13,167**Auction:****Homestead:****Alt Key/Folio:** 0849150002**Lot Dimensions:****Water Frontage:****Legal Description:** COM NE COR OF ENGLEWOOD GARDENS UNIT 6 TH N-89-02-38-W 286.73 FT FOR POB TH N-89-02-38-W 777.94 FT TH N-45-56-45-E 1556.32 FT TH

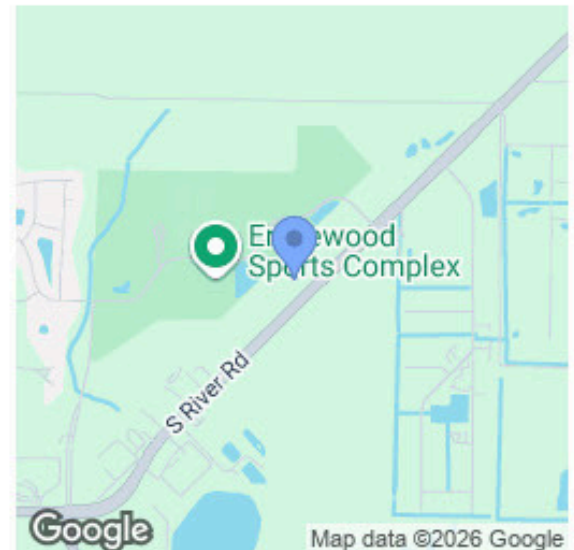
S-44-03-15-E 550.19 FT TH S-45-56-45-W 1008.33 FT

Zoning: ILW**Future Land Use:****Zoning Compatible:****Tax Year:** 2026**Auction Time:****Complex/Community Name:****Lot Size Acres:** 15.40**Section #:****Block/Parcel:****Front Exposure:** Southeast**Lot #:****Other Exemptions:****Additional Parcels:** No**Ownership:** Fee Simple**Flood Zone Code:** AE**Waterfront Feet:** 0**Floor Number:****CDD:****Annual CDD Fee:****Land Lease Fee:****Plat Book/Page:****Interior Information****Air Conditioning:****Heating and Fuel:****Fireplace:****Utilities:** BB/HS Internet Capable, Electrical Nearby, Electricity Available, Public, Sewer Available, Sewer Nearby, Water Available, Water Nearby**Sewer:** Public Sewer**Interior Features:****Flooring Covering:****Security Features:****SqFt Heated Source:****Water:** Public**Appliances Included:****Exterior Information****Community Information****Elementary School:** Englewood Elementary**Middle Or Junior School:** L.A. Ainger Middle**High School:** Lemon Bay High**CONTACT US NOW**

941-548-4434

STIVERFIRST.COM

CARLA@STIVERFIRST.COM

 2230 S. MCCALL RD
ENGLEWOOD, FL 34224**OFFERED AT****\$2,980,000**