

**D6144867****1781 PLACIDA ROAD ENGLEWOOD, 34223**

County: Charlotte	Status: Active
Subdiv: ENGLEWOOD GARDENS	List Price: \$489,000
Beds:	Year Built:
Baths:	Special Sale: None
Pool: None	ADOM: 216
Style: Unimproved Land	CDOM: 216
Const Status:	Proj Comp Date:
Acreage: 1 to less than 2	Pets:
Garage: Attch: Spcs: Carport: Spcs:	SqFt Heated:
Garage/Carport:	Total SF:
Location: In County, Irregular Lot, Near Golf Course, Near Marina, Oversized Lot, Street Paved	LP/SqFt: \$7.45

Fantastic development opportunity along Placida Road with these vacant parcels offering approximately 1.51 acres zoned OMI in a high visibility location with strong daily traffic and convenient access to Englewood, Cape Haze and Boca Grande. The zoning supports a variety of professional, medical or institutional uses, making this a versatile site for future building, investment or long-term planning. Nearby commercial services, residential communities, healthcare providers and lifestyle amenities help create a well-positioned setting for growth. Additional neighboring parcels are available for separate purchase (1701 Placida Rd Parcel ID: 412005351004 is zoned OMI, 1630 Manor Rd Parcel ID: 412005351007 is zoned RSF3.5).

Land, Site, and Tax Information

SE/TP/RG: 05/41S/20E	Zoning: OMI	Section #:	Floor Number:
Subd #:	Future Land Use:	Block/Parcel:	CDD:
Tax ID: 412005351009	Zoning Compatible:	Front Exposure: Southwest	Annual CDD Fee:
Taxes: \$5,187	Tax Year: 2025	Lot #: 11	Land Lease Fee:
Auction:	Auction Time:	Other Exemptions:	Plat Book/Page: 2-57
Homestead:	Complex/Community Name:	Additional Parcels: No	
Alt Key/Folio: 412005351009		Ownership: Fee Simple	
Lot Dimensions: 139x513x140x472	Lot Size Acres: 1.51	Flood Zone Code: AE	
Water Frontage:		Waterfront Feet: 0	
Legal Description: EGG 000 0000 0011 ENGLEWOOD GARDENS TH N 139FT LT 11 AS MEASURED ALG SR 775 SUBJ TO R/W EASE ALG S 40FT 400/985 476/364 546/1639 719/1513-4 745/620-21 899/341 CT1028/1841 1289/1388 2373/928 4441/2003 4454/1631 3207184			

Interior Information

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

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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