

# 1770 GULF BOULEVARD ENGLEWOOD, FLORIDA



El Galeon Condominium presents a rare Gulf-front redevelopment opportunity in Englewood, Florida. With confirmed zoning, development rights for at least 10 residential units, and strong market fundamentals, this 0.81-acre property offers exceptional potential for coastal developers.

The site benefits from High Density Residential future land use, a seawall, and zoning that supports a three-story development with at least 10 units by right. Backed by extensive planning, zoning, and market analysis, this is a unique opportunity for a well-positioned coastal redevelopment project.

## PROPERTY HIGHLIGHTS

**Property Type:** Gulf-Front Development Site

**Site Size:** 0.81 Acres (Approx. 35,284 SF)

**Zoning:** MMF-12 (12 Units Per Acre)

**Future Land Use:** High Density Residential

**Maximum Density:** 10 Residential Units (By Right)

**Maximum Height:** 3 Stories

**Parking Requirement:** 15 Spaces (1.5 per Unit)

**Seawall:** Non-Conforming (May Remain & Be Repaired)



**Barrett Spray, CRS, GRI, e-PRO, CCIM**

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## COASTAL & DEVELOPMENT MOMENTUM

- **Premier Gulf-Front Location:** Situated along Florida's Gulf Coast, Englewood offers direct beach access, world-class sunsets, and a highly desirable waterfront lifestyle that continues to drive demand for luxury residential properties.
- **Strong Luxury Housing Market:** Limited availability of Gulf-front land combined with increasing demand for upscale condominiums supports premium pricing for new coastal developments, creating an attractive environment for developers and investors.
- **Established Infrastructure:** Charlotte County provides a predictable planning process, confirmed zoning regulations, and infrastructure that supports responsible coastal redevelopment while preserving the area's natural beauty.
- **Year-Round Recreation:** Residents enjoy boating, fishing, golfing, waterfront dining, nature preserves, and nearby attractions, making Englewood a destination for both seasonal visitors and permanent residents.

## COASTAL LIFESTYLE & DEVELOPMENT

Englewood, Florida, is one of the Gulf Coast's most desirable waterfront communities, known for its pristine beaches, boating lifestyle, and relaxed coastal charm. Located along Manasota Key and the Lemon Bay shoreline, the area continues to attract full-time residents, seasonal homeowners, and investors seeking luxury waterfront living. Its strong tourism market, limited Gulf-front inventory, and growing demand for new construction make Englewood an exceptional location for premium residential development.



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# el galeon GULF



Aerial image shown prior to recent hurricane impacts. Current site conditions may differ.



**10-12  
units**



**0.81 acres**



**private  
beach**



**walkable to  
downtown**



**100 feet of  
beach front**



**tourism  
hotspot**

## Build to Suit

Incredible opportunity to rebuild and reimagine this premier beachfront lot. A 10-12-unit condominium impacted by recent hurricanes is now available for redevelopment.

Located on the beautiful Manasota Key in Charlotte County on the west coast of Florida. Lot is a 3 minute walk to restaurants and shops and a 10 minute walk to Stump Pass Beach State Park.

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