



Offering Memorandum

NORTH INDIANA AVE. (+/-) 23,500 AADT



801 North Indiana Avenue

ENGLEWOOD, FL 34223

PRESENTED BY:

RON ZEIGLER
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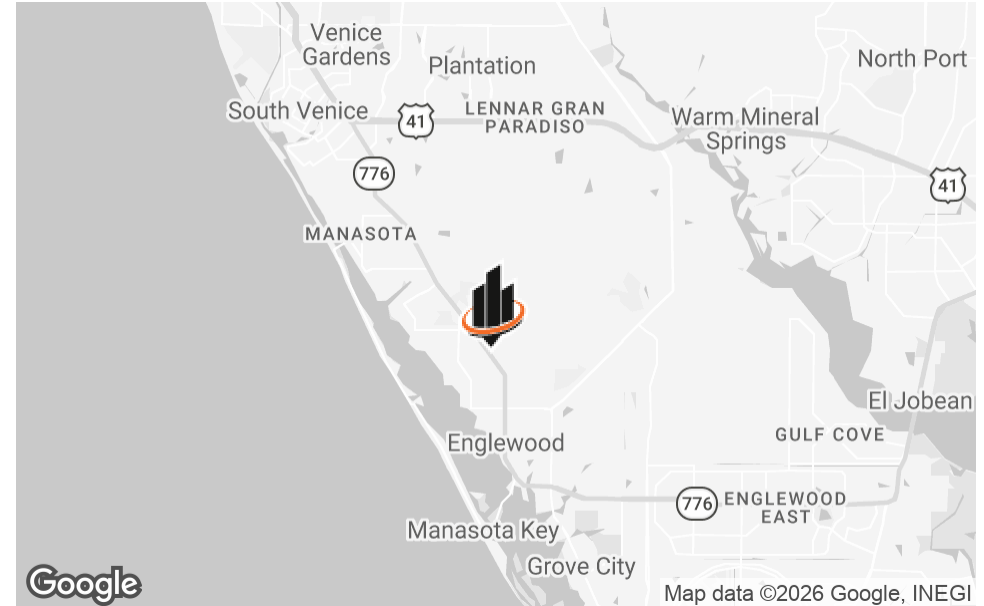
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Google Earth



Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
LOT SIZE:	6.6 Acres
	ZONING: CG

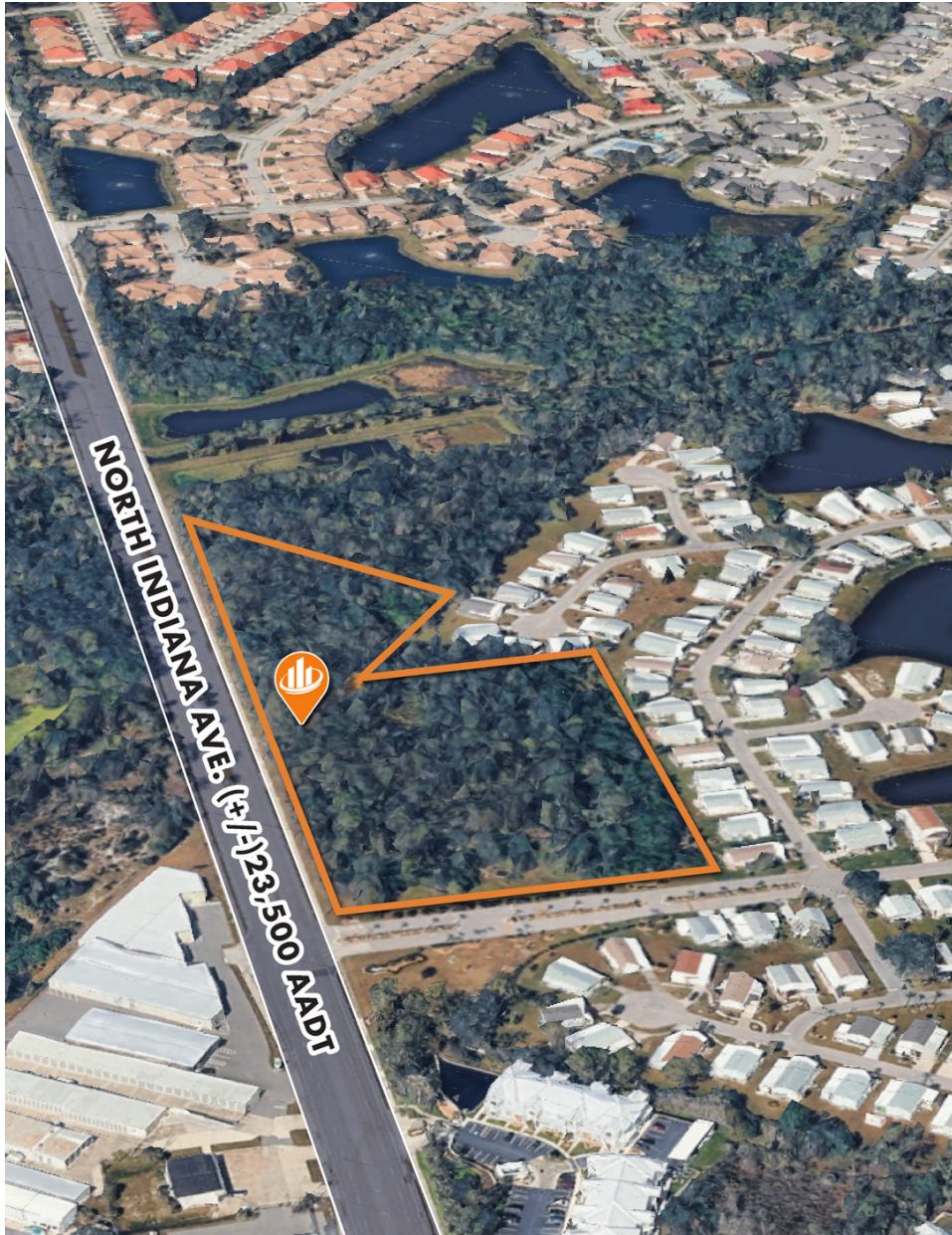
PROPERTY DESCRIPTION

This generous parcel at 801 North Indiana Avenue offers a clean slate for a land investor seeking strategic opportunities. The property features level topography and unobstructed visibility along the primary thoroughfare, presenting ideal conditions for a range of commercial concepts. Utilities are accessible at the lot line, supporting a smooth entitlement and development process for the next owner. The absence of improvements allows for a tailored build-out to meet specific investment goals, whether that involves speculative planning or pre-approved site work. Capture long-term value through thoughtful design on this scarce Englewood land holding.

PROPERTY HIGHLIGHTS

- Vacant commercially zoned land parcel ready for development
- Direct frontage on North Indiana Avenue enhances exposure
- Level and well-maintained topography simplifies site preparation
- Utilities accessible at the property line for efficient buildout

PROPERTY DESCRIPTION



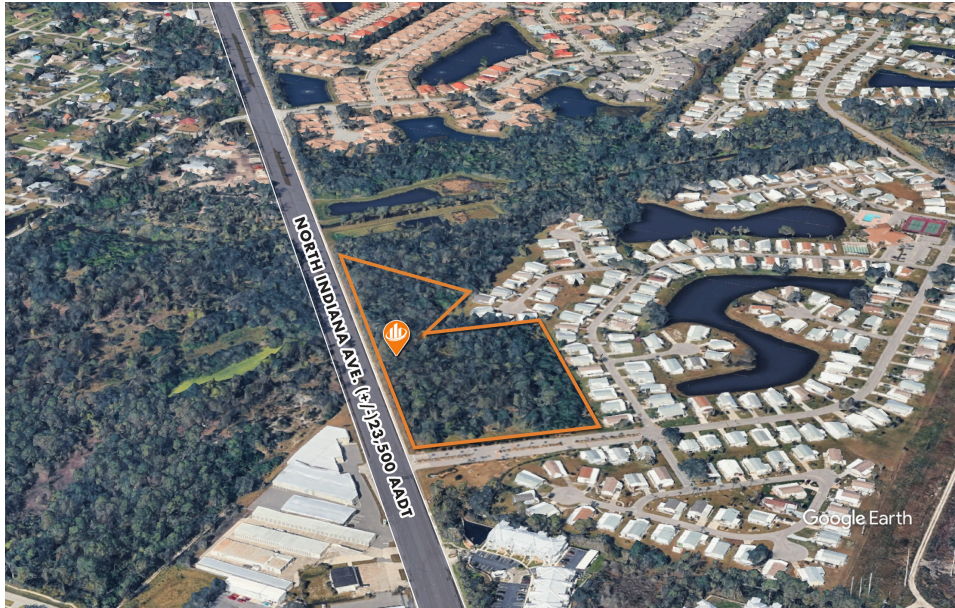
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LOCATION DESCRIPTION

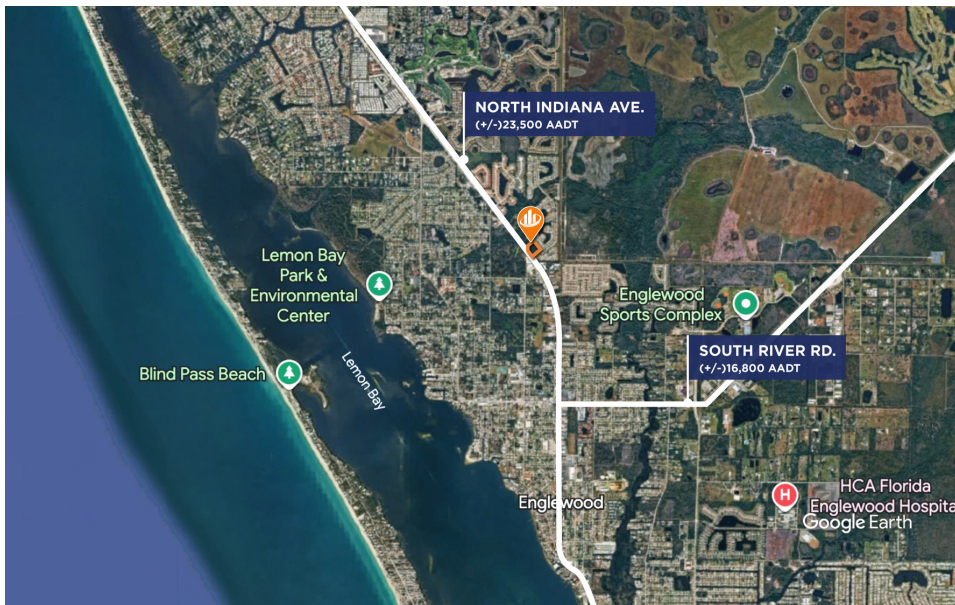
Nestled in the serene and vibrant community of Englewood, the location offers easy access to the pristine beaches of Manasota Key and Englewood Beach. This sought-after area is known for its relaxed coastal atmosphere, with a variety of waterfront dining options, charming boutiques, and art galleries just moments away. Investors at the property will also appreciate proximity to Lemon Bay Park, a popular spot for outdoor activities and wildlife viewing. Englewood is a growing hub for business and culture, making it an enticing opportunity for land and office investors looking to capitalize on the area's potential for growth and development.

COMPLETE HIGHLIGHTS

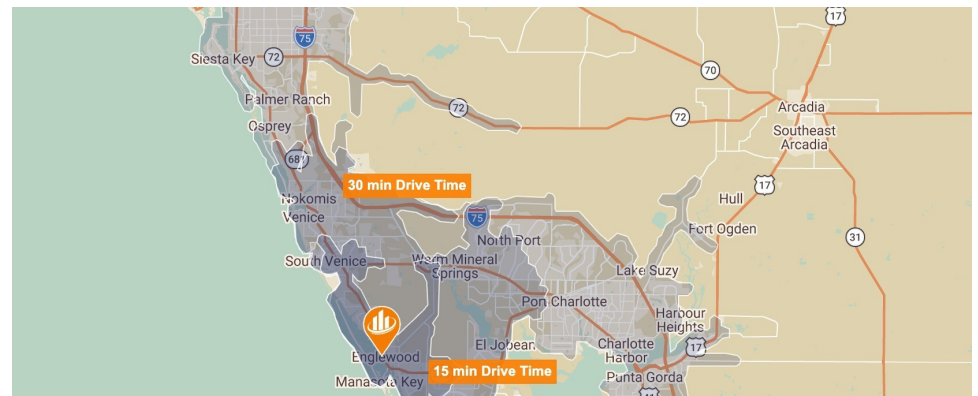
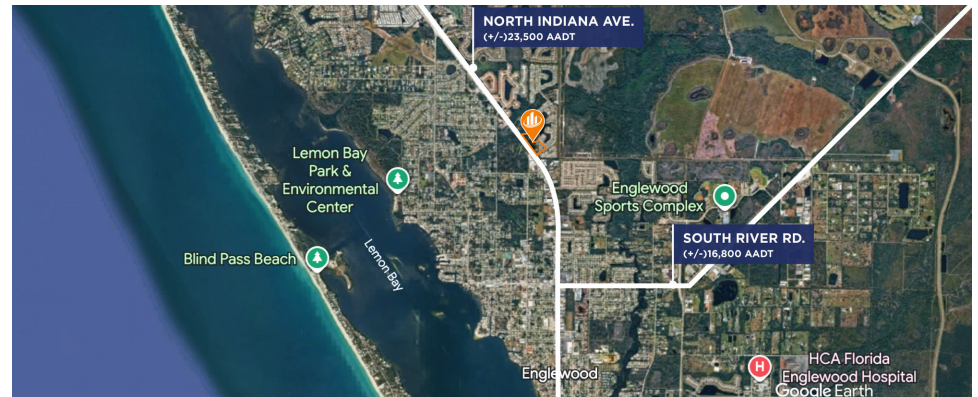
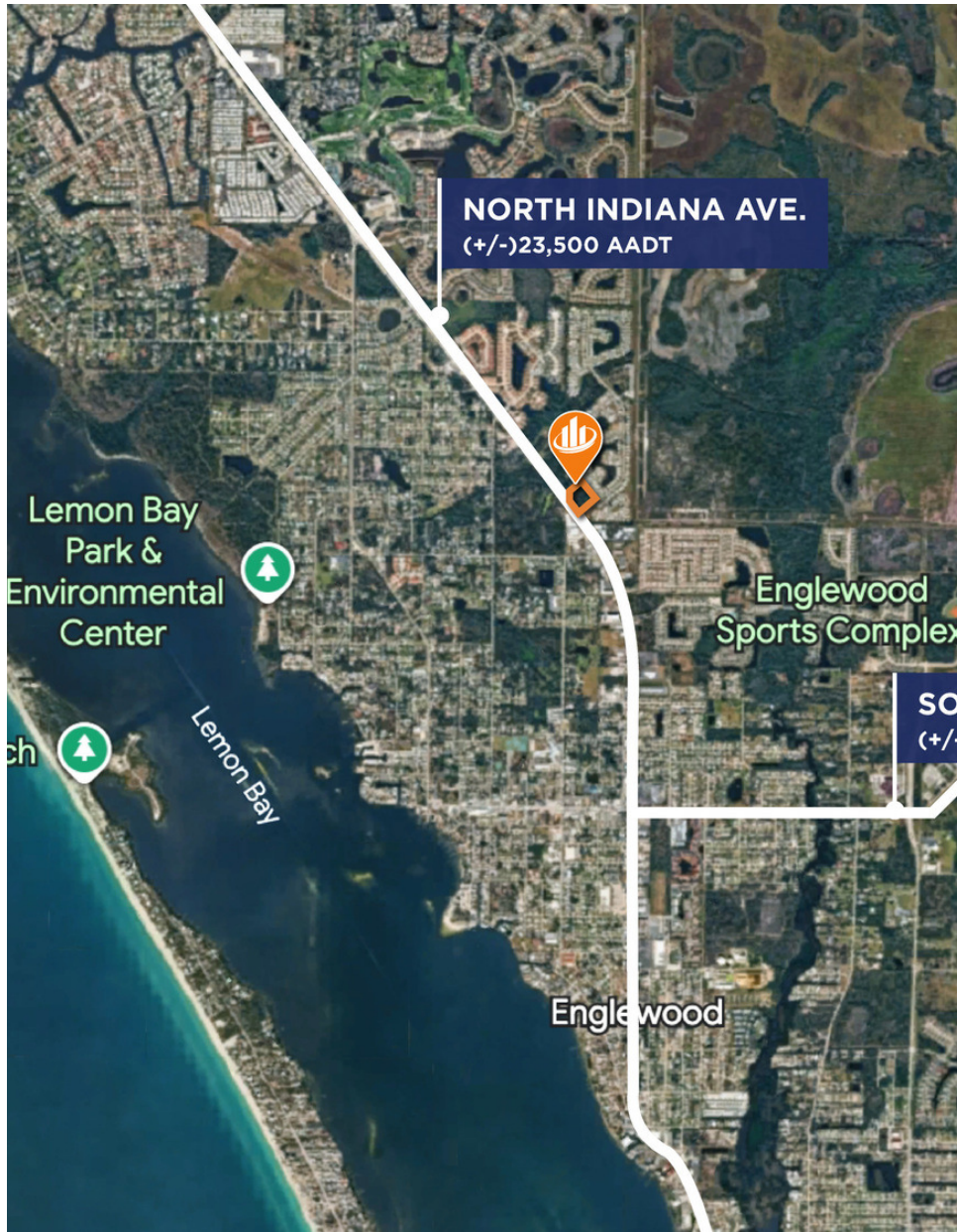


PROPERTY HIGHLIGHTS

- Vacant commercially zoned land parcel ready for development
- Direct frontage on North Indiana Avenue enhances exposure
- Level and well-maintained topography simplifies site preparation
- Utilities accessible at the property line for efficient buildout
- Flexible footprint suitable for multiple commercial concepts
- Strategic parcel size optimized for density and visibility
- Existing ROW access streamlines coordination with municipal agencies
- Investment-grade opportunity with fully unencumbered surface
- Future-focused site positioned for modern build specifications
- Ownership control without demolition or remediation costs
- Ideal for value-add investor seeking a clean land asset
- Clear title ready for immediate due diligence



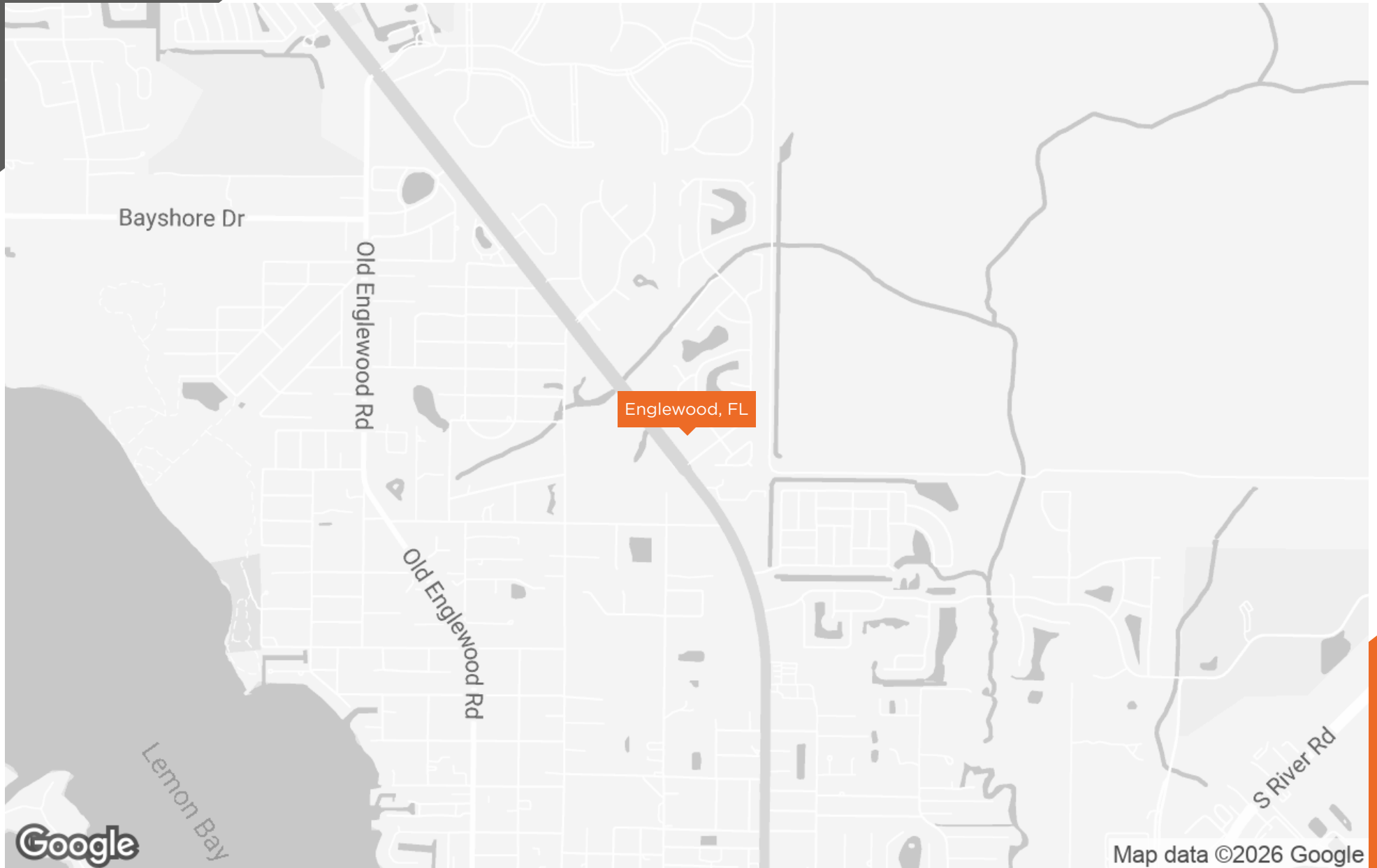
ADDITIONAL PHOTOS



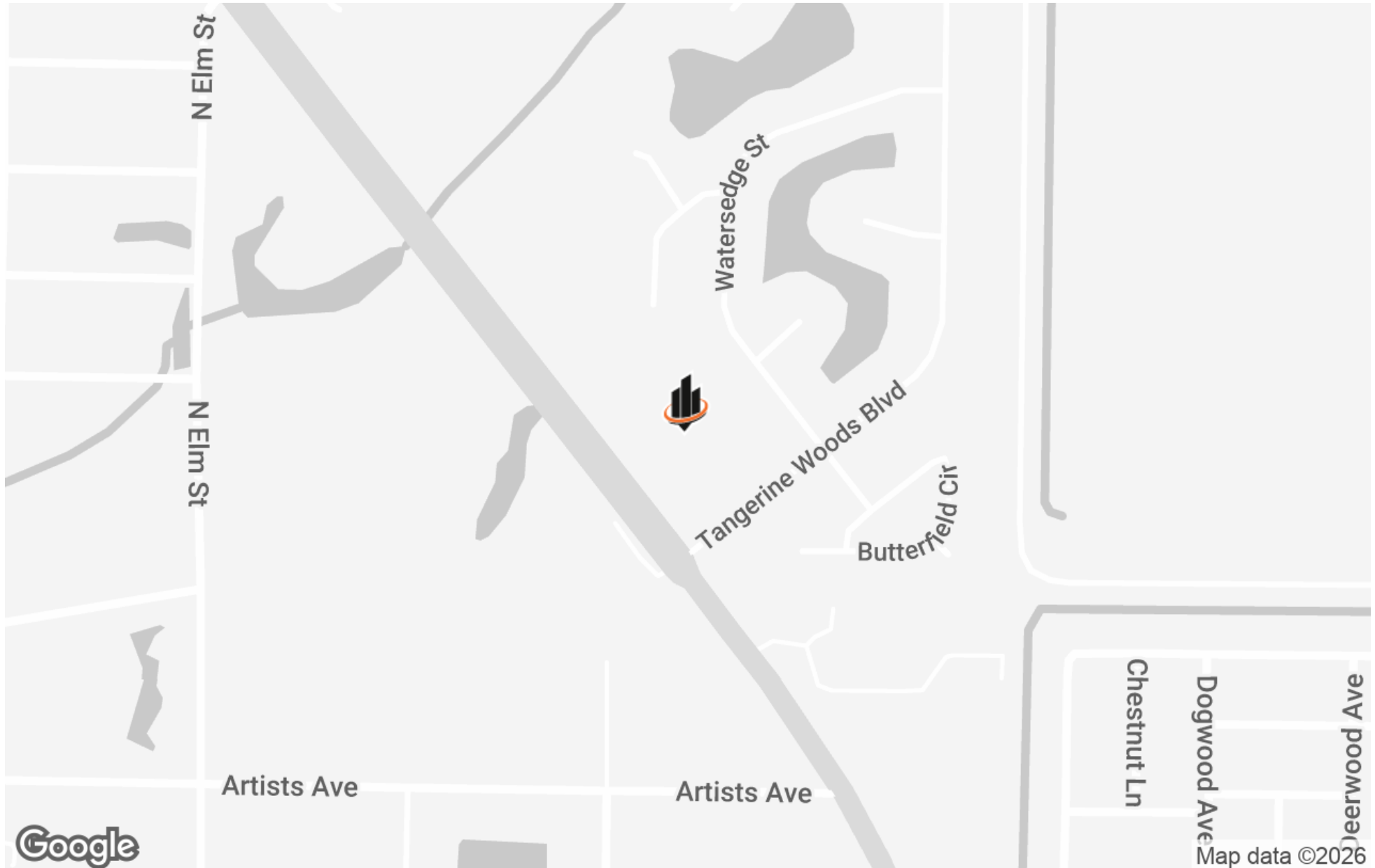


Location Information

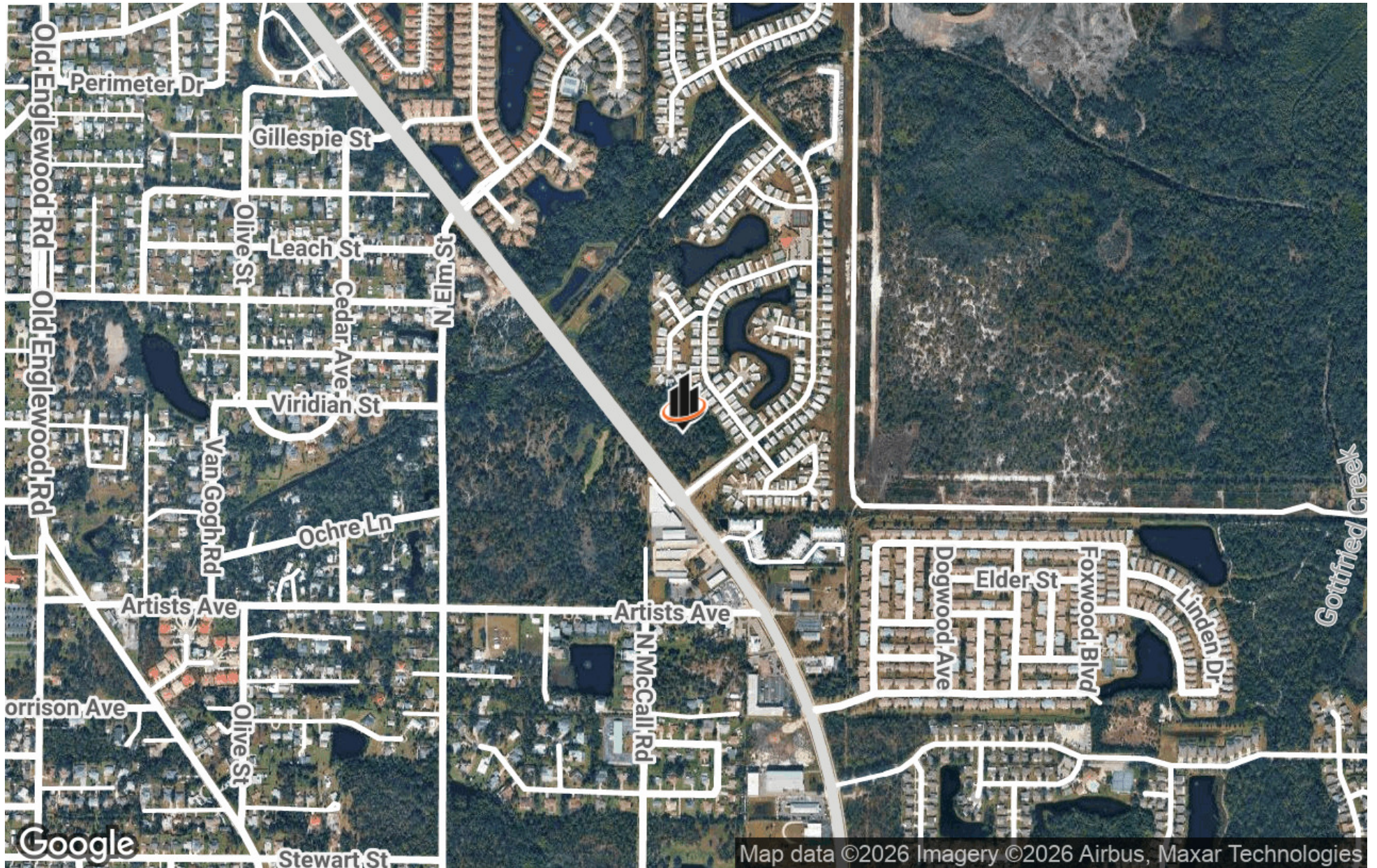
REGIONAL MAP



LOCATION MAP



AERIAL MAP





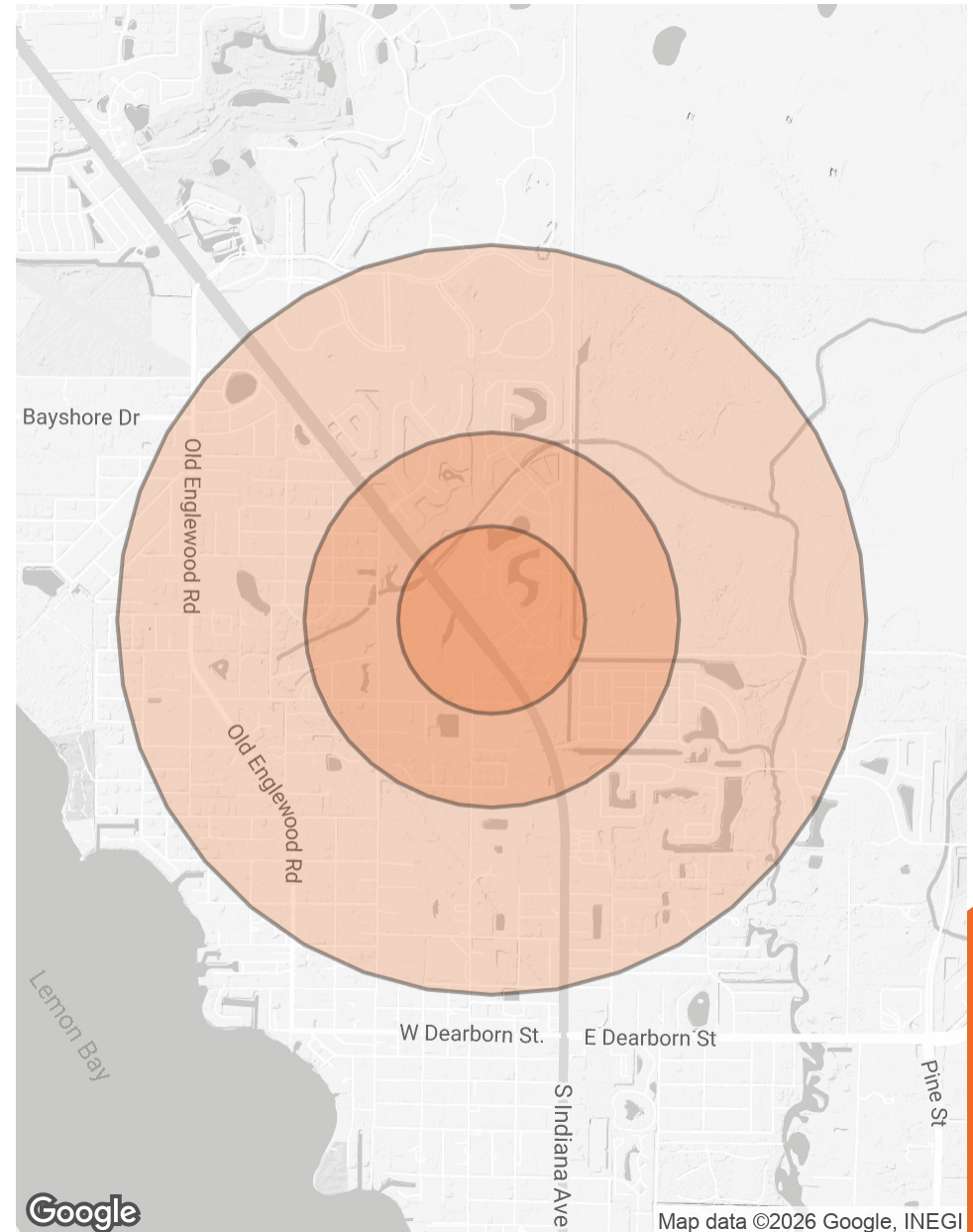
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	287	1,070	3,181
AVERAGE AGE	75.0	72.9	70.4
AVERAGE AGE (MALE)	76.5	74.3	71.7
AVERAGE AGE (FEMALE)	73.3	71.3	69.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	153	585	1,752
# OF PERSONS PER HH	1.9	1.8	1.8
AVERAGE HH INCOME	\$72,522	\$70,575	\$74,938
AVERAGE HOUSE VALUE	\$238,696	\$246,202	\$275,713

2023 American Community Survey (ACS)





Advisor Bios



RON ZEIGLER

Director

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FL #BK3044386

PROFESSIONAL BACKGROUND

Ron Zeigler serves as a Senior Advisor for SVN Florida Commercial Real Estate Advisors specializing in the sale of commercial development land, especially for residential, multi-family and industrial projects. Zeigler has 27 years of experience in the sale and financing of commercial real estate. He is an active member of the SVN Land and Development Services Product Council, the National and Florida Multi-Family Councils. Ron stresses the critical tenets of open participation with colleagues, outside broker cooperation and a teamwork approach for the full exposure of our clients' properties. Ron is active in the fast-growing area of alternative rental products. Many of his clients seek land for entire rental communities of town homes, paired villas, cottage style rental and single family homes. SVN has recognized Zeigler as a SVN Certified Land Specialist.

Prior to joining SVN, Zeigler served as the managing principal for Gulf Coast Mortgage and Realty Advisors in Sarasota, Florida which offered financing, legal and real estate services to private and corporate entities. Zeigler served as the supervising real estate broker, the principal mortgage broker, and in-house legal counsel. His duties included entity formation, obtaining financing and joint venture participation for commercial transactions, and the purchase of commercial and residential properties. Previously, Zeigler served as Vice President for City Financial Corporation in Sarasota, Florida, where he served as a supervising securities principal and registered investment advisor. Besides his duties in the securities markets, he headed as the managing broker for an allied real estate and financing division that specialized in sale and financing of apartment complexes, healthcare properties, and shopping centers. Zeigler has served as a court appointed receiver whose appointment has been put forward by SVN clients in the banking, insurance and equity fund business.

Zeigler is a former member of the Ohio Bar Association and has been licensed as a Florida attorney since 1991. He has been licensed as a Florida corporate real estate broker, individual broker or associate since 1994. Zeigler is also active in representing troubled properties through the court ordered receivership process.

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DAVID CARLSON

Senior Advisor

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PROFESSIONAL BACKGROUND

David Carlson is a seasoned Senior Advisor at SVN Commercial Partners, with a strong presence in the warehouse and land markets along Florida's West Coast. With a proven track record of success, David closed over \$50 million in transactions during his first two years in the industry, establishing himself as a trusted advisor and dealmaker.

His deep market knowledge, combined with a client-first approach, has allowed him to continuously help businesses grow and thrive. David specializes in identifying strategic opportunities, negotiating complex deals, and providing expert insights to clients seeking to expand or optimize their real estate portfolios.

Whether navigating the intricacies of commercial land or securing ideal warehouse spaces, David's commitment to delivering results has earned him a reputation for excellence and reliability in the Florida commercial real estate market.

EDUCATION

Bachelors in Finance/Economics from Ball State University

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STEVE DOWLING

Senior Advisor

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PROFESSIONAL BACKGROUND

Steve Dowling is a distinguished real estate investment professional with comprehensive expertise across Hawaii, Utah, and Florida markets. He provides exceptional market intelligence and transaction proficiency spanning multiple property segments. Known as a trusted advisor to his clients, Steve integrates understanding of real estate fundamentals with a demonstrated ability to build strategic, high-value relationships that consistently produce successful outcomes. His refined interpersonal capabilities and creative problem-solving acumen enable him to navigate complex transactions with precision, consistently delivering solutions that maximize value for all stakeholders.

Steve maintains an unwavering commitment to client success, upholding the highest standards of professional excellence while providing accurate, timely, and strategic guidance designed to maximize long-term investment performance and portfolio value.

Prior to joining SVN, Steve served as an investment specialist with Cushman & Wakefield in Utah, where he developed extensive experience in investment sales transactions. His professional background also encompasses property management and hospitality management. Additionally, Steve founded and successfully operated a specialized business that assisted independent companies and manufacturers in securing General Services Administration (GSA) contracts, thereby deepening his expertise in contract strategy and negotiation.

Outside of his professional endeavors, Steve enjoys quality time with his family through travel, tennis, skiing, hiking, boating, and mountain biking.

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Collective Strength, Accelerated Growth

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