

# Morris Industrial Park, Lot 61

Land For  
Sale

1456 Julie Anne Ct, Englewood, FL 34223



## Property Description

Pricing Subject to change without notice!

Lowest priced industrial lots in Sarasota County. Across the street from the 20,000+/- home Wellen Park Development.

Multiple lots available. Can assemble. Owners Association and Deed Restricted.

Close Access to I-75, River Road and US 41

Heavy Traffic to and from Venice, North Port and Englewood; Close to the West Villages and the New Soon to be Spring Training Home of the Atlanta Braves.

## OFFERING SUMMARY

Sale Price:	\$373,464
Lot Size:	53,352 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	281	8,768	20,270
Total Population	637	16,717	39,964
Average HH Income	\$95,294	\$76,159	\$84,005



**Dan McLeroy**

Realtor  
(941)-321-7573  
dan@rerobbins.com



3580 S. Tuttle Ave  
Sarasota FL 34239

[www.rerobbins.com](http://www.rerobbins.com)

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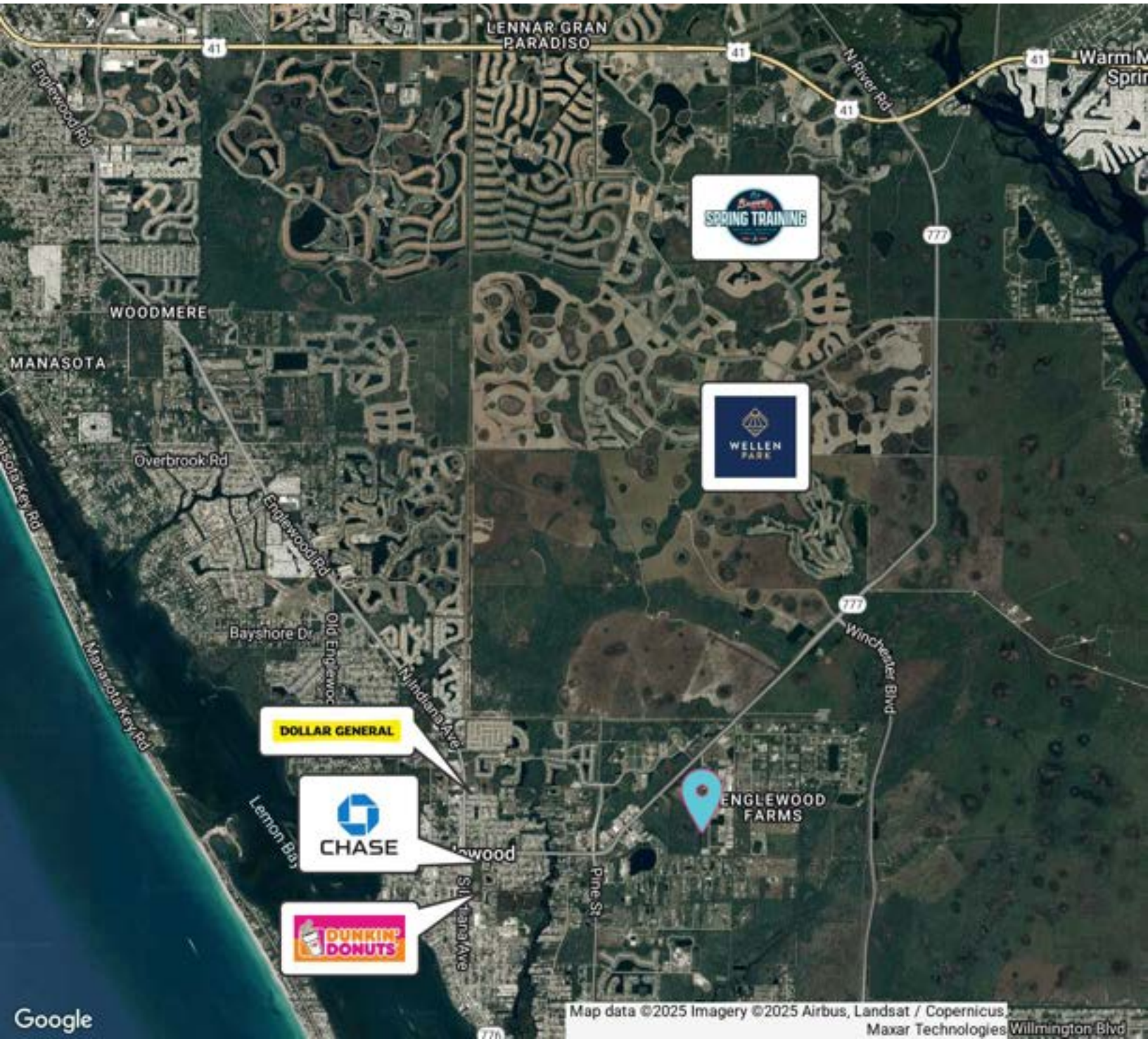
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# Near Wellen Park

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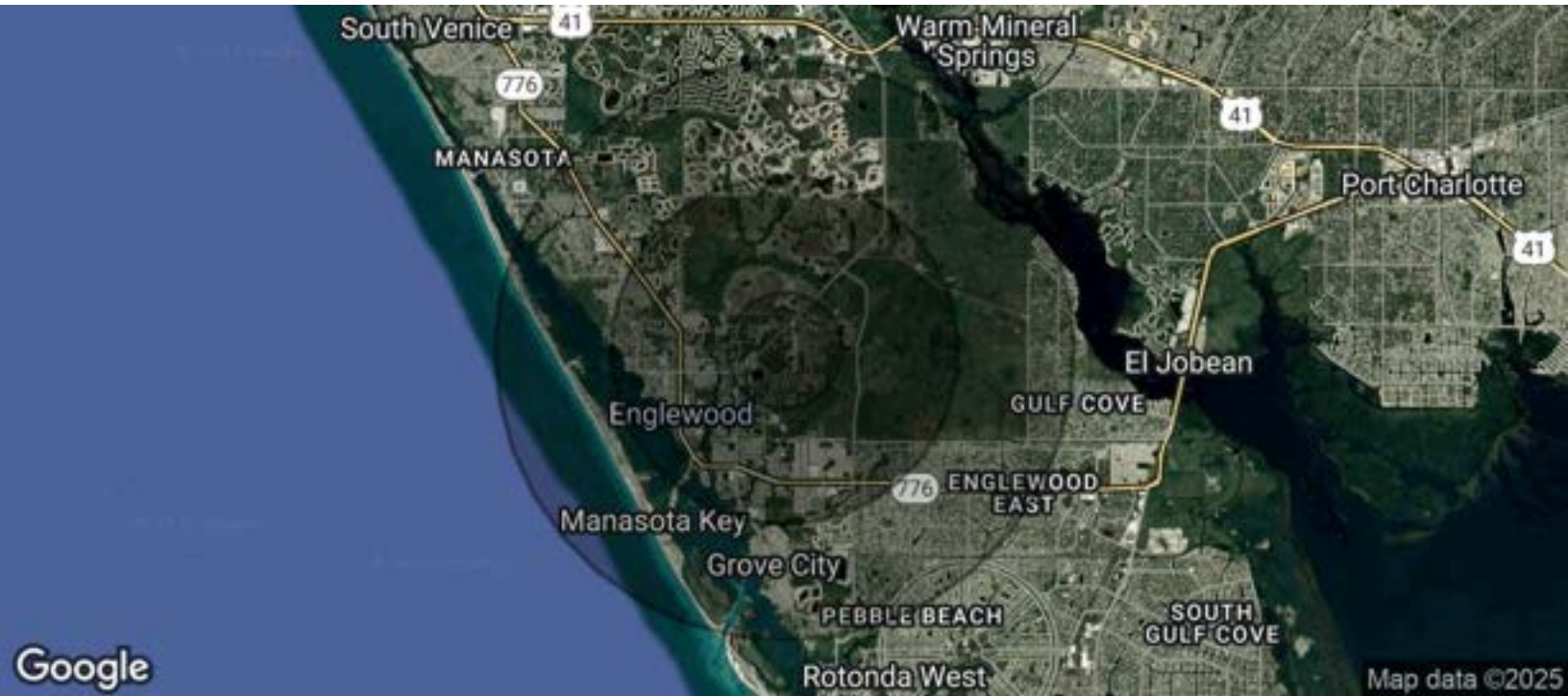
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# Rapidly Growing Area

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	637	16,717	39,964
Average Age	65	62	61
Average Age (Male)	64	62	60
Average Age (Female)	66	63	61

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	281	8,768	20,270
# of Persons per HH	2.3	1.9	2
Average HH Income	\$95,294	\$76,159	\$84,005
Average House Value	\$456,645	\$366,967	\$411,883

*Demographics data derived from AlphaMap*



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