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1060 S RIVER ROAD ENGLEWOOD, 34223

County: Sarasota	Status: Active
Subdiv: ENGLEWOOD GARDENS	List Price: \$590,000
Beds:	Year Built:
Baths:	Special Sale: None
Pool: None	ADOM: 177
Style: Unimproved Land	CDOM: 177
Const Status:	Proj Comp Date:
Acreage: 1 to less than 2	Pets:
Garage: Attch: Spes: Carport: Spes:	SqFt Heated:
Garage/Carport:	Total SF:
Location: In County, Near Golf Course, Near Marina, Oversized Lot, Street Paved	LP/SqFt: \$7.61

Commercial General (CG) zoned 1.78 acre parcel located along South River Road in Sarasota County's active Wellen Park corridor. CG zoning allows for a broad range of commercial uses including retail, office, medical, service, and limited automotive, making this site suitable for multiple development strategies. The property offers strong road frontage on a major arterial roadway with high visibility and consistent traffic exposure. It directly borders the Sarasota County owned Englewood Sports Complex, creating a defined rear boundary and natural buffering from adjacent properties. A survey is available and utilities are readily accessible with electric at the property line, water available on the south side of South River Road, and planned sewer service through the Englewood Water District via lift station and force main. The location is less than one mile from where South River Road transitions into Dearborn Street near the Englewood Post Office and less than 5 miles from the new Wellen Park High School providing convenient access to established commercial services and surrounding neighborhoods. Positioned for future growth and development, 1060 S. River Road offers investors a well-located commercial site in a high-demand area.

Land, Site, and Tax Information

SE/TP/RG: 29/40S/20E	Zoning: CG	Section #:	Floor Number:
Subd #:	Future Land Use:	Block/Parcel:	CDD:
Tax ID: 0850030009	Zoning Compatible:	Front Exposure: Southeast	Annual CDD Fee:
Taxes: \$3,815	Tax Year: 2025	Lot #: E	Land Lease Fee:
Auction:	Auction Time:	Other Exemptions:	Plat Book/Page: 4-74
Homestead:	Complex/Community Name:	Additional Parcels: No	
Alt Key/Folio: 0850030009		Ownership: Fee Simple	
Lot Dimensions: 150x517x150x517	Lot Size Acres: 1.78	Flood Zone Code: AE	
Water Frontage:		Waterfront Feet: 0	
Legal Description: LOT E, ENGLEWOOD GARDENS UNIT 6, CONTAINING 1.7 C-AC M/L			

Interior Information

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