

Frontage on S. Mcall Rd

1605 Mel-O-De Lane Englewood, FL 34224

For Sale .53 Acres
Zoned OMI \$225,000



LOCATION-LOCATION-LOCATION Over 1/2 Acre zoned Office-Medical-Institutional (OMI). This zoning allows for many Permitted uses including Residential. Don't miss this rare opportunity to acquire commercial/residential land with frontage on South Mcall Road, which is a main thoroughfare in Englewood, Florida with over 30,000 vehicles per day. The surrounding area boasts a nice mix of residential communities, retail, professional, restaurants, services & more. Anchored Publix grocery store shopping center just up the road.



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Office medical institutional (OMI).

- *Intent.* The purpose and intent of this district is to allow professional and business offices, as well as institutional and cultural activities. Although this district may allow both residential and nonresidential uses, it is not a mixed-use district, and it is the further intent of this district that individual lots be developed with a single use.
- *Permitted uses (P) and structures:*
- Art, dance, music, photo studio or gallery.
- Assisted living facility or day care center, adult, six (6) or less.
- Bank, financial services.
- Business services.
- Day care center, child.
- Drug store, pharmacy.
- Elementary, middle, or high school.
- Emergency services.
- General offices.
- Government uses and facilities.
- Homeless shelter.
- Hospital.
- Medical or dental office, clinic.
- Minor home occupation.
- Nursing home.
- Park, public or not-for-profit.
- Personal services.
- Place of worship.
- Professional services.
- Sanitariums.
- University or college.
- Vocational, trade, or business school.
- Fences or walls may be permitted prior to the principal uses and structures.
- Keeping of pets, excluding animal breeding, boarding, and training.
- For single-family residential uses located in the OMI zoning district the permitted accessory uses and structures shall be the same as those in the RSF zoning district.
- For multifamily residential uses located in the OMI zoning district the permitted accessory uses and structures shall be the same as those in the RMF zoning district.
- Animal hospital, boarding facility.

- Assisted living facility or day care center, adult, seven (7) or more.
- Detox center and substance abuse center.
- Duplex or triplex.
- Laboratories, class 1, 2, 3.
- Manufactured home (DCA), minimum requirement is one hundred fifty (150) miles per hour exposure C.
- Multifamily.
- Private off-site parking.
- Single-family attached or detached, which may have a guest suite that is structurally attached, with or without cooking facilities.
- Transitional/halfway housing.

LOCATION-LOCATION-LOCATION Over ½ Acre zoned Office-Medical-Institutional (OMI).

This zoning allows for many Permitted uses including Residential. Don't miss this rare opportunity to acquire commercial/residential land with frontage on South Mcall Road which is a main thoroughfare in Englewood Florida with over 30,000 vehicles per day.

Ideally suited for medical offices, daycare, work-live offices, professional offices, multi-family, single family, attorney's, accountants, architects, engineers, consulting firms, dentist, chiropractor, worship center, nursing home, educational facility and more.

The surrounding area boasts a nice mix of residential communities, retail, professional, restaurants, services & more. Anchored Publix grocery store shopping center just up the road.

Survey & Permitted use table attached.

Property was cleared of all underbrush and was inspected for any issues regarding endangered species.

Manasota Key, Beaches & Lemon Bay are just a short drive away. 45 minutes to Punta Gorda Airport for all your travel needs with most major airlines flying in & out daily.

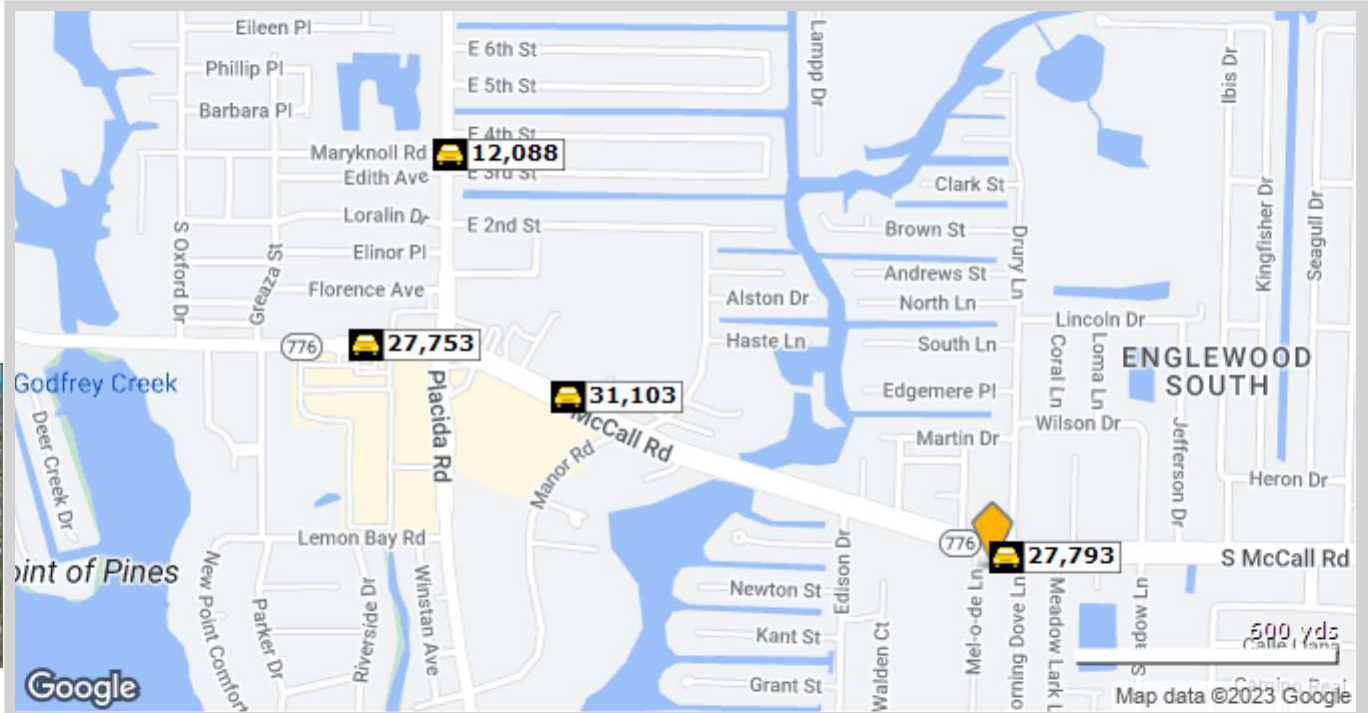
This is a growing area of Southwest Florida so don't miss this fantastic, rare opportunity.

Traffic Count Report

±0.53ac, OMI Zoned Land, Corner Lot!

1605 Mel-O-De Ln, Englewood, FL 34224

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 South McCall Road	Drury Ln	0.01 E	2022	27,793	MPSI	.03
2 S McCall Rd	Manor Rd	0.10 SE	2022	31,103	MPSI	.60
3 S McCall Rd	Pine St	0.10 E	2022	27,753	MPSI	.88
4 Pine Street	Maryknoll Rd	0.00 S	2022	12,088	MPSI	.90

