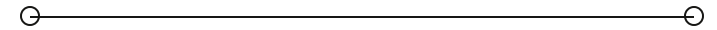


**SALE**

# Sarasota County Multifamily Development Site

**370 NORTH PINE STREET**

Englewood, FL 34223



**PRESENTED BY:**

**TONY VELDKAMP, CCIM**

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**MATT FENSKE**

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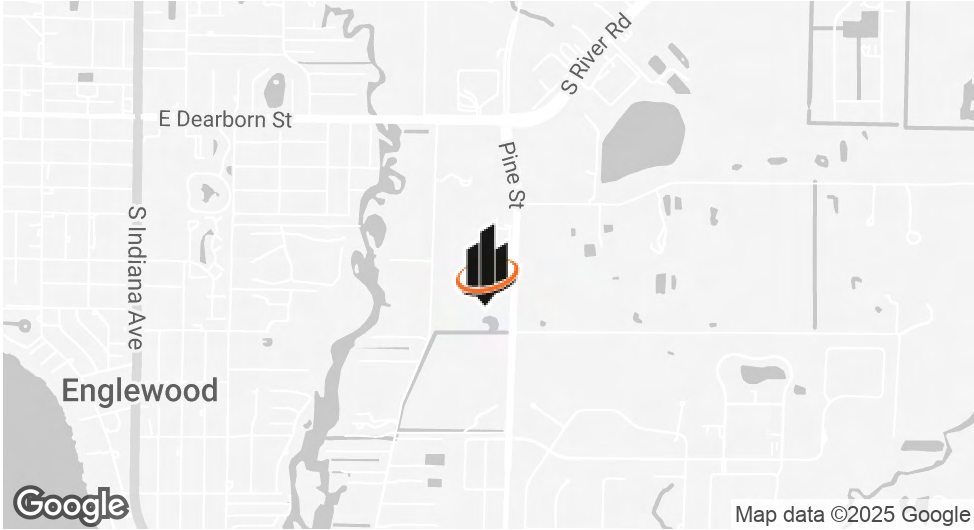
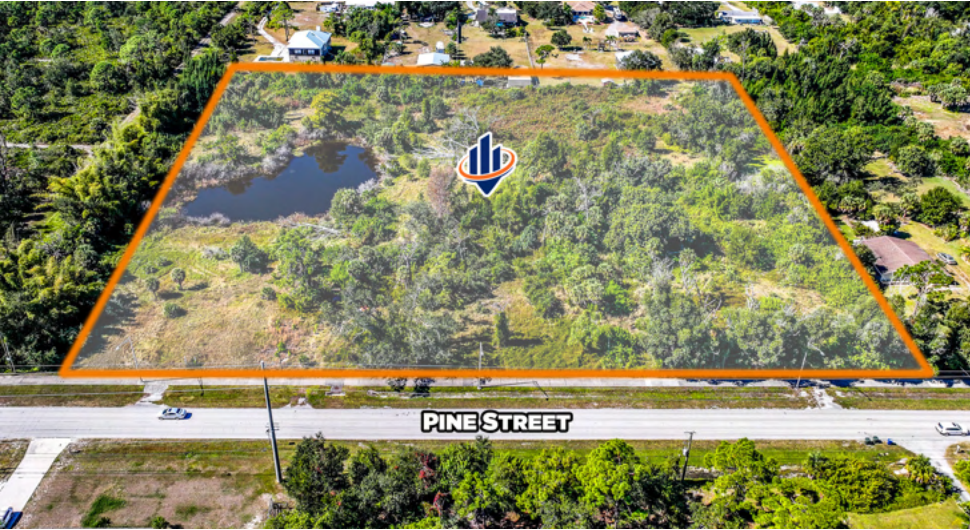
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,850,000
LOT SIZE:	7.5 Acres
PRICE / ACRE:	\$246,667
ZONING:	Sarasota County- Residential Multi-Family- 2 (RMF-2)
MARKET:	North Port- Bradenton- Sarasota MSA
APN:	0853-16-0011, 0853-16- 0001, 0853-16-0003

PROPERTY HIGHLIGHTS

- 7.5 +/- Acres Zoned for up to 67 Residences or a 270 Bed ALF
- Potential to rezone to RMF-3 for up to 97 multifamily units
- Density bonuses available utilizing Sarasota County's "half unit" calculations
- Convenient location between Dearborn Street and South McCall Road
- Close proximity to retail corridors, the beaches of Manasota Key, HCA Englewood Hospital, the Englewood YMCA, and Cool Today Park

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## PROPERTY DESCRIPTION



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## PROPERTY DESCRIPTION

We are pleased to present this exceptional 7.5 +/- acre residential development site, located in central Englewood close to the downtown village area of Dearborn Street. Pine Street is a North-South Connector Road between Dearborn Street and South McCall Road which offer traffic counts of 16,800 and 34,500 respectively.

This incredible opportunity is already zoned Residential Multifamily 2 (RMF-2) and is ideal for the development of up to 67 residential units, or up to a 270 bed Assisted Living Facility. There is potential to rezone to RMF-3 for up to 97 multifamily units, with potential to utilize Sarasota County's "Half Unit" calculation of 750 SF maximum to allow for additional units.

This site is very close to all amenities in the area including Publix shopping centers on the retail corridor along Highway 776, numerous Gulf beaches and golf courses, HCA Englewood Hospital, Englewood YMCA, and Cool Today Park (Spring Training Home of the Atlanta Braves). Additionally several residential neighborhoods are coming soon to the surrounding area that include Generations Englewood- a 306 unit apartment community by Kaplan Residential, Shores at Stillwater- a 255 lot single-family subdivision by Pulte Homes, and Sandpiper Pointe- an 85 lot Single-Family Subdivision by M/I Homes.



## LOCATION DESCRIPTION



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## LOCATION DESCRIPTION

This exceptional development opportunity is located in the rapidly expanding community of Englewood just south of River Road, which is it the main connector from Englewood to I-75.

Positioned on a peninsula extending into Charlotte Harbor, Englewood serves as the only connection point to the World Famous, Boca Grande—a well-known luxury island community with a quaint and private fishing village history.

Englewood has experienced significant growth over the past five years, with a 12.2% increase in population and a projected additional growth of 8.5% over the next five years. To support this rising population, new residential communities continue to emerge, including the master-planned Wellen Park (featuring Cool Today Park- Spring Training Home of the Braves), Island Lakes at Coco Bay and Palm Lake at Coco Bay by Lennar, all of which feature resort-style amenities.

This site is across from an approved 20 +/- Acre multi family development site, Generation Englewood, that is set to comprise of 306 apartments and a 10,000 SF Clubhouse aiming for a 2026 completion date. Features within close proximity to the site include: HCA Florida Hospital, Manasota Key, Myakka State Forrest, and numerous waterfront parks.



## AERIAL LOOKING NORTH TOWARD VENICE & WELLEN PARK



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## AERIAL LOOKING SOUTH EAST TOWARD HCA FLORIDA HOSPITAL



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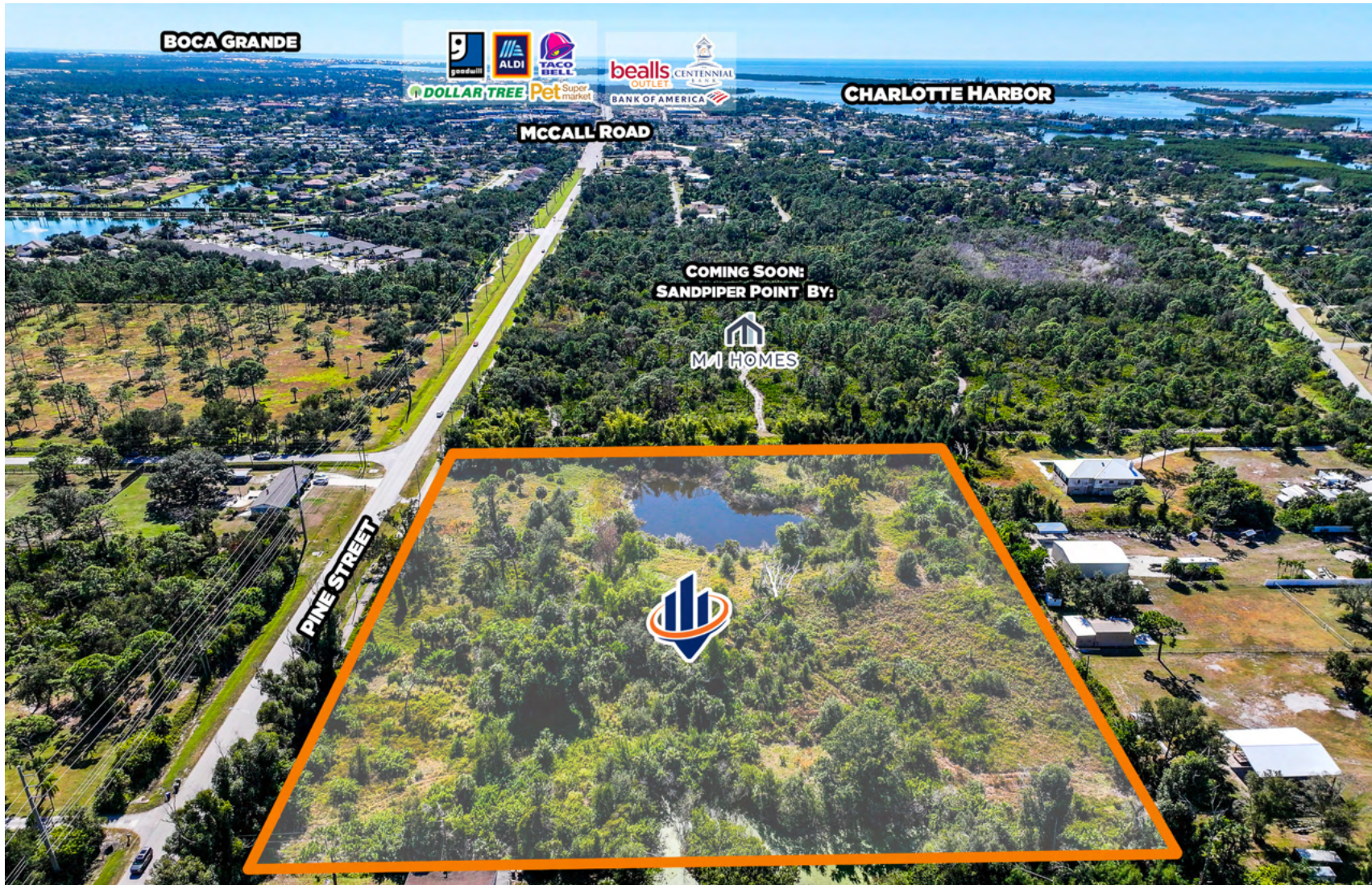
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# AERIAL LOOKING SOUTH TOWARD MCCALL ROAD, CHARLOTTE HARBOR, AND BOCA GRANDE



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## AERIAL LOOKING WEST TOWARD LEMON BAY AND THE GULF



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## RETAILER MAP



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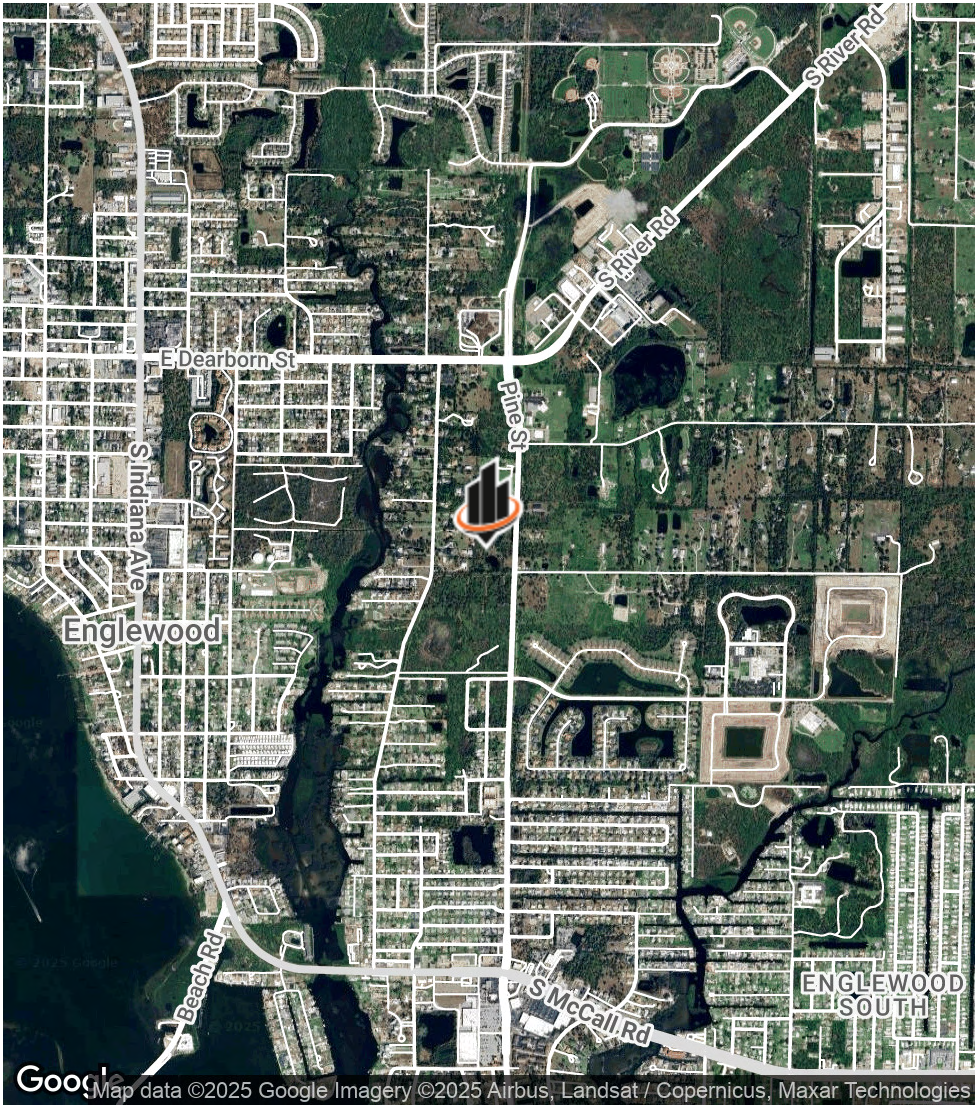
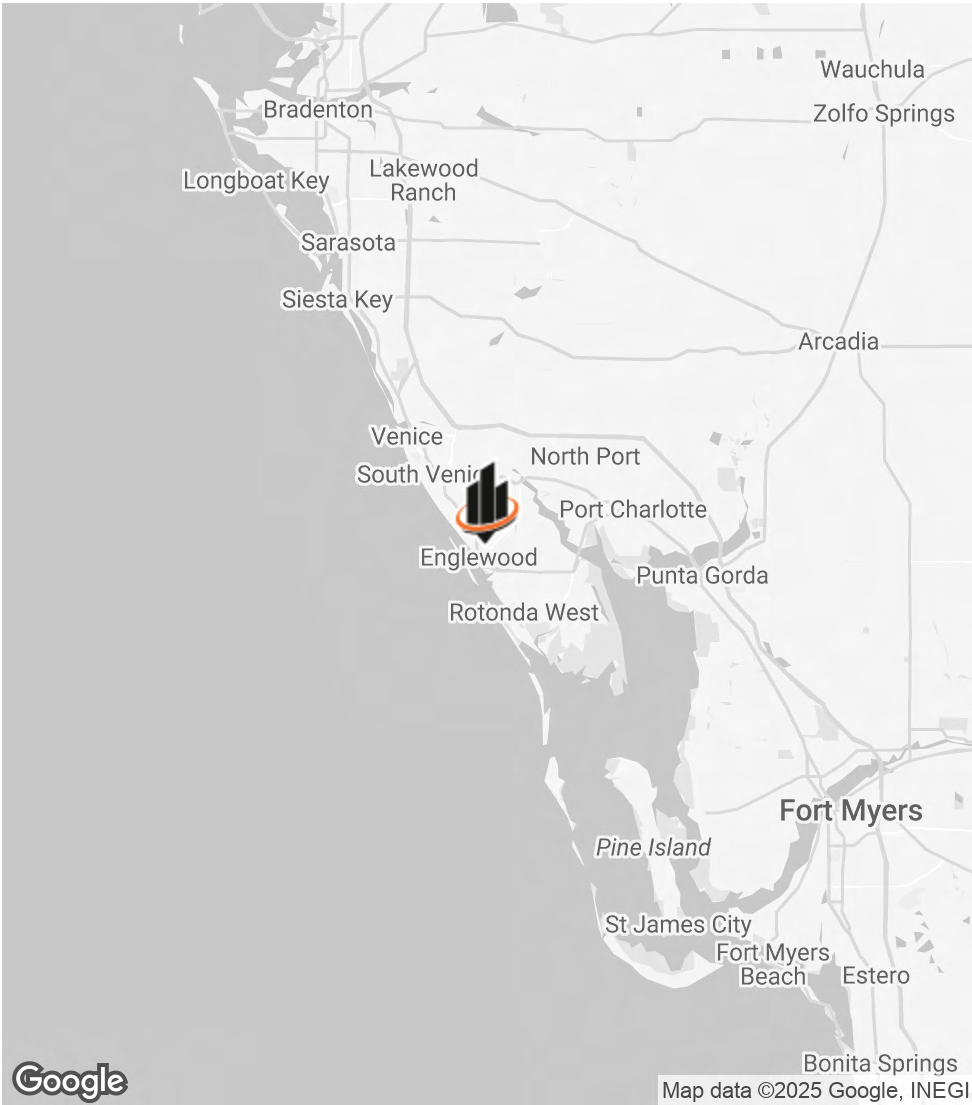
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

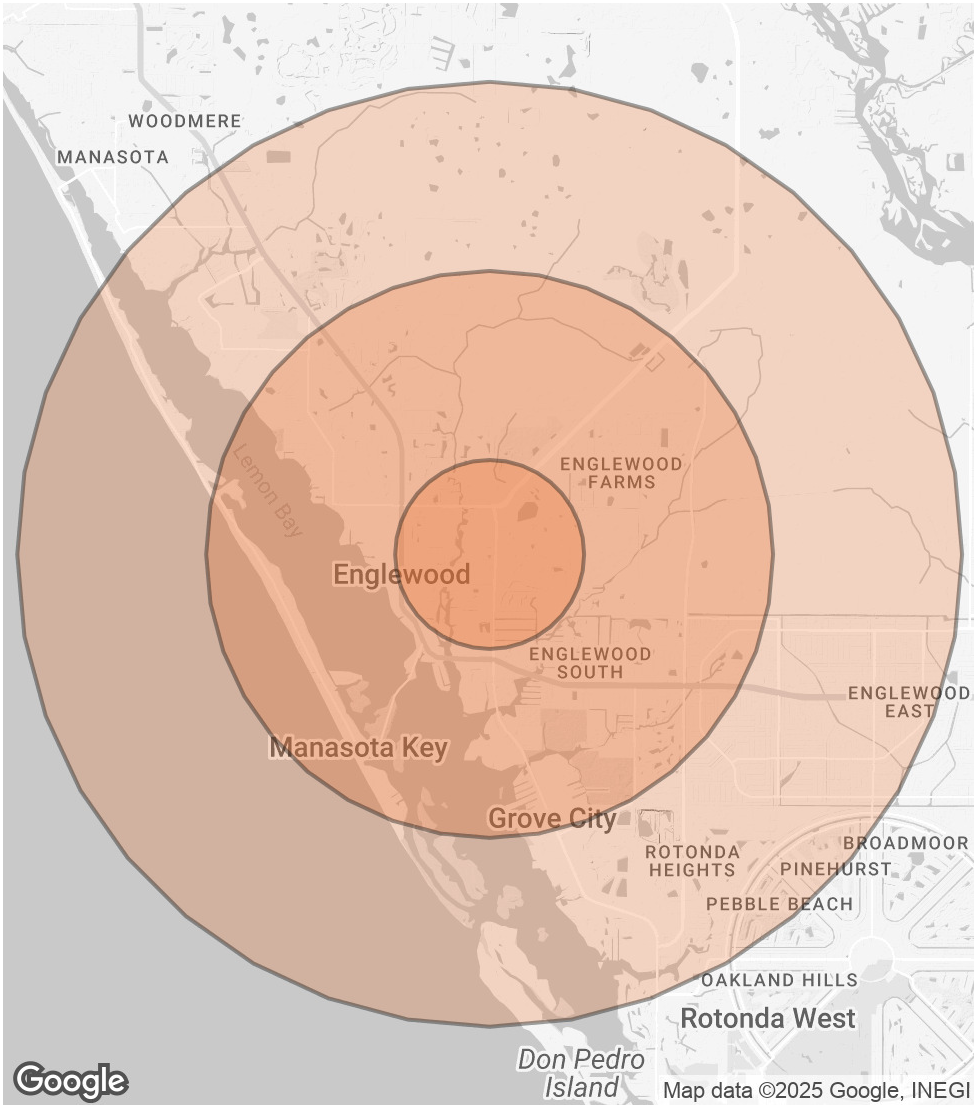
POPULATION1 MILE3 MILES5 MILES

TOTAL POPULATION	3,666	18,694	38,197
AVERAGE AGE	60	63	61
AVERAGE AGE (MALE)	58	62	61
AVERAGE AGE (FEMALE)	61	64	62

HOUSEHOLDS & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	1,918	9,894	19,636
# OF PERSONS PER HH	1.9	1.9	1.9
AVERAGE HH INCOME	\$74,090	\$80,849	\$85,314
AVERAGE HOUSE VALUE	\$338,638	\$401,057	\$410,774

Demographics data derived from AlphaMap



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## ALL ADVISOR BIOS



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### Tony Veldkamp, CCIM

Senior Advisor  
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over thirty years of commercial real estate experience exclusively in this area, he has completed almost 1,000 sales and leasing transactions with a career volume in excess of \$360 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and serves as the 2025 Chair of their Commercial Alliance and will be the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.



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### Matt Fenske

Senior Advisor  
SVN | Commercial Advisory Group

Matt Fenske serves as a Senior Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$140 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the PGA Golf Management program and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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