



\$ 3,450,000



1 Rasche Rd, Englewood, FL 34224

- » MLS #: D6142920
- » Land | Lot: 102,366 ft<sup>2</sup> (2.35 acres)
- » More Info: [1RascheRd.IsForSale.com](http://1RascheRd.IsForSale.com)



**John Harms**  
 941.232.5397  
[johnharms@michaelsaunders.com](mailto:johnharms@michaelsaunders.com)  
<http://JohnHarms.michaelsaunders.com>

**Michael Saunders & Company**  
 LICENSED REAL ESTATE BROKER

Sales Office  
 420 E Railroad Ave  
 Boca Grande, FL 33921  
 (941) 964-2000

#### Remarks

Now offered for sale, this ±2.3-acre waterfront site presents a rare opportunity for owner/operators, developers, and investors seeking to capitalize on the continued growth of Florida's Gulf Coast. Zoned MHC (Manufactured Home Conventional), the existing zoning permits up to 11 units of single-family or manufactured housing, and also allows for bed & breakfast establishments or assisted living facility uses. Positioned just one nautical mile from the Gulf of Mexico (GOA), the site offers approximately 330 feet of waterfrontage on Lemon Bay, with potential for dock installation. It also benefits from dual road frontage on Waterside Drive and Maryland Avenue, and is already equipped with water meters & hookups, as well as electric service stubbed to the site—an infrastructure advantage that may help reduce development lead time and cost. Located in the Grove City community of Englewood, the property is surrounded by natural beauty and a steadily growing residential base. Its proximity to Englewood Beach, Manasota Key, Stump Pass State Park, and the walkable Dearborn Street district supports a highly desirable coastal lifestyle. The continued success of nearby master-planned communities like Island Lakes at Coco Bay further reflects rising demand in this market.

