



1614 Colonial Blvd #101
Fort Myers, FL 33907

LQCRE.COM

ENGLEWOOD BEACH CORRIDOR COMMERCIAL SITE

1301 & 1311 S MCCALL ROAD | ENGLEWOOD, FL 34223

±4.56 AC COMMERCIAL DEVELOPMENT SITE FOR SALE

ENGLEWOOD BEACH CORRIDOR COMMERCIAL SITE

1301 & 1311 S McCall Road | Englewood, FL 34223

4.56± AC Land For Sale

4.56± AC COMMERCIAL DEVELOPMENT SITE

Position your next development along one of Englewood's most traveled commercial corridors. This 4.56± acre assemblage offers exceptional visibility, strong traffic exposure, and a premier location less than one mile from Englewood Beach. With anticipated Commercial General (CG) zoning to align with the Future Land Use designation, the property is well-suited for a variety of commercial development opportunities in one of Southwest Florida's most active coastal markets.

PROPERTY HIGHLIGHTS

- 4.56± AC commercial land assemblage offered as a single development site
- Approximately 660 linear feet of frontage along McCall Road (SR 776)
- Excellent visibility with approximately 29,500 vehicles per day
- Less than one mile from Englewood Beach, drawing residents and year-round visitors
- Current zoning: CG / RMF-15
- Commercial General (CG) rezoning anticipated for consistency with the Future Land Use designation
- Ideal for:
 - Retail
 - Quick-service or full-service restaurant
 - Multi-tenant commercial pad development
 - Service-oriented commercial users
- High-profile position on one of Englewood's primary commercial corridors
- Convenient access to Englewood Beach, Manasota Key, and surrounding neighborhoods



COMMERCIAL LAND



FOR SALE



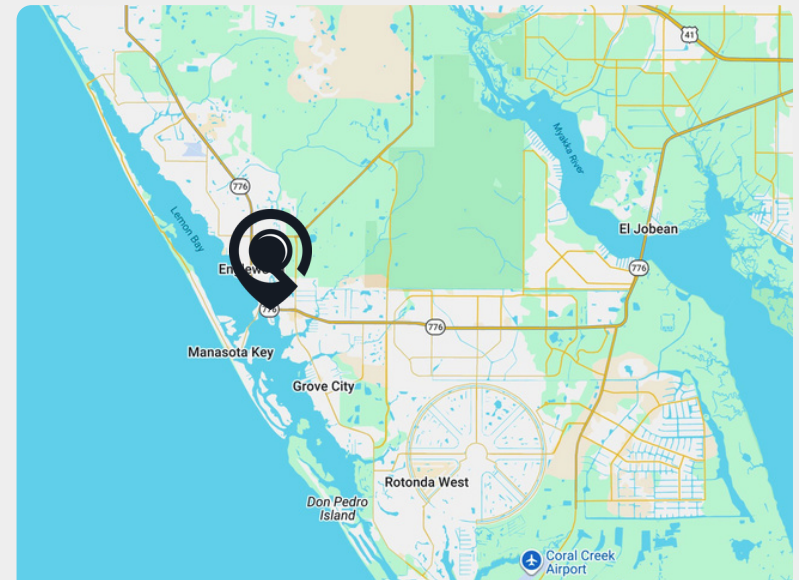
\$3,200,000



4.56± AC SITE



ZONED CG/RMF-15



GOOGLE MAP



5-MILE POPULATION
38,529



5-YEAR INCREASE
0.6%



5-MILE INCOME
\$113,395



5-MILE EMPLOYEES
12,670

4.56± AC Land For Sale

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ENGLEWOOD BEACH CORRIDOR COMMERCIAL SITE

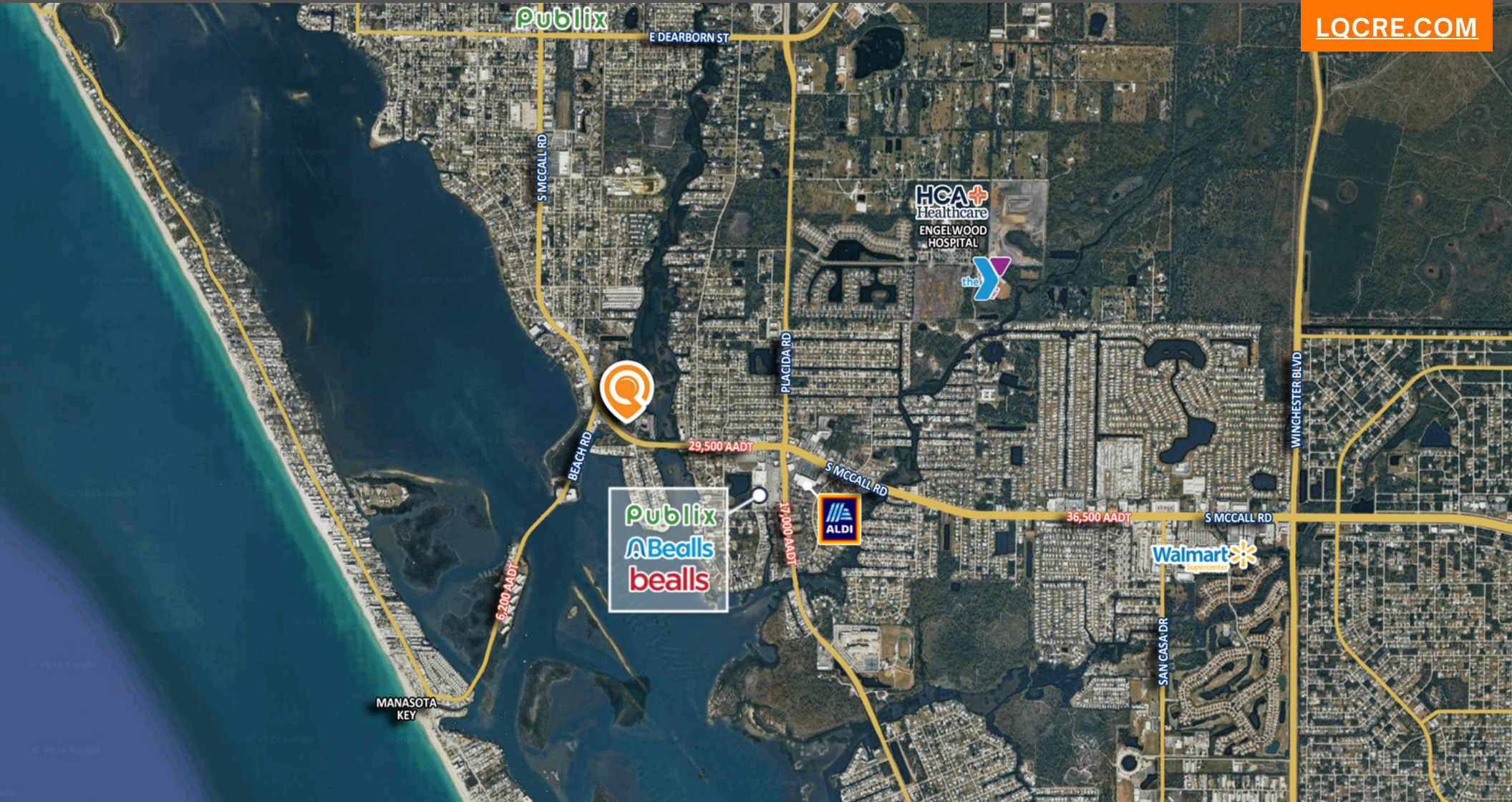
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4.56± AC Land For Sale



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PROPERTIES.LQCRE.COM/ENGLEWOOD-COMMERCIAL-SITE

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Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.