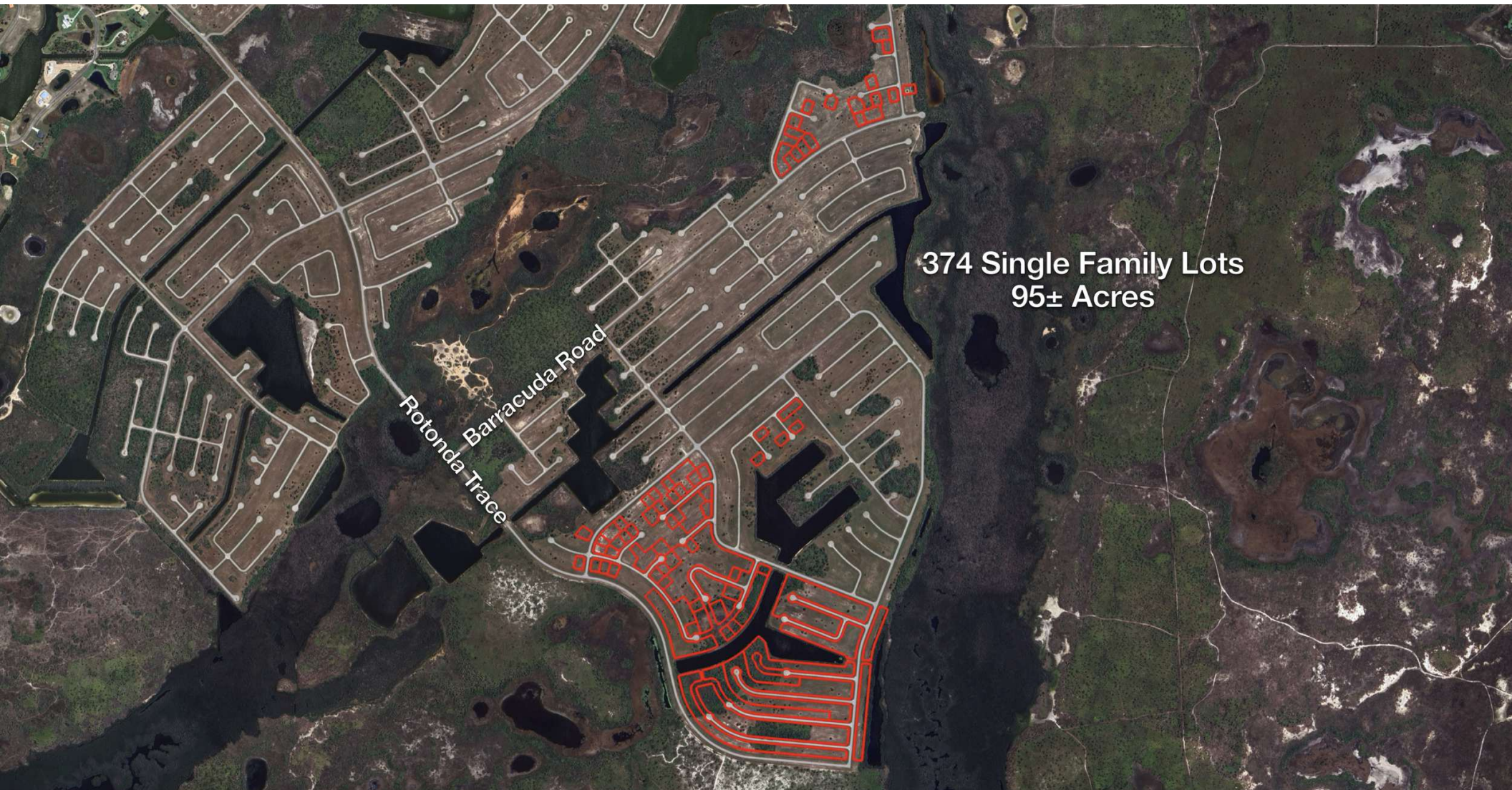


Aerial Overview



374 Single Family Lots
95± Acres

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase a 95± acre assemblage consisting of 374 residential lots located in Placida, FL, within Charlotte County. The lots are zoned RSF5 or RMF10, allowing for a mix of single-family and multi-family development. This site presents a prime opportunity for builders and developers looking for a well-located project with strong residential demand.

LOCATION DESCRIPTION

The property is located at 13150 Ribbonfish Ct, Placida, FL, offering convenient access to nearby coastal amenities, marinas, and key thoroughfares. Positioned within a growing residential corridor, the site provides a balance of tranquility and accessibility, making it an attractive choice for future residents.

MUNICIPALITY

Charlotte County

PROPERTY SIZE

95± Acres

ZONING

RSF5, RMF10

PROPERTY OWNER

PLACIDA MERIDIAN LLC

DROPBOX

<https://www.dropbox.com/scl/fo/w0nh9gt5si8218lifuurv/AKHTuUNf77YMgC5fD3-HWzU?rlkey=4yan87c4g2nhgrmvbgjv2y6f&st=hlp8dzd5&dl=0>

PRICE

\$11,220,000 (374 lots @ \$30,000/lot)

BROKER CONTACT INFO

Bill Eshenbaugh, ALC,CCIM

Senior Advisor/President

813.287.8787 x101

Bill@TheDirtDog.com

Aerial Facing West



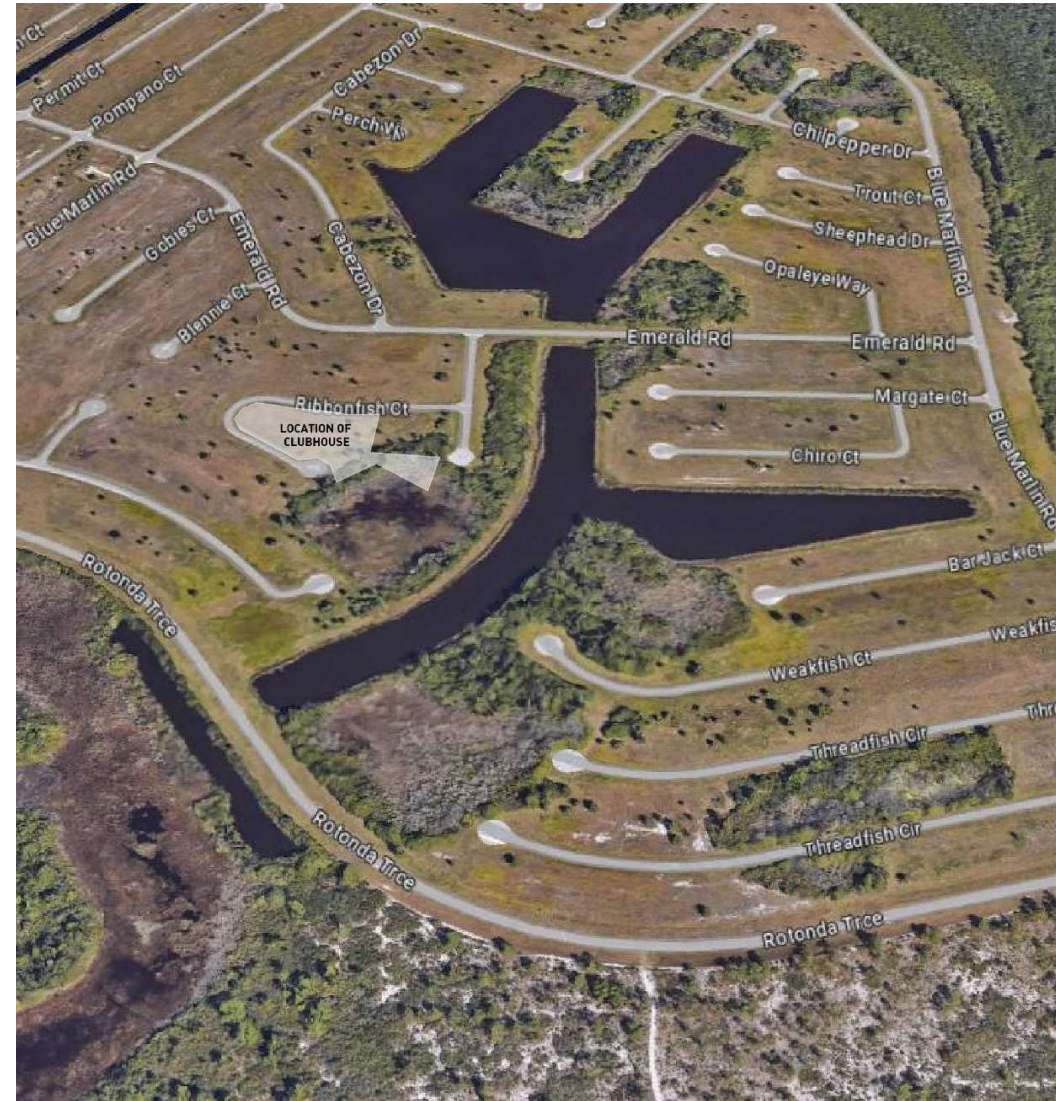
Aerial Facing Southwest



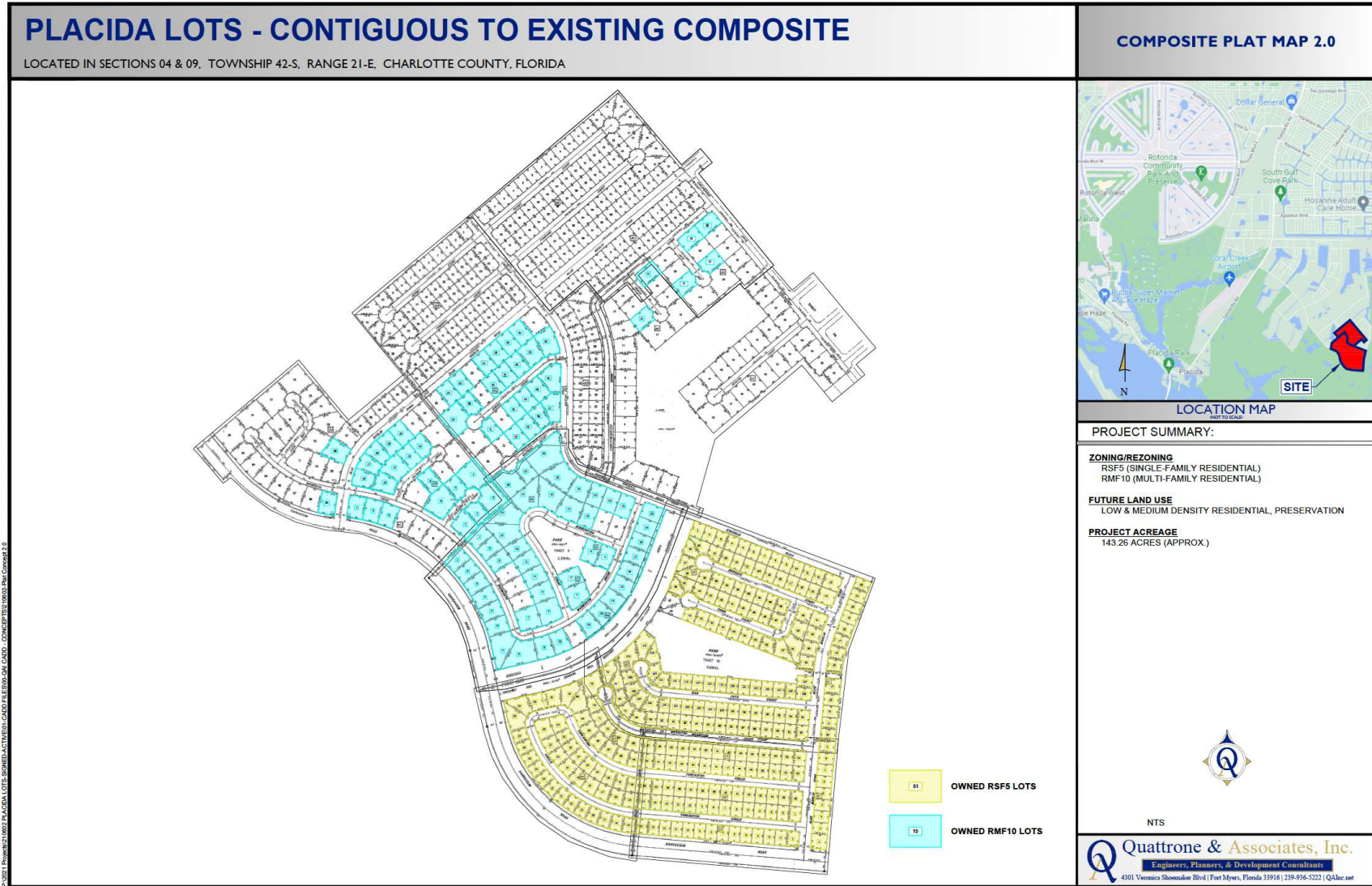
Aerial Facing South



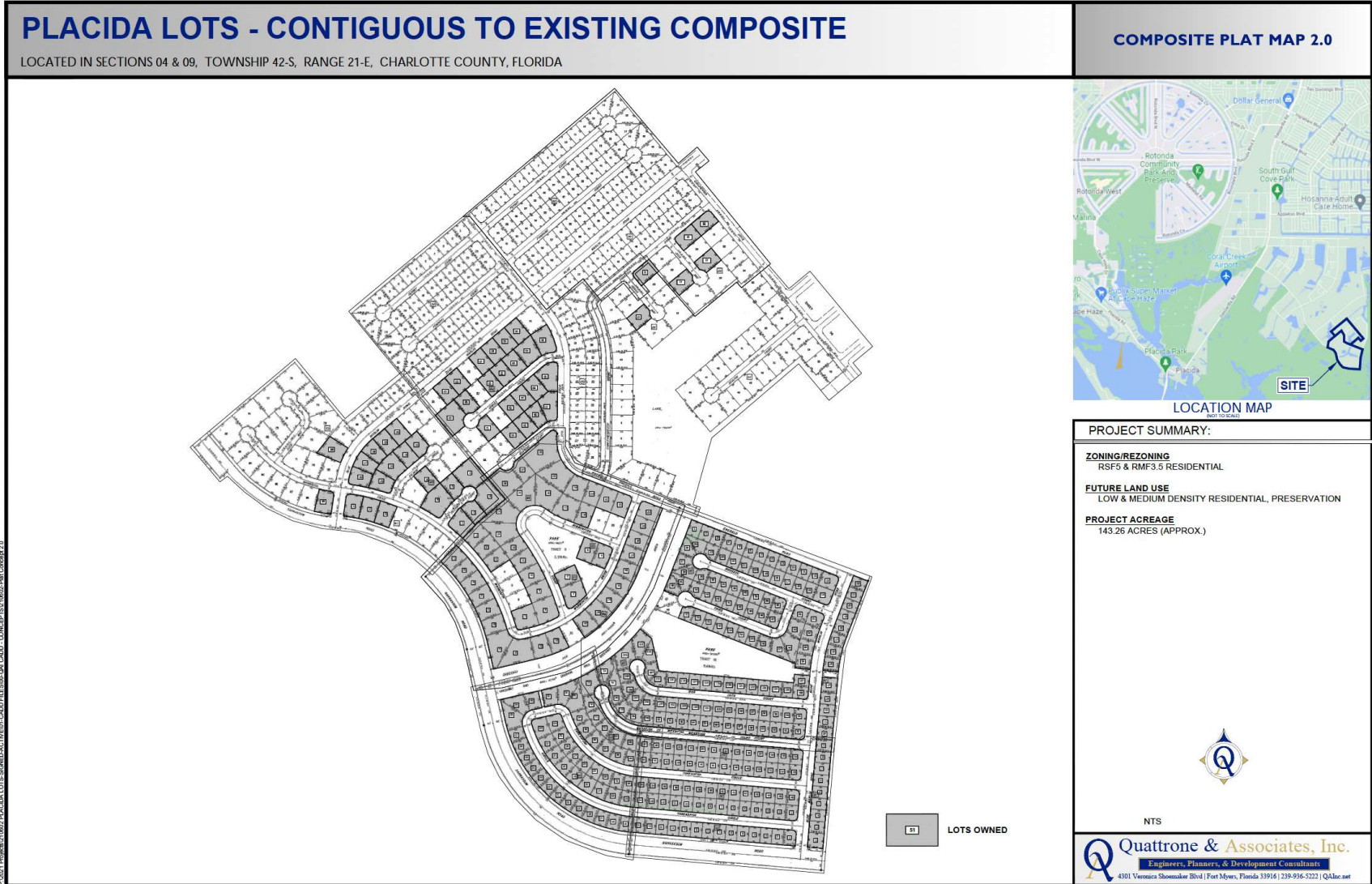
Aerials



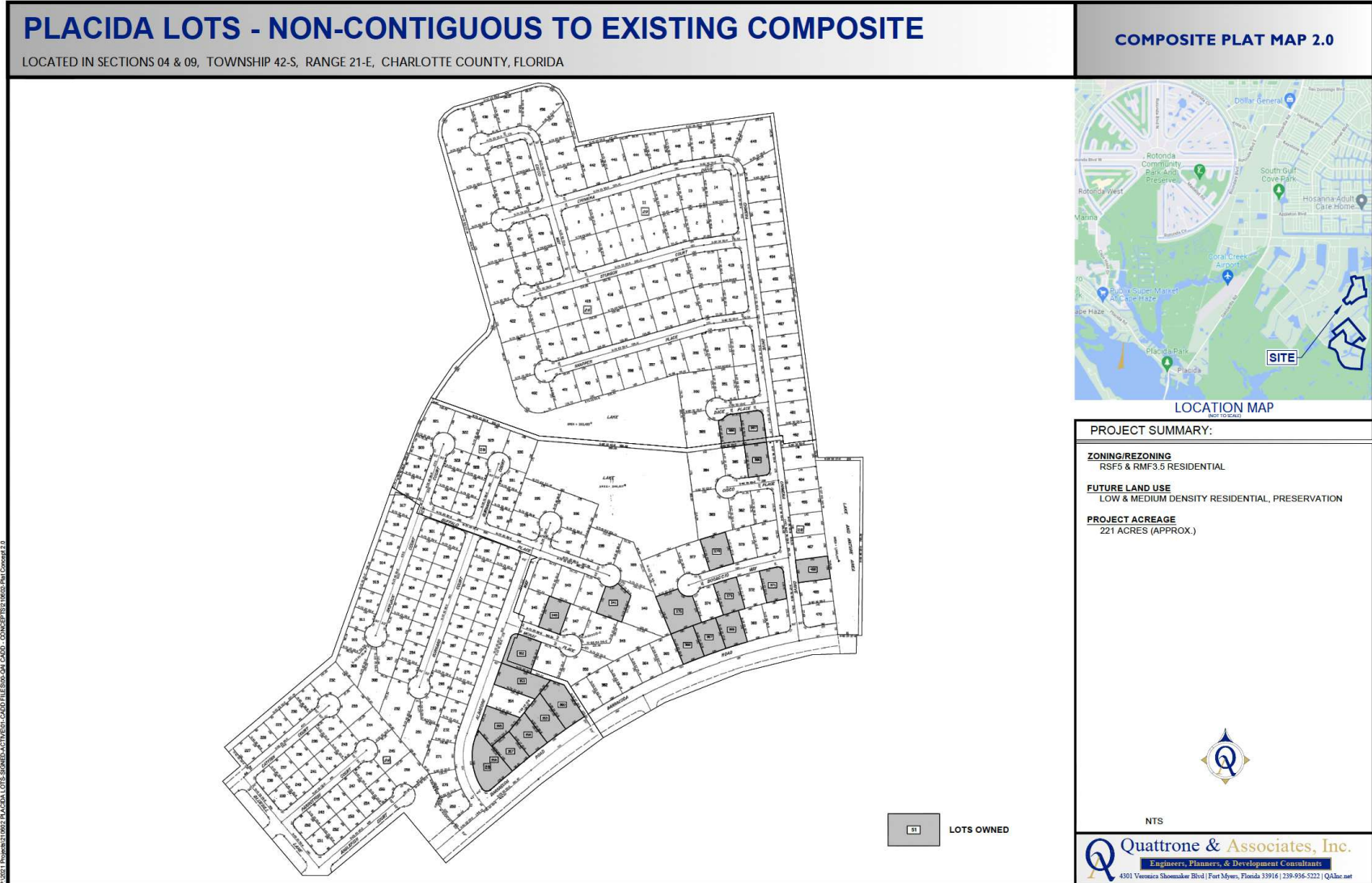
Site Plan



Site Plan



Site Plan



Demographics Map & Report

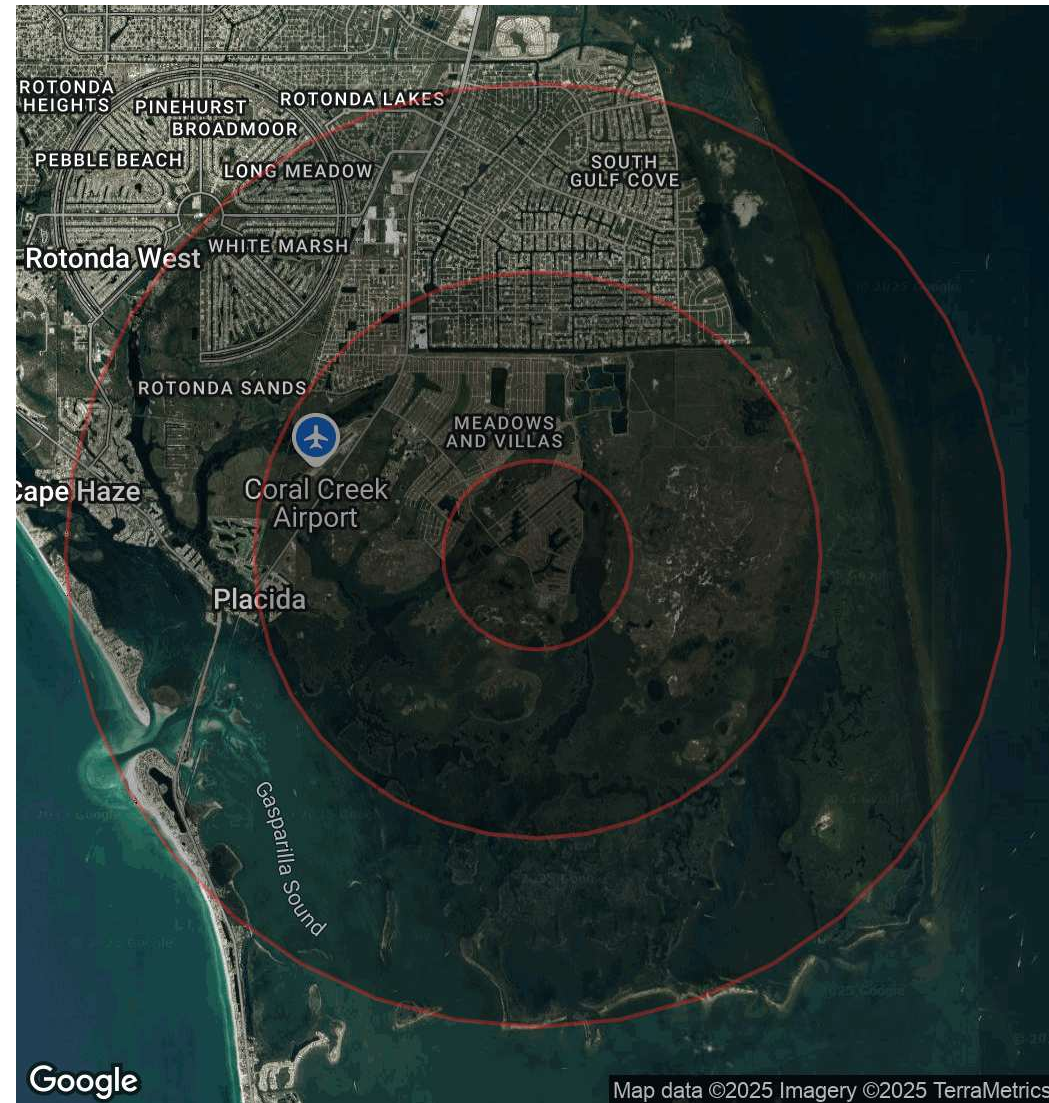
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	51	1,721	9,424
Average Age	56	57	60
Average Age (Male)	57	57	60
Average Age (Female)	56	56	59

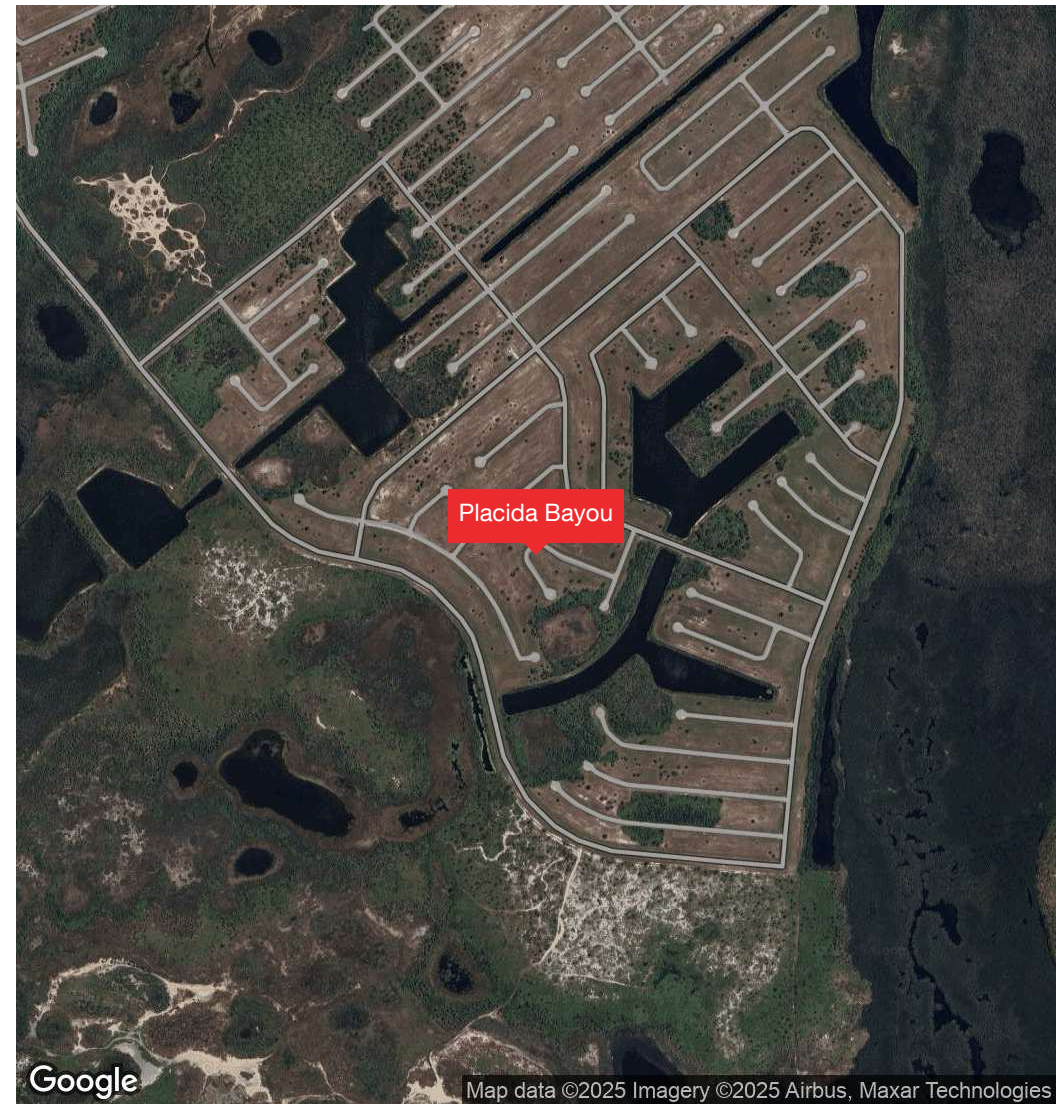
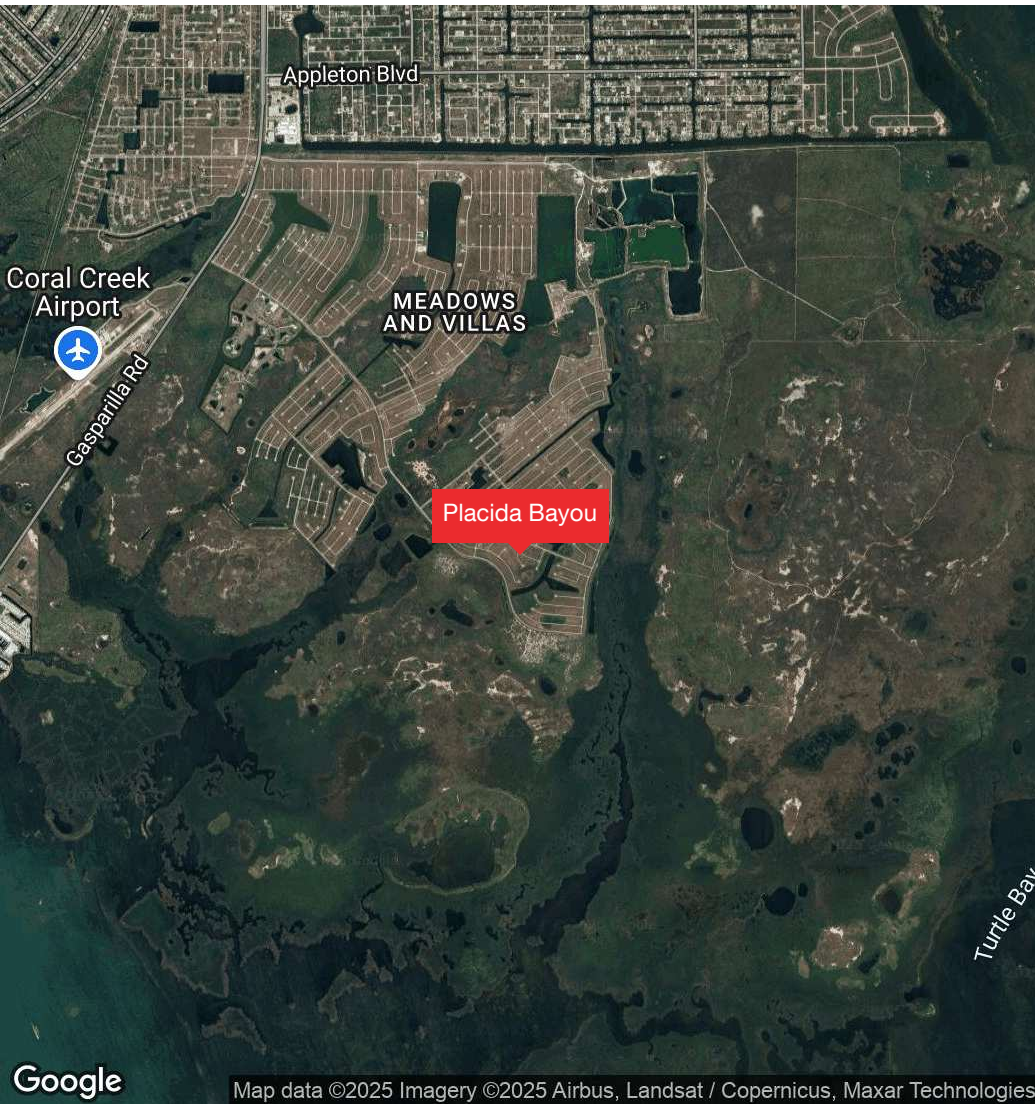
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	23	798	4,336
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$90,760	\$90,704	\$105,221
Average House Value	\$532,523	\$513,585	\$511,609

Demographics data derived from AlphaMap



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.