

**EXECUTIVE SUMMARY
VILLAGE AT LEMON BAY**

LOCATION: 1151 S. River Road Englewood, Florida
Sarasota County
Approximately 1.5 miles to SR-776 (Englewood Rd)
Approximately 2 miles to Winchester Blvd.
Approximately 6 miles to Tamiami Trail
Approximately 11 miles to I-75

PARCEL ID: 0850-02-0017

PARCEL SIZE: Total acreage is 93.2 (+/-)
There is approximately 1,500 feet on River Road

EXISTING ZONING: PID Planned Industrial District
Although no longer available for rezoning options within the County but provides an excellent list of permitted uses. A list of uses is included as an attachment.

WETLANDS: The parcel includes 20.42 acres of wetlands that have been surveyed and flagged and reviewed by the District.

PERMITTING: We have received the Army Corps - Nationwide Permit and the Water Management District Permits for our Conceptual Plan

UTILITIES: Public Water, Sewer, and Reclaimed (irrigation) Water are all nearby and available from the Englewood Water District.

OWNERSHIP: This parcel is owned by SARASOTA INDUSTRIES, LLC Dan Miller is a licensed Broker Associate and is a principle in the ownership of this parcel.

DISCLOSURE: Although this information is deemed reliable it is not warranted and should be verified.

CONTACT: Dan Miller The Miller Alliance (239) 689-4900