

\$37,500 - 11042 Pendleton Avenue, ENGLEWOOD

MLS® #N6140398

\$37,500

Bedroom, Bathroom,
Land on 0.23 Acres

PORT CHARLOTTE SEC 063,
ENGLEWOOD, FL

****11042 Pendleton Ave, Englewood, FL â€”
Prime 10,000 Sq Ft Vacant Lot for Duplex
Development****

Discover an exceptional investment opportunity in the heart of Englewood, FL! This expansive 10,000 sq ft vacant lot at 11042 Pendleton Ave is the perfect canvas for building your dream duplex, offering endless potential for customization, income generation, and long-term value. Located just minutes from the pristine shores of Englewood Beach and Manasota Key, this property places you within 5 miles of sun-soaked sands, sparkling Gulf waters, and vibrant coastal entertainment. Enjoy easy access to local dining, shopping, and recreational hotspots like Dearborn Streetâ€™s charming boutiques, restaurants, and seasonal farmersâ€™ markets, all just a short drive away.

This versatile lot is zoned for duplex construction, allowing you the freedom to work with your chosen builder to design a modern, custom duplex tailored to your vision. Whether youâ€™re an investor seeking rental income or a homeowner looking to offset costs by living in one unit and renting the other, this property offers significant income potential in a high-demand rental market fueled by Englewoodâ€™s proximity to world-class beaches and year-round tourism. With no existing structures, you have a blank slate to



create a property that maximizes both functionality and aesthetic appeal.

Englewood’s laid-back coastal lifestyle, paired with its growing popularity as a vacation and retirement destination, makes this lot an ideal investment. Build a duplex to capture the area’s strong rental demand or create a multi-generational living space just minutes from fishing, boating, and outdoor adventures. Don’t miss this rare opportunity to secure a prime piece of Englewood real estate, where you can craft a custom duplex and capitalize on the area’s booming market—all while enjoying the best of Florida’s Gulf Coast lifestyle. Act now to turn this blank canvas into your next profitable venture!

Essential Information

MLS® #	N6140398
Price	\$37,500
Acres	0.23
Type	Land
Sub-Type	Land
Status	Sold
Property Taxes	787.00

Community Information

Address	11042 Pendleton Avenue
Area	Englewood
Subdivision	PORT CHARLOTTE SEC 063
City	ENGLEWOOD
County	Charlotte
State	FL
Zip Code	34224-8583

Additional Information

Date Listed	September 5th, 2025
Days on Market	17

Zoning

RMF10

Listing Details

Listing Office

RE/MAX PALM REALTY OF VENICE

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