

FOR SALE

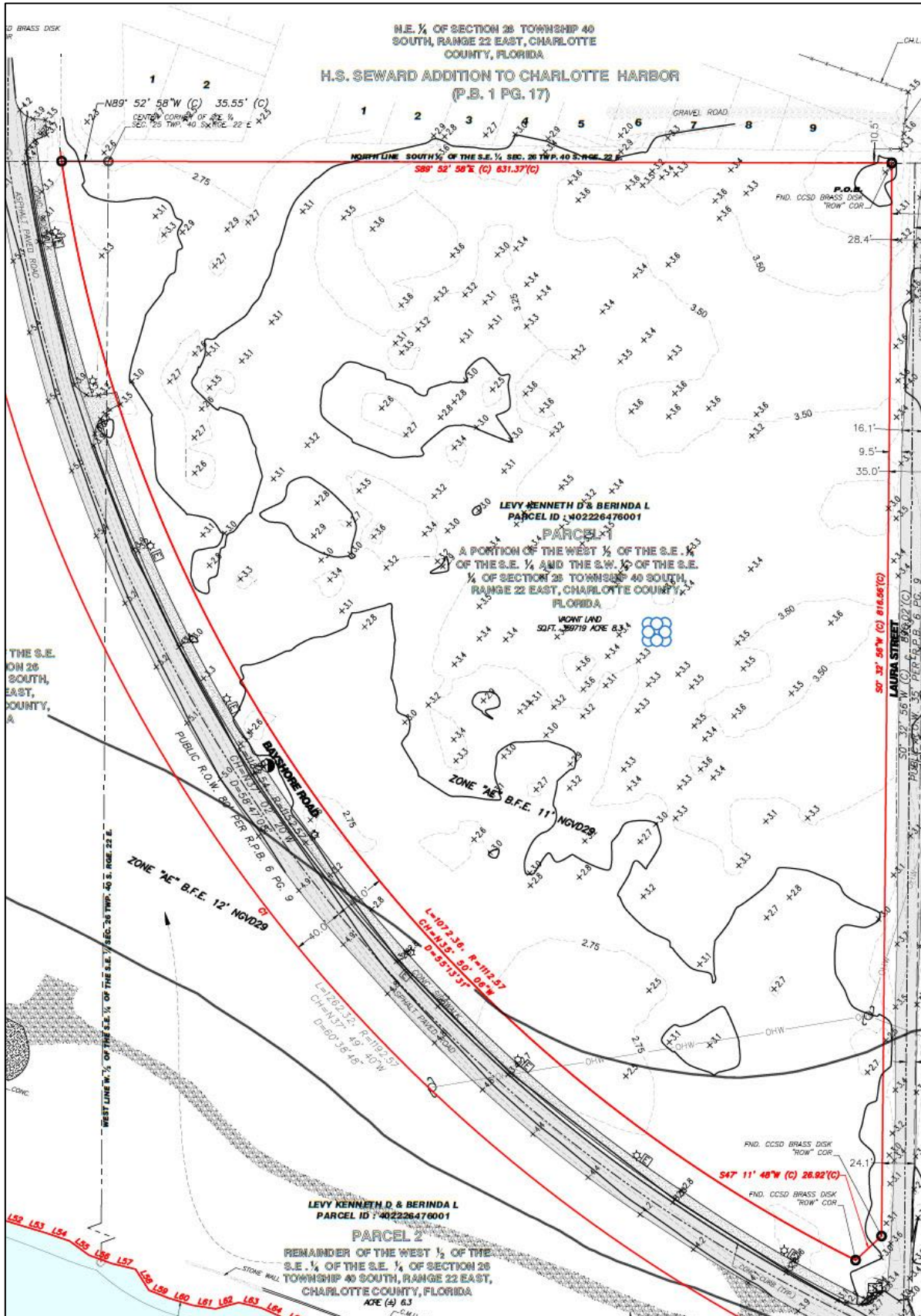
8.3 ACRES
BAYSHORE ROAD, PORT CHARLOTTE



- Excellent location in Port Charlotte along Bayshore Road.
- In area of new growth including Sunseeker Resort, the proposed Harpoon Harry's Restaurant and Shops across from the property, Whiskey Joe's Restaurant on Charlotte Harbor at US 41 and other planned residential developments in the area.
- 8.3 acres of land with extensive road frontage.
- The north 5.95+/- acres is zoned Charlotte Harbor Mixed Use (CHMU) allowing 15 units per acre with the remaining 2.35+/- acres of the southwest portion of the site being Charlotte Harbor Neighborhood Business Residential (CHNBR) allowing 10 units per acre. Total estimated units are 114.
- Utilities along Bayshore Road.
- The site has the potential for higher density of up to 60 units per acre which would allow 498 units on the site and building height up to 90 feet based on the recently passed Live Local Act.
- **PRICE: \$5,000,000**

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Survey



This information comes from users and sources believed to be reliable, but is not guaranteed. Subject to errors & omissions.

LEGAL DESCRIPTION

PARENT TRACT NOT SHOWN ON THE SURVEY

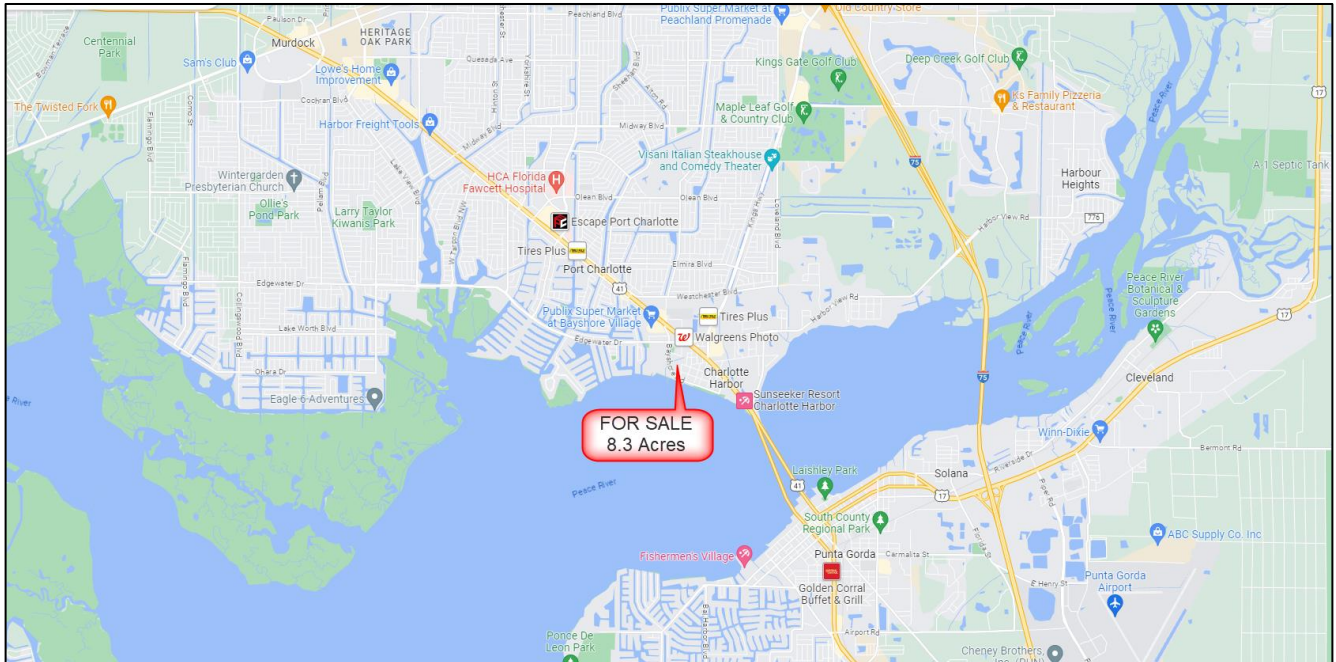
A PORTION OF THE FOLLOWING DESCRIBED LAND:

THE SW 1/4 OF THE SE 1/4 AND THE W 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA.

LESS AND EXCEPT: COMMENCING 200' E OF THE NW CORNER OF THE SW1/4 OF THE SE1/4 AND RUNNING THENCE W 200'; THENCE S 672' TO THE ORDINARY HIGH WATER MARK; THENCE S 80 DEGREES E ALONG SAID HIGH WATER MARK 203'; THENCE N TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT: COMMENCING ON THE W BANK OF TIDE CREEK 371' W OF THE NE CORNER OF THE SW 1/4 OF THE SE 1/4 AND RUNNING WEST 520' TO THE E BANK OF TIDE CREEK; THENCE SOUTHWARD, EASTWARD, AND NORTHWARD ON THE BANK OF TIDE CREEK TO THE POINT OF BEGINNING.

Location Map

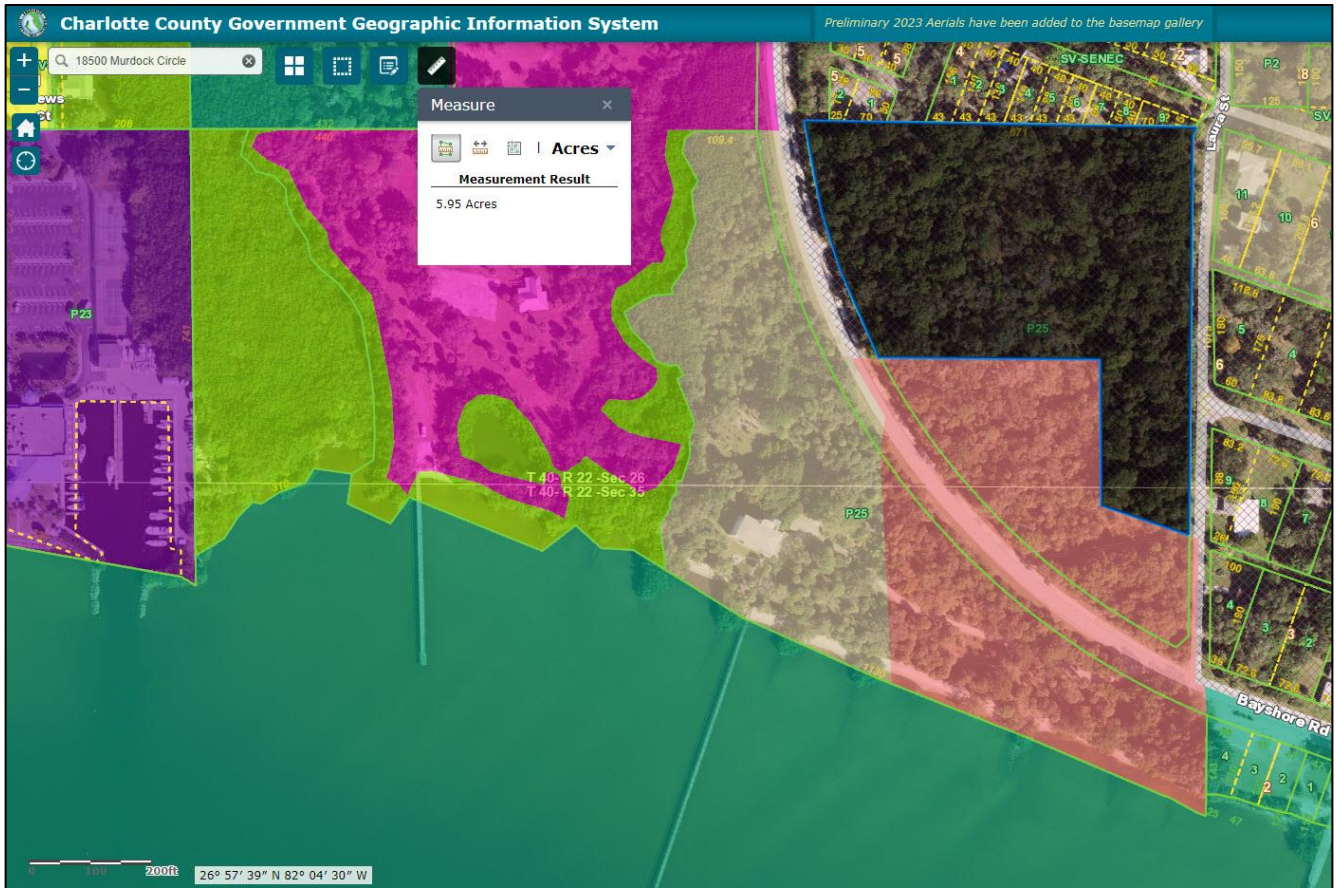


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Aerial



Zoning Map



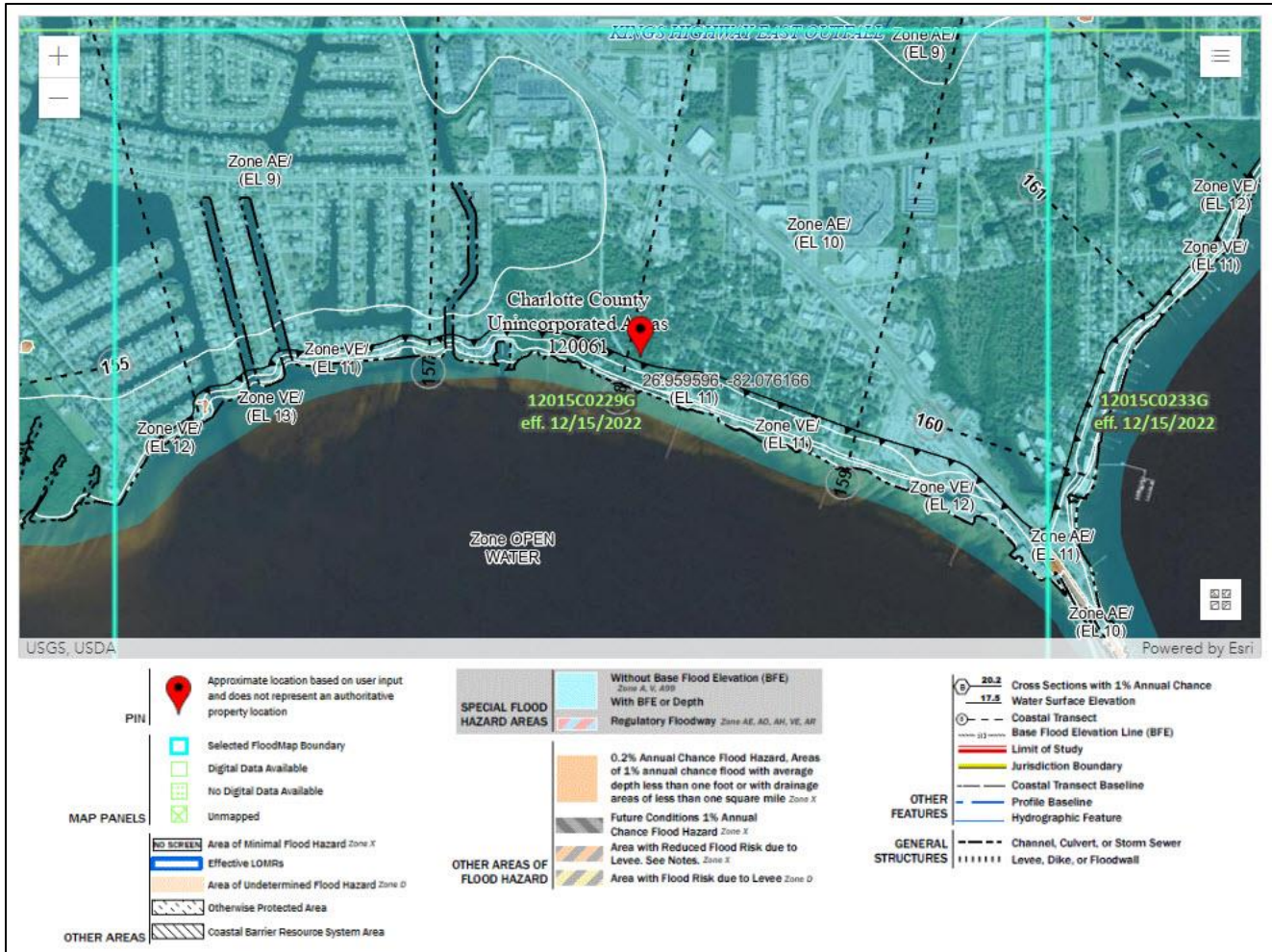
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Future Land Use Map



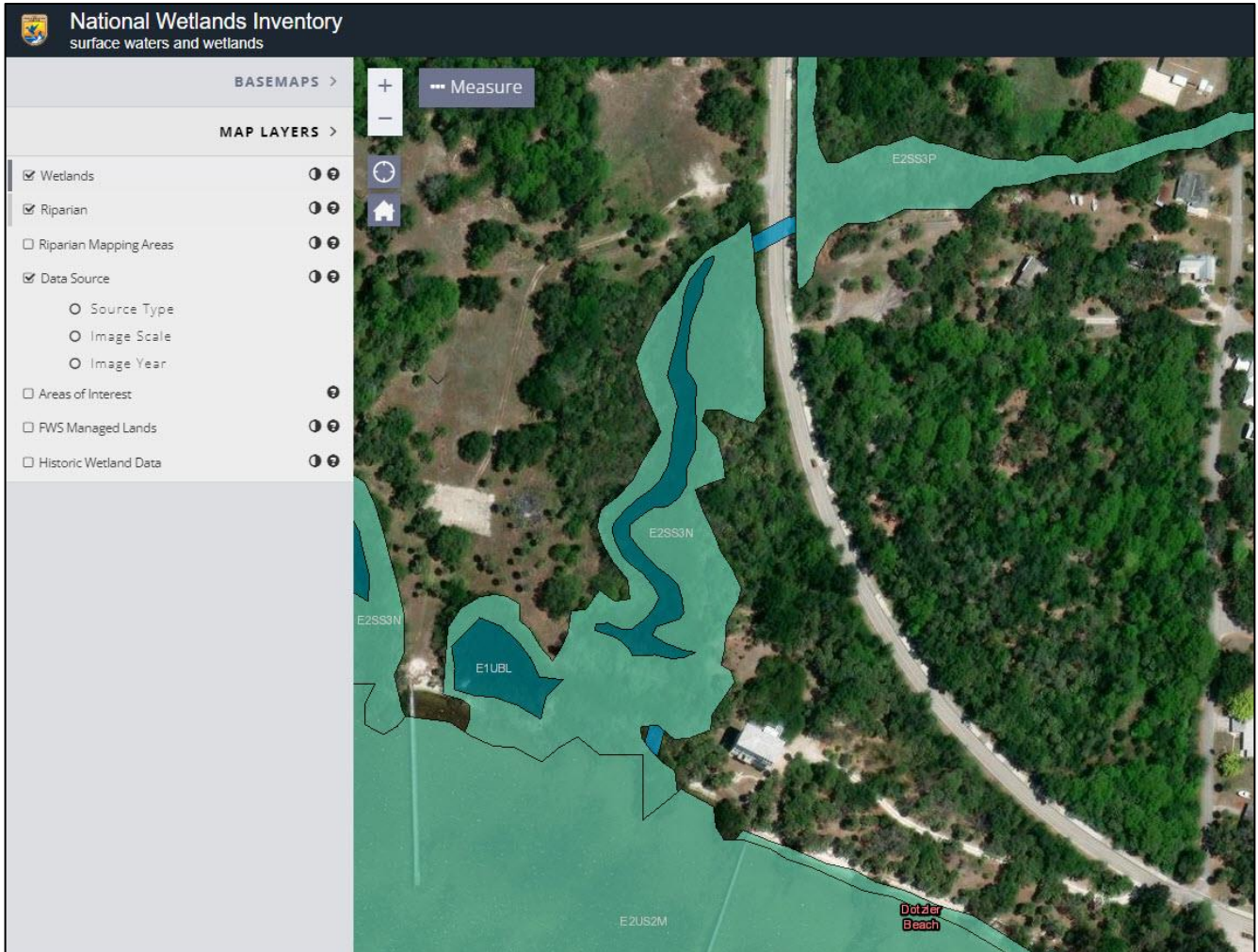
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FEMA



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US FISH & WILDLIFE WETLANDS MAP



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