



RIVER BAY DRIVE

ALMAR DRIVE

LSI
COMPANIES

OFFERING MEMORANDUM

RIVER BAY DRIVE

0.26± ACRE WATERFRONT RESIDENTIAL LOT IN PUNTA GORDA ISLES, FL

PROPERTY SUMMARY

Property Address: 5258 River Bay Drive
Punta Gorda, FL 33950

County: Charlotte

Property Type: Waterfront Vacant Residential Lot

Unit Size: 0.26± Acres | 11,325± Sq. Ft.

Zoning: Manufactured Home Conventional
(MHC)

Future Land Use: Low Density Residential

Utilities: Water, Sewer, & Electric Available

Improvements: 400 Sq. Ft. Dock
with Owens Corning Marine Grade Decking
25,000 lb. Boat Lift
with water and electric connections (2023)

Tax Information: \$2,294.63 (2024)

STRAP Number: 412319351002

LIST PRICE:

\$349,000

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SALES EXECUTIVES



Christi Pritchett, CCIM
Broker Associate



Thomas Sear
Research & Sales Associate



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(941) 916-9525

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

Gasparilla Sound/Charlotte Harbor

LSI Companies, Inc, is excited to present a 0.26± acre waterfront residential lot located on the southern end of Punta Gorda Isles.

This property features a 50-foot dock equipped with a boat lift composite decking and a 25,000 lb. boat lift with water and electric connections. It offers easy access to downtown Punta Gorda and has deepwater canal access leading out to Charlotte Harbor.

This lot presents a prime opportunity for residential development in a highly sought-after coastal community.

ALMAR DRIVE

RIVER BAY DRIVE



PROPERTY AERIAL



Gasparilla Sound/Charlotte Harbor

1.15+ NAUTICAL MILES FROM
PROPERTY TO GASPARILLA
SOUND/CHARLOTTE HARBOR

RIVIERA MARINA

ALMAR DRIVE

RIVER BAY DRIVE



PROPERTY AERIAL



RIVER BAY DRIVE

DELTONA DRIVE

ALMAR DRIVE

PROPERTY AERIAL



 **SUNSEEKER RESORT**
Charlotte Harbor

**DOWNTOWN
PUNTA GORDA**

Peace River/Charlotte Harbor

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CIRCLE K **Mobil**
GOODYEAR **Storage**
AUTO SERVICE **Sense**
Domino's **ACHIEVA**
BANKING FOR
FOOD


Black Label
MARINE GROUP LLC

ALMAR DRIVE

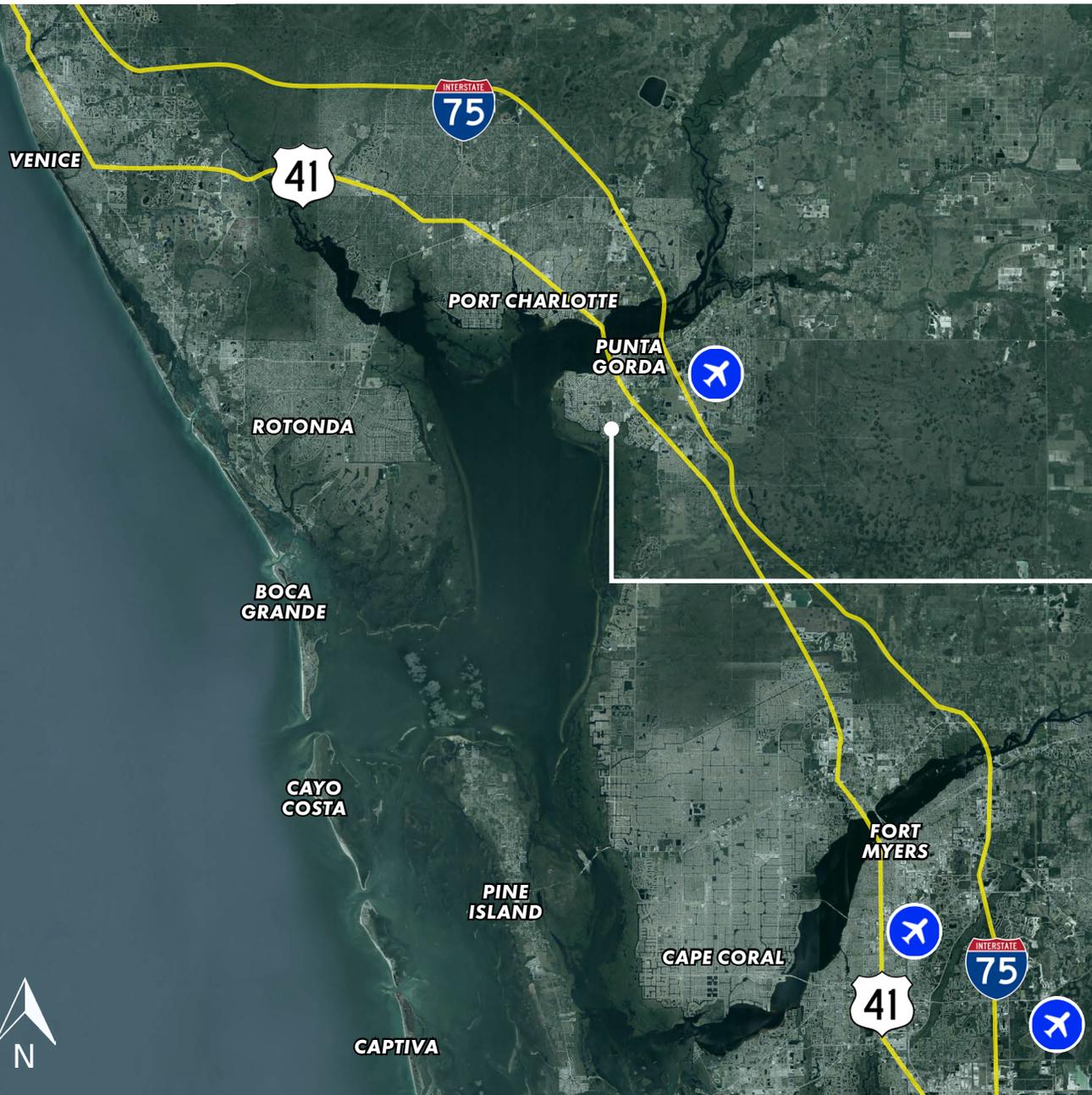
RIVER BAY DRIVE

DELTONA DRIVE

PROPERTY GROUNDS



LOCATION MAP



LOCATION HIGHLIGHTS

- 1.5± miles to US-41
- 1.15± nautical miles to Charlotte Harbor via canal
- 2± miles to Fisherman's Village
- 2.5± miles to Ponce De Leon Park
- 3± miles to Downtown Punta Gorda
- 4.5± miles to Punta Gorda Airport
- 4.75± miles to I-75 (Jones Loop Road Exit)





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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Buyer, neither their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer and with significant experience in entitlement and development process of Charlotte County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.