

4135 Kings Hwy Prime Commercial Land



FOR SALE



NIX

COMMERCIAL GROUP

Key Features:

- Location: Benefit from high visibility and easy access to major routes, including quick connections to I-75
- Proximity to Attractions: Just minutes away from the beautiful Charlotte Harbor.
- Growing Community: Join a vibrant and expanding community that is attracting new residents and businesses, ensuring a steady demand for housing options.
- Flexible Development Options: Don't miss this rare opportunity to invest in a prime piece of land in a sought-after location.

Unlock the potential of this prime vacant land located on Kings Highway, conveniently situated close to the stunning Charlotte Harbor! This unique property is an excellent investment opportunity for developers and investors alike.

Property Highlights

- Prime vacant land available on Kings Highway near beautiful Charlotte Harbor.
- High visibility with easy access to major routes, including I-75 and US-41.
- Located in a fast-growing community attracting residents and businesses.
- Excellent investment opportunity with flexible development potential.
- Multiple access points for ingress and egress
- Zoned CG – Commercial General allowing a wide range of development opportunities
- Suitable for large-scale users, shopping center development, or owner-user projects

Property Details

Price:	\$6,850,000
Lot Size:	13.07 AC
Utilities:	All to Site
Zoning:	CG
APN:	402225126001

Danny Nix Jr., CCIM

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📍 BK3307013, Florida

Keller Williams Peace River Partners

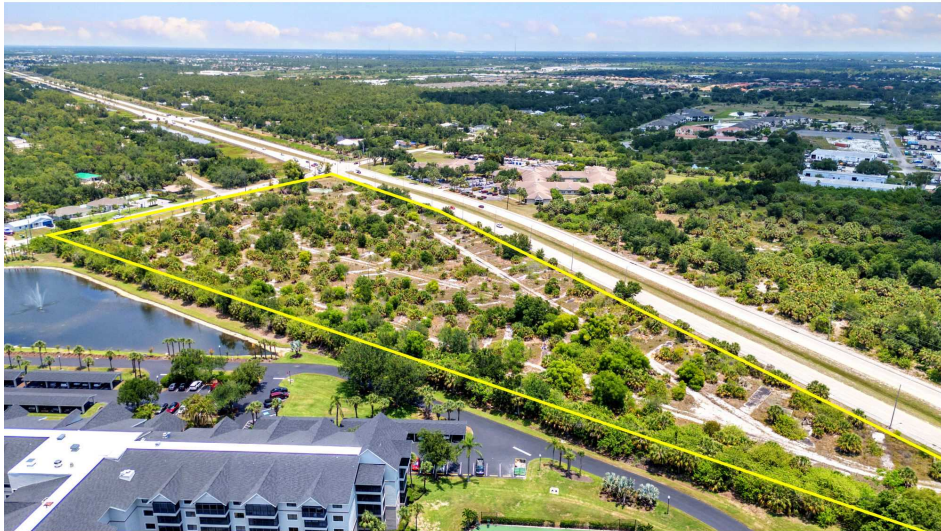
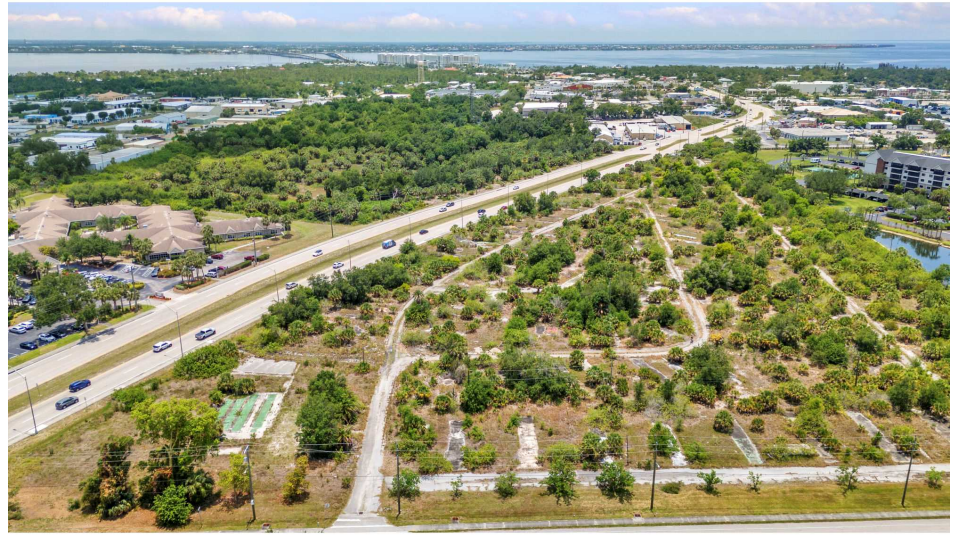
1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

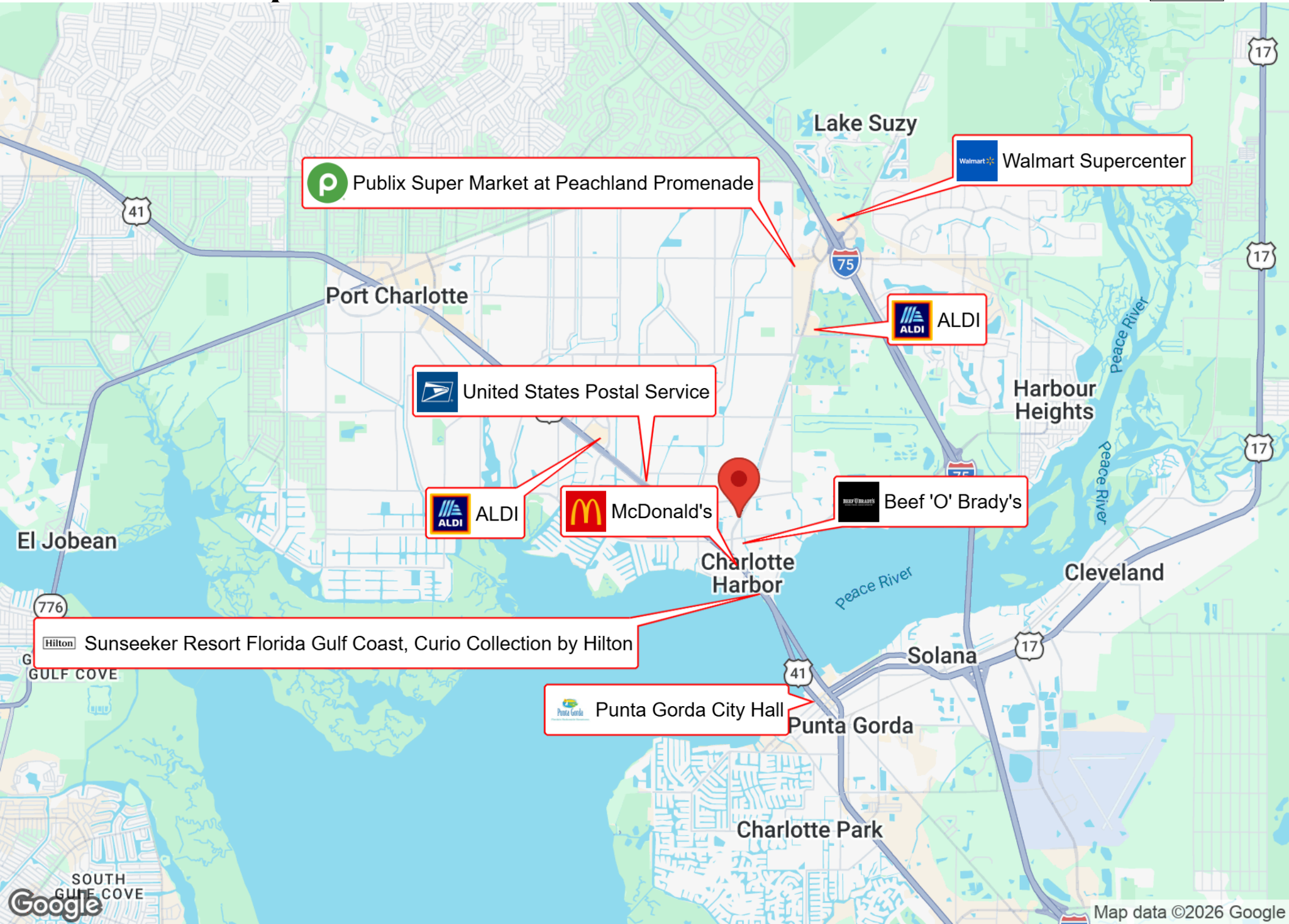
Each Office is Independently
Owned and Operated




Property Photos




Business Map




 Publix Super Market at Peachland Promenade


 Walmart Supercenter

 ALDI

 United States Postal Service

 ALDI

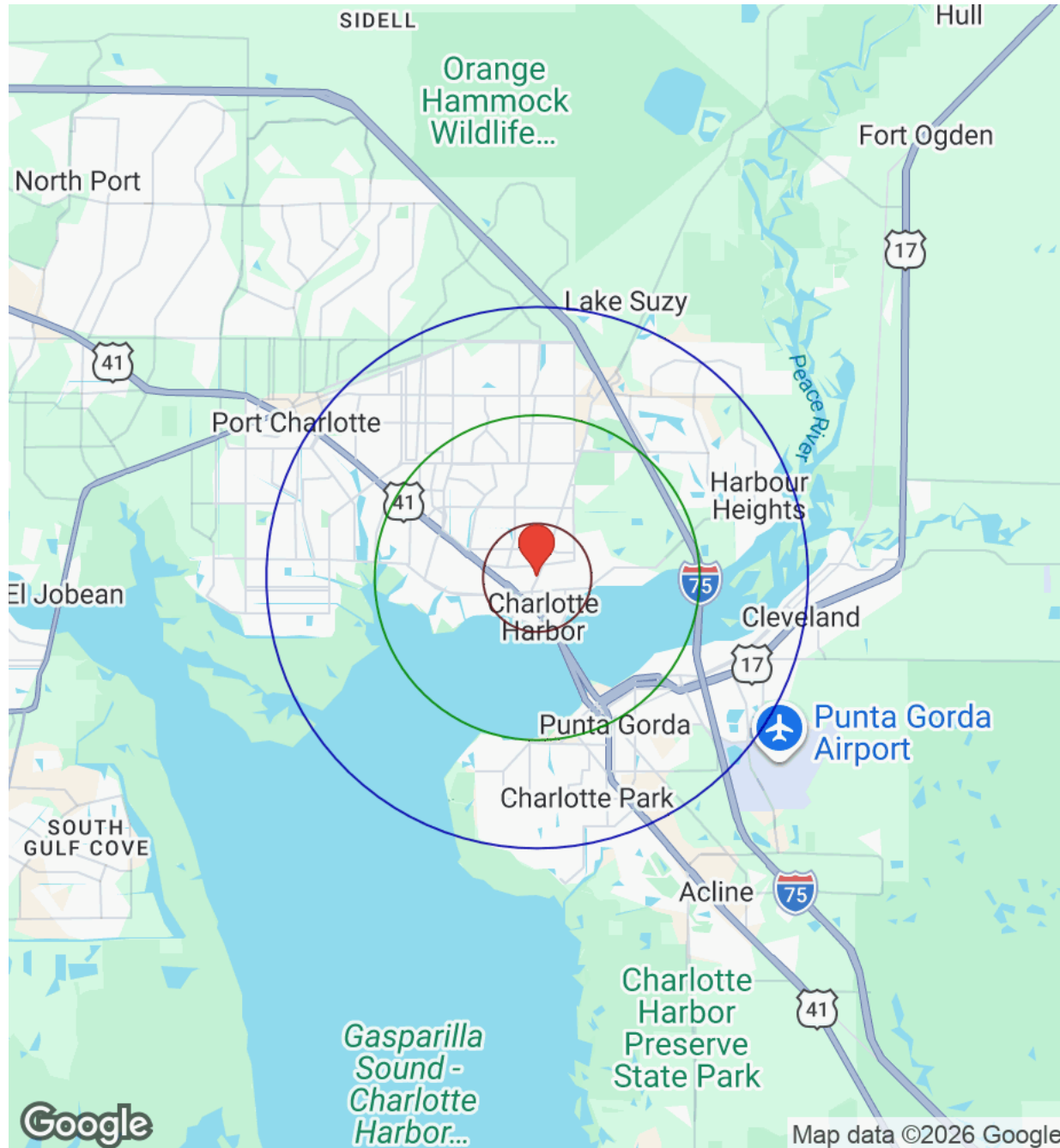
 McDonald's

 Beef 'O' Brady's

 Sunseeker Resort Florida Gulf Coast, Curio Collection by Hilton

 Punta Gorda City Hall

Demographics



Distance: ○ 1Mile ○ 3Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,395	16,577	46,751
Female	2,326	16,884	48,926
Total Population	4,721	33,461	95,677

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,574	25,350	74,513
Black	477	2,981	7,798
Am In/AK Nat	3	37	96
Hawaiian	1	13	19
Hispanic	483	3,734	9,749
Asian	85	676	1,741
Multiracial	89	612	1,617
Other	8	57	134

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,090	21,036	60,928
Occupied	2,280	15,692	45,670
Owner Occupied	1,219	10,796	34,039
Renter Occupied	1,061	4,896	11,631
Vacant	810	5,344	15,258

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	473	3,492	9,404
Ages 15 - 24	364	2,952	7,600
Ages 25 - 54	1,283	10,229	26,513
Ages 55 - 64	568	4,817	14,782
Ages 65+	2,033	11,972	37,376

Income	1 Mile	3 Miles	5 Miles
Median	\$54,052	\$63,609	\$70,111
Under \$15k	406	1,764	3,503
\$15k - \$25k	172	1,263	3,203
\$25k - \$35k	223	1,590	3,743
\$35k - \$50k	291	1,693	5,013
\$50k - \$75k	338	2,845	9,278
\$75k - \$100k	352	2,493	6,674
\$100k - \$150k	315	2,305	7,957
\$150k - \$200k	94	933	3,119
Over \$200k	89	807	3,179



Danny Nix Jr.

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