

4.8 ACRES OF PRIME COMMERCIAL (CG) LAND FOR SALE

12313 TAMiami TRAIL, PUNTA GORDA, FL 33955



ACRES: **4.78** | PRICING: **\$1,273,200 (\$6.11 / SQ FT)**

PROPERTY DESCRIPTION

- » Large Lot totaling 4.78 Acres with access from 3 sides on Highway 41/ Tamiami Trail in Punta Gorda near Tuckers Grade. See attached Survey and uses for Commercial General zoning. This land is in low-risk flood zone D. This is going to be a growing area over the next 5 years.
- » Tucker's Pointe Development is a large Residential 1600 units development currently being built by national developers such as Toll Brothers and Lennar. The project is part of a larger 564-acre residential and commercial development that includes land preservation within Tuckers Grade, U.S. 41 and Interstate 75.
- » Fantastic Develop Opportunity in a growing area of Florida. Commercial General Zoning allows for many uses. Punta Gorda Airport is only a few miles away. All surrounding areas are experiencing business and residential growth. Land on Tamiami Trail will continue to increase in value quickly over the next few years.
- » Easy access from I75 off Tuckers Grade to Tamiami Trail (HYW 41)
- » High Traffic counts on HYW 41/Tamiami Trail.
- » Over 1000 feet of frontage on HYW 41/Tamiami Trail between both lots. See attached survey.
- » Developers and Investors opportunity to build cash flowing buildings.
- » Great opportunity and Solid investment for an end user to pick up land, develop and be ahead of the game in this now growing area of Florida.
- » Traffic from North Fort Myers, Cape Coral, Punta Gorda and Port Charlotte all pass through this area on a regular basis.
- » Charlotte County has recently purchased substantial land just up the road to build water treatment plant, utilities, Fire Station and more.
- » Several new construction commercial & residential communities are to be announced soon.
- » Anchor Companies like Walmart, Aldi, Home Depot and more have moved into the area.
- » One exit from the Punta Gorda airport which is growing quickly.
- » Great location for Retail, Hybrid Flex, Service Companies and more. See attached approved uses under the CG zoning.



PROPERTY DESCRIPTION

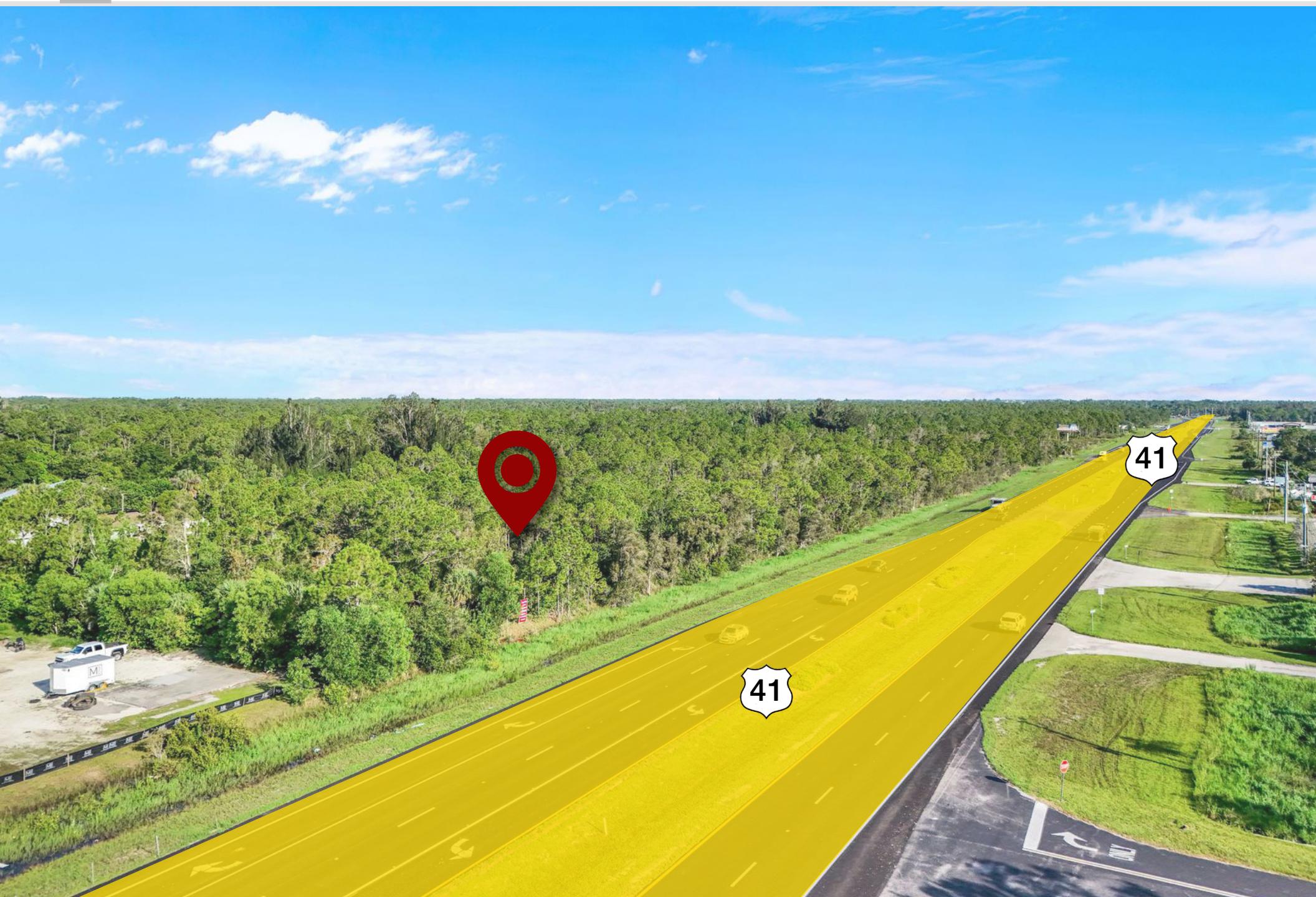
CG ZONING WITH MANY
APPROVED USES

NEARLY 1000 FT OF
FRONTAGE ON HWY 41
/ TAMiami TRAIL NEAR
PUNTA GORDA

HIGHLY DAILY
TRAFFIC COUNT



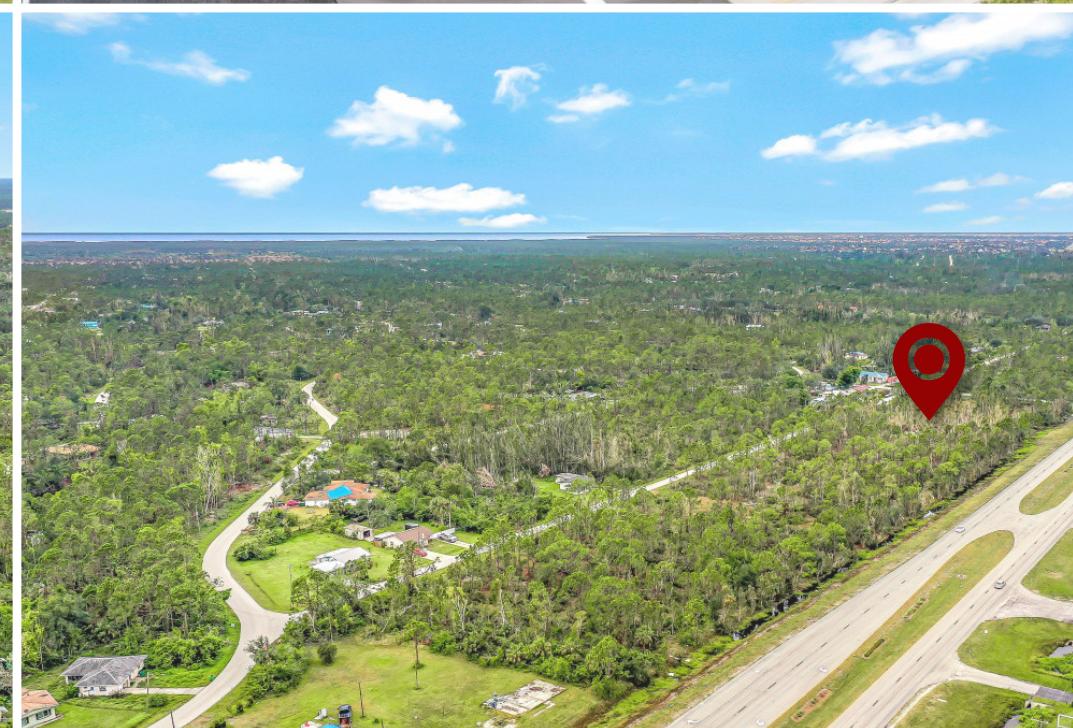
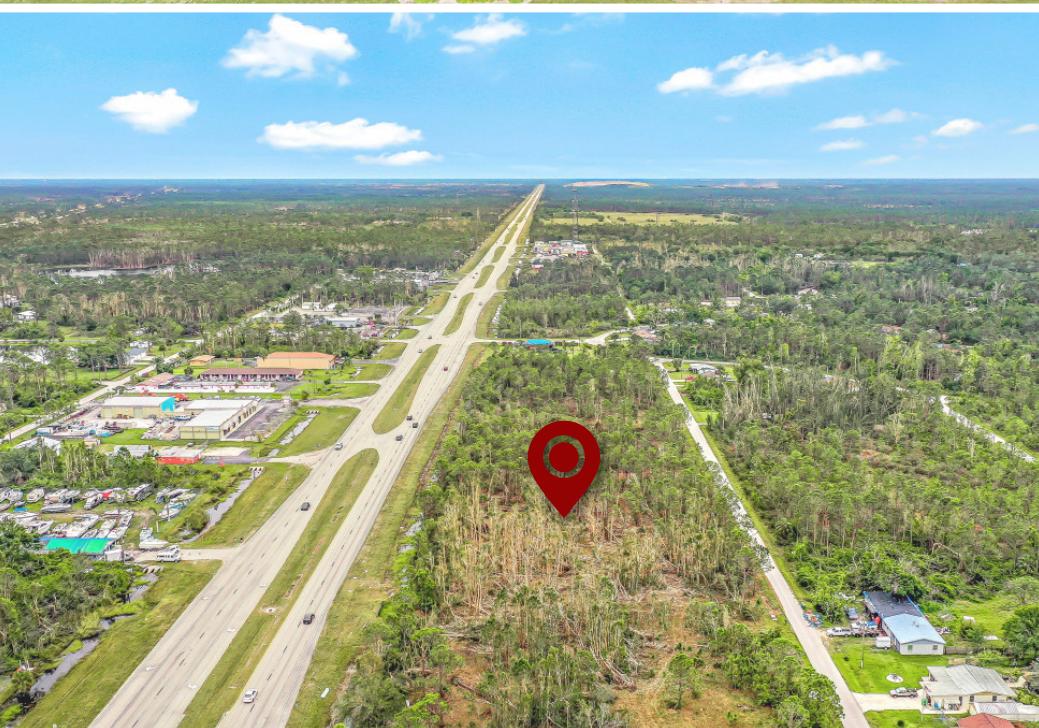
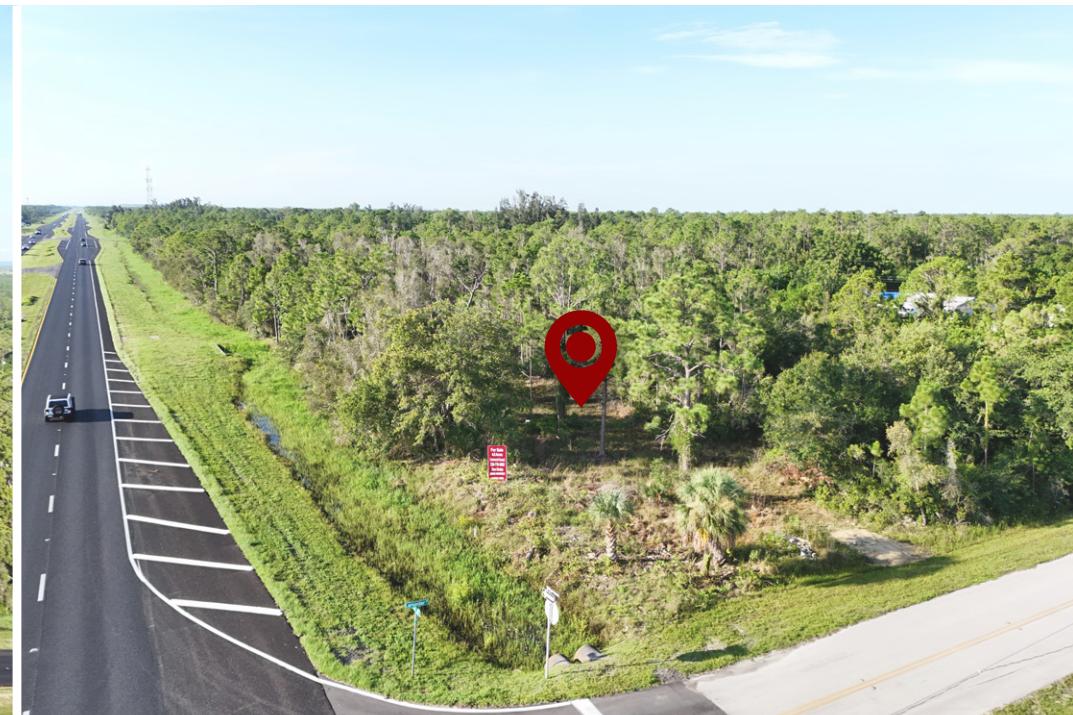
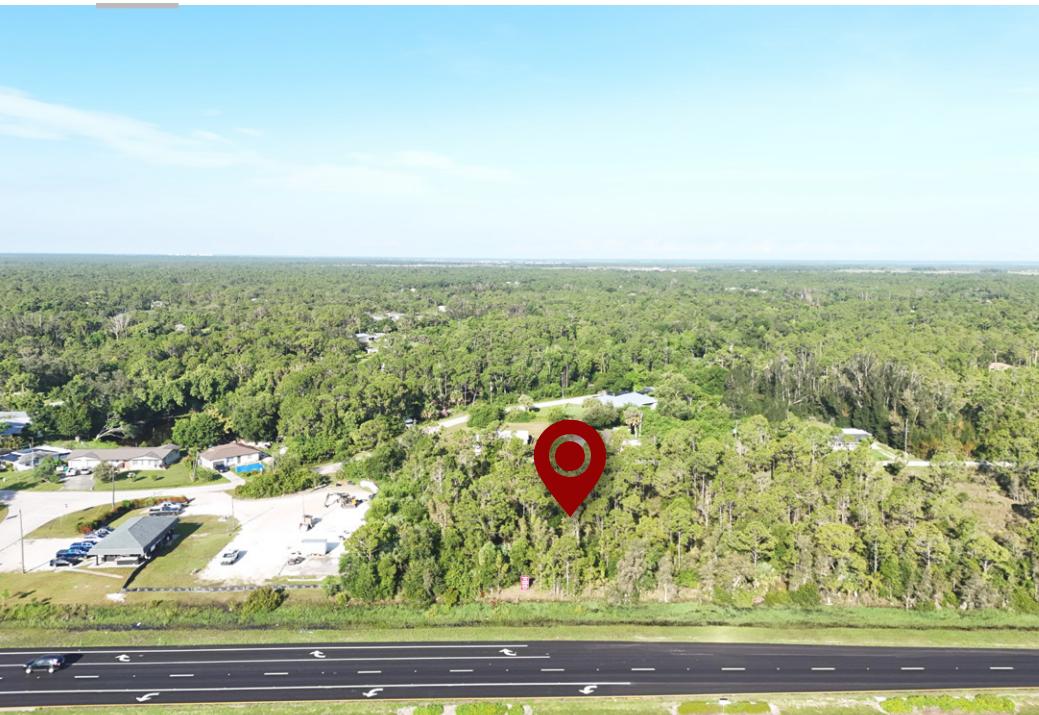
AERIAL MAP



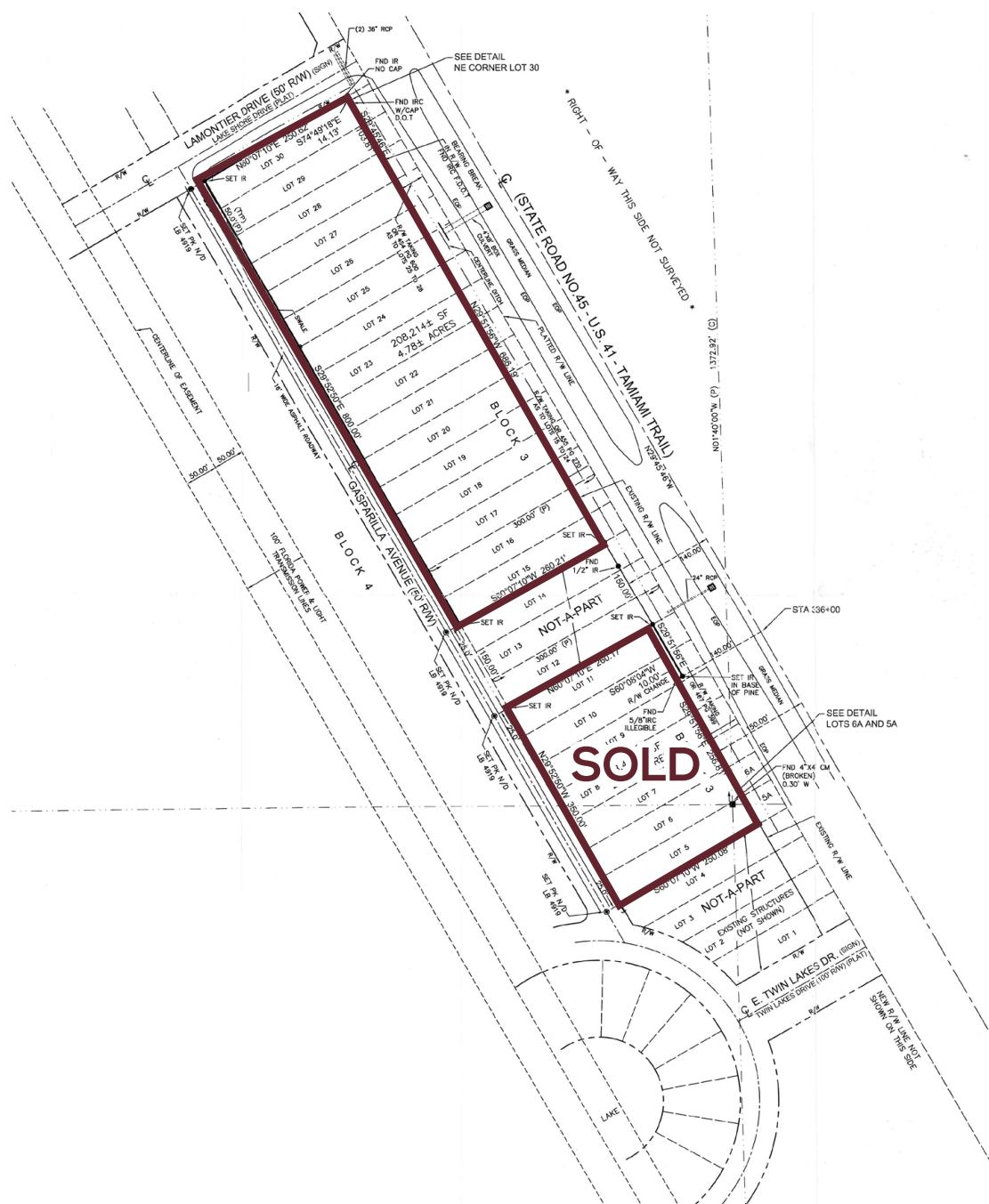
AERIAL MAP



PHOTOS



SURVEY PLAN



NEW DEVELOPMENT



TUCKERS POINTE DEVELOPMENT

APPROVED USES

Sec. 3-9-42. - Commercial general (CG).

(a) Intent. The purpose and intent of this district is to allow general commercial activity.

(b) **Permitted uses (P) and structures:**

- (1) Animal hospital, boarding facility.
- (2) Art, dance, music, photo studio or gallery.
- (3) Assisted living facility or day care center, adult, six (6) or less. (See section 3-9-62, assisted living facility.)
- (4) Auditorium, convention center, performing arts center.
- (5) Bank, financial services.
- (6) Bar, cocktail lounge, nightclub, tavern.
- (7) Business services.
- (8) Clubhouse, community center.
- (9) Day care center, child.
- (10) Drug store, pharmacy.
- (11) Dry cleaner.
- (12) Elementary, middle, or high school.
- (13) Emergency services.
- (14) Essential services. (See section 3-9-71, essential services.)
- (15) Funeral homes, crematoria.
- (16) Gas station.
- (17) General offices.
- (18) General retail sales and services. (See section 3-9-61, accessory outdoor retail sales, display, and storage.)
- (19) Government uses and facilities.
- (20) Homeless shelter.
- (21) Hospital.
- (22) Hotel, motel, inn.
- (23) Laundromat.
- (24) Liquor, package store.
- (25) Mass transit station.
- (26) Medical or dental office, clinic.
- (27) Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
- (28) Model home. (See section 3-9-78, model homes.)
- (29) Motor vehicle wash.
- (30) Nursing home.
- (31) Paid or public parking lot, garage, structure.
- (32) Park, public or not-for-profit.
- (33) Personal services.
- (34) Place of worship. (See section 3-9-82, places of worship.)
- (35) Post office.
- (36) Printing facilities.
- (37) Private club.
- (38) Professional services.

- (39) Recreation, indoor.
- (40) Recreation, outdoor.
- (41) Restaurant.
- (42) Sexually oriented business. (See section 3-9-84, sexually oriented businesses.)
- (43) Telecommunications facility, fifty (50) feet or less in height. (See section 3-9-68, communication towers.)
- (44) University or college.
- (45) Vocational, trade, or business school.
- (46) Wholesale sales.

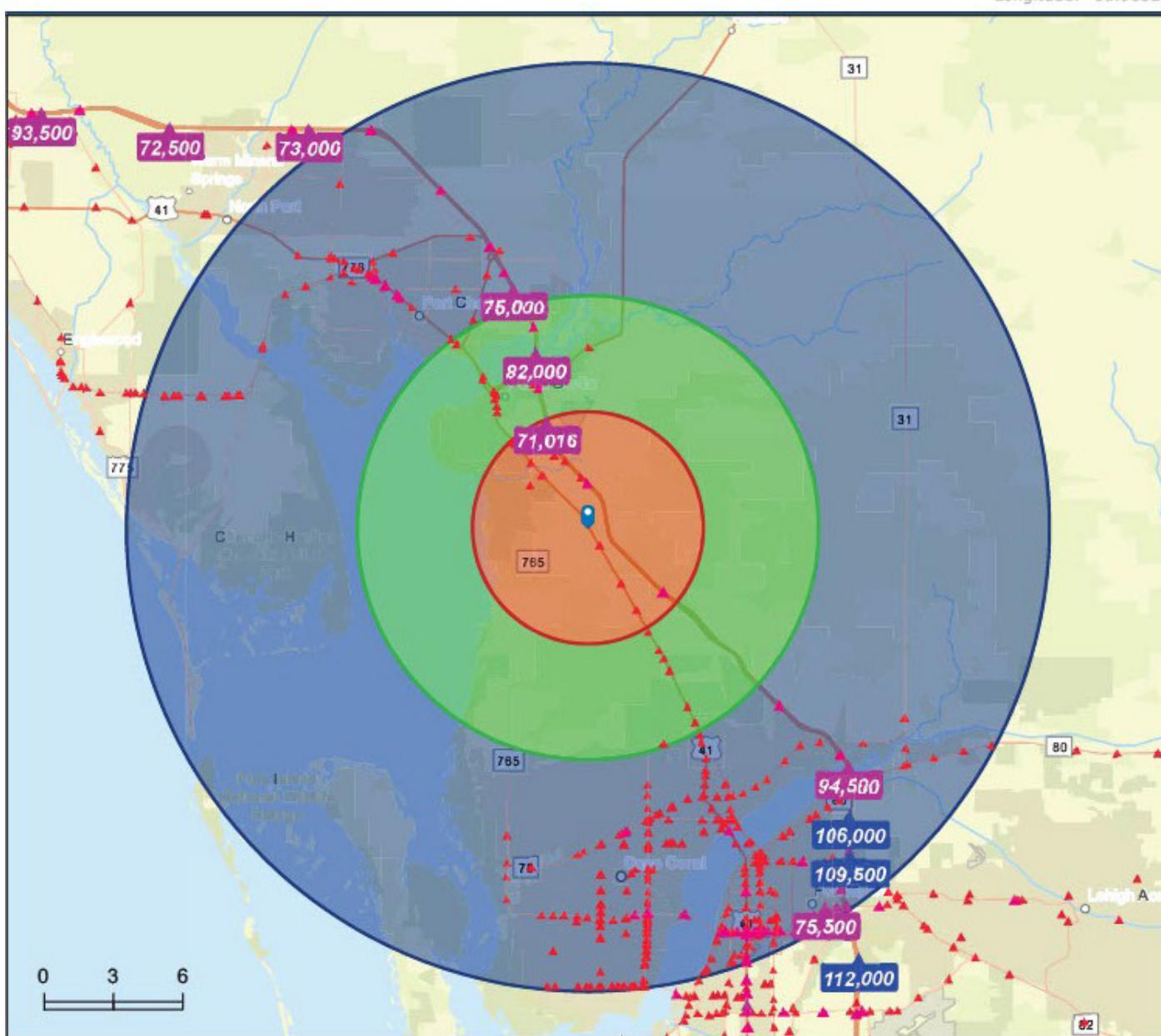
(c) **Conditional uses (C): (For rules and regulations for any use designated as a conditional use, see section 3-9-69, conditional uses and structures.)**

- (1) Assisted living facility or day care center, adult, seven (7) or more. (See section 3-9-62, assisted living facility.)
- (2) Boat, travel trailer and motor vehicle sales, including recreational vehicles and campers.
- (3) Boat, travel trailer and motor vehicle repair, services, including recreational vehicles and campers.
- (4) Building trades contractor's office.
- (3) Farm equipment sales and service.
- (4) Laboratories, class 1, 2, 3.
- (5) Marina.
- (6) Noncommercial vehicle rental.
- (7) Private off-site parking.

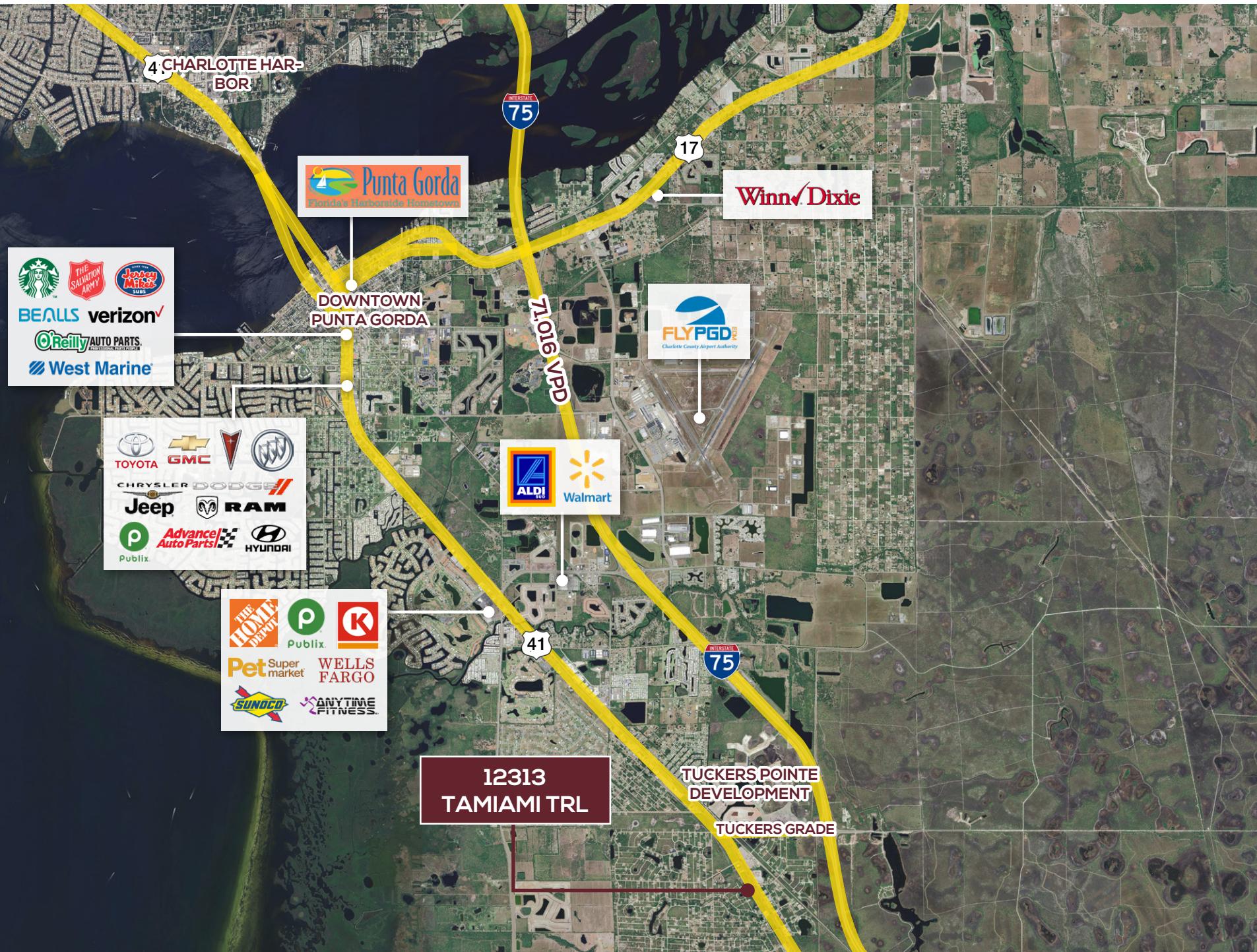
(d) **Special exceptions (S): (For procedure, see section 3-9-6.2, special exceptions)**

- (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
- (2) Amphitheater.
- (3) Animal sanctuary, zoo.
- (4) Biofuel production, less than five thousand (5,000) gallons per day.
- (5) Building trades contractor's office with storage yard on-premises, or with more than ten (10) service vehicles and with heavy equipment.
- (6) Commercial laundry.
- (7) Commercial vehicle rental.
- (8) Heavy machinery, equipment rental, sales, service.
- (9) Heliport, helistop.
- (10) Industrial marina.
- (11) Leisure vehicle rental.
- (12) Light manufacturing and assembly in a completely enclosed building.
- (13) Lumberyard.
- (14) Outdoor market or exhibition space.
- (15) Railroad sidings.
- (16) Storage of boat, travel trailer and motor vehicle, including recreational vehicles and campers.
- (17) Telecommunications facility, greater than fifty (50) feet in height. (See section 3-9-68, communication towers.)
- (18) Truck stop.

TRAFFIC COUNT



RETAIL MAP



MARKET OVERVIEW

PUNTA GORDA, FL

Punta Gorda, Florida, is a growing waterfront community located along Charlotte Harbor on the Gulf Coast. Known for its scenic beauty, boating access, and relaxed lifestyle, the city has experienced steady population growth and increased residential and commercial development. The real estate market remains strong, driven by demand from retirees, seasonal residents, and investors attracted to the area's affordability compared to larger Florida cities. Key sectors include tourism, healthcare, marine services, and retail, with ongoing infrastructure improvements and downtown revitalization supporting economic growth. Overall, Punta Gorda offers a balanced market with long-term investment potential.

In recent years, Punta Gorda has focused on enhancing its livability and economic appeal through mixed-use developments, waterfront enhancements, and strategic zoning updates. The city's airport (PGD) has also contributed to growth by increasing access for both tourists and business travelers. With a median age higher than the national average, the area continues to attract retirees, but younger families and remote workers are also beginning to settle due to the low crime rate, quality schools, and growing amenities. As sustainability and resilience become priorities, Punta Gorda is also investing in environmental initiatives, especially in response to hurricane risks and coastal preservation efforts.

ECONOMY

Punta Gorda's economy is diverse but primarily driven by tourism, healthcare, real estate, and marine-related industries. Its coastal location and charming downtown attract thousands of seasonal residents and visitors each year, supporting a strong hospitality and service sector. Healthcare plays a major role, with facilities like Bayfront Health Punta Gorda and numerous specialty clinics serving the area's aging population. The construction and real estate industries remain robust due to steady demand for residential and commercial properties. Additionally, Punta Gorda's airport (PGD) supports economic development by bringing in low-cost carriers and connecting the region to broader markets, boosting local business, logistics, and retail.



DEMOGRAPHICS

2025 SUMMARY

	5 MILE	10 MILES	20 MILES
Population	15,894	78,783	629,744
Households	7,611	37,644	271,836
Families	5,027	24,244	178,765
Average Household Size	2.00	2.03	2.28
Median Age	64.6	63.6	51.8
Median Household Income	\$85,373	\$77,419	\$72,611
Average Household Income	\$117,317	\$106,370	\$98,509

2030 SUMMARY

	5 MILE	10 MILES	20 MILES
Population	17,742	86,066	687,563
Households	8,612	41,543	300,706
Families	5,661	26,796	197,288
Average Household Size	1.98	2.02	2.26
Median Age	65.5	64.9	52.0
Median Household Income	\$98,412	\$87,809	\$83,223
Average Household Income	\$128,754	\$118,449	\$111,362



23,547
TOTAL
BUSINESSES



199,699
TOTAL
EMPLOYEES



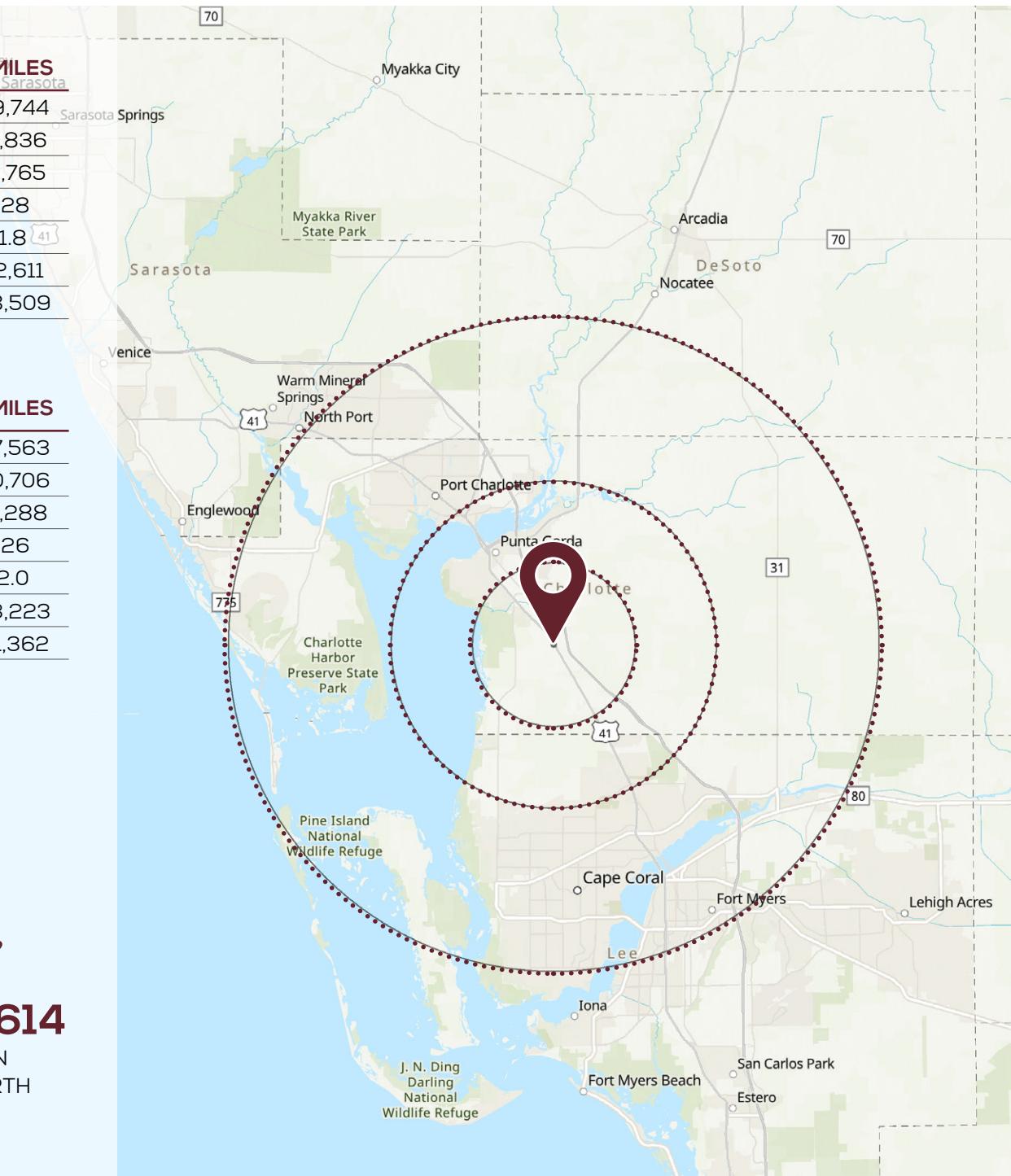
\$98,590
AVERAGE HH
INCOME



\$42,646
PER CAPITA
INCOME



\$300,614
MEDIAN
NET WORTH



COMMUNITY SUMMARY

12313 TAMIAMI TRL | RING BAND OF 10 - 20 MILES

550,961	2.36%	2.32	64.9	50.0	\$71,795	\$396,553	\$280,272	16.7%	53.5%	29.7%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



20.4%

Services



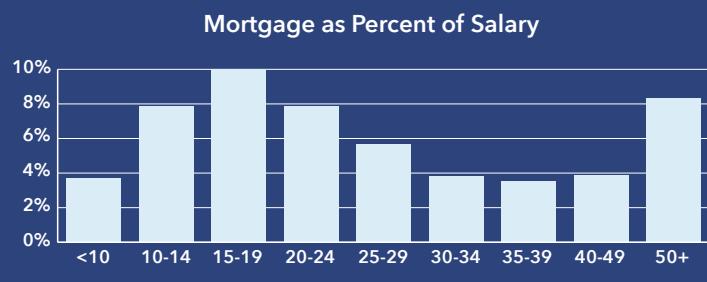
22.1%

Blue Collar

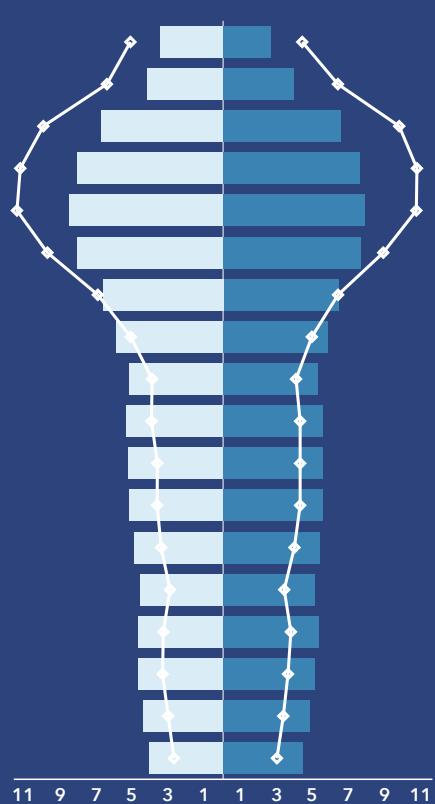


57.6%

White Collar

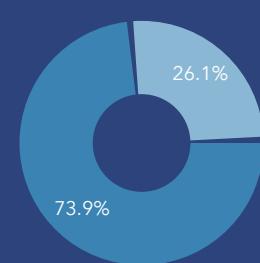


Age Profile: 5 Year Increments



Dots show comparison to Charlotte County

Home Ownership



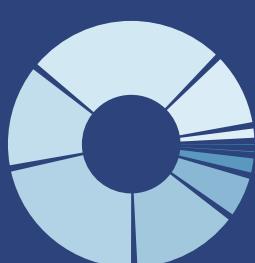
Own Rent



Household Income

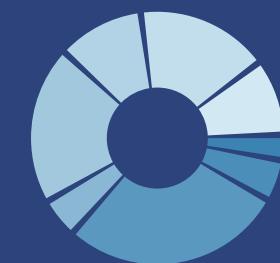


Housing: Year Built



<1939 1940-49 1950-59
1960-69 1970-79 1980-89
1990-99 2000-09 2010-19
≥2020

Educational Attainment



< 9th Grade HS Diploma Some College Bach Degree
No Diploma GED Assoc Degree Grad Degree



< 5 5-9 10-14
15-19 20-24 25-29
30-34 35-39 40-44
45-59 60-89 90+

esri

Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

INCE OF WHERE



DON DROKE

LIC SD AND FL

REAL ESTATE BROKER

Berkshire Hathaway Florida Realty

Commercial Division

📞 239-770-3002

✉️ dondroke@outlook.com

Don Droke graduated from Briar Cliff University with a B.A. in Human Resource Management. He spent 9 years in Occupational Health and Safety, and was a business owner in Sioux City for 13 years with 45 employees and 300 Accounts. Don sold that business and moved to Bonita Springs where he has been a resident since 2004. As a Realtor Don has achieved over 200 million in on & off market closed sales and leases and has been one of the top Realtors for the Bonita-Estero Association of Realtors for 10 years in a row. In addition, he is a top producer for Berkshire Hathaway Florida Realty in the state of Florida and has achieved a top 25 in the State 3 years as well as maintains a top 5% globally for his company.

Don continues to further himself as a Realtor® with the certifications he has received. Graduate Realtor Institute designation and Relocation Specialist. He has experience in all levels of Real Estate: residential, commercial, industrial, land acquisitions and relocations. Don is currently pursuing the CCIM Designation.

Licensed Broker in Florida & South Dakota with Berkshire Hathaway Commercial Division.

Don Droke brings energy, excitement, and dedication to all his clients, with marketing and advertising skills that are second to none. Your listing will have the true exposure it deserves.

CONFIDENTIALITY AGREEMENT

It is understood and agreed that the principals, assigns, agents or others authorized to disclose confidential information, hereinafter referred to as Discloser(s), may provide confidential information to the recipient(s) identified below. It is also agreed that the information disclosed is and must be kept confidential. To ensure the protection of such information, and to preserve its confidentiality, it is agreed that:

1. The Confidential Information to be disclosed includes, but is not limited to, business and financial data for _____

2. The Recipient(s) shall limit disclosure of Confidential Information within its own organization to its directors, officers, partners, members, employees and/or independent contractors (collectively referred to as "affiliates") having a need to know. The Recipient(s) and affiliates will not disclose the confidential information obtained from the discloser unless required to do so by law.
3. This Agreement imposes no obligation upon Recipient(s) with respect to any Confidential Information (a) that was in Recipient's possession before receipt from Discloser; (b) is or becomes a matter of public knowledge through no fault of Recipient; (c) is rightfully received by Recipient from a third party not owing a duty of confidentiality to the Discloser; (d) is disclosed without a duty of confidentiality to a third party by, or with the authorization of, Discloser; or (e) is independently derived by Recipient.
4. This Agreement states the entire agreement between the parties concerning the disclosure of Confidential Information. Any addition or modification to this Agreement must be made in writing and signed by the parties.
5. If any of the provisions of this Agreement are found to be unenforceable, the remainder shall be enforced as fully as possible and the unenforceable provision(s) shall be deemed modified to the limited extent required to permit enforcement of the Agreement as a whole.

WHEREFORE, the recipient(s) acknowledge that they have read and understand this Agreement and voluntarily accept the duties and obligations set forth herein.



DON DROKE

LIC SD AND FL

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4.8 ACRES OF PRIME COMMERCIAL (CG) LAND FOR SALE

12313 TAMiami TRAIL, PUNTA GORDA, FL 33955

CONTACT INFORMATION:

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