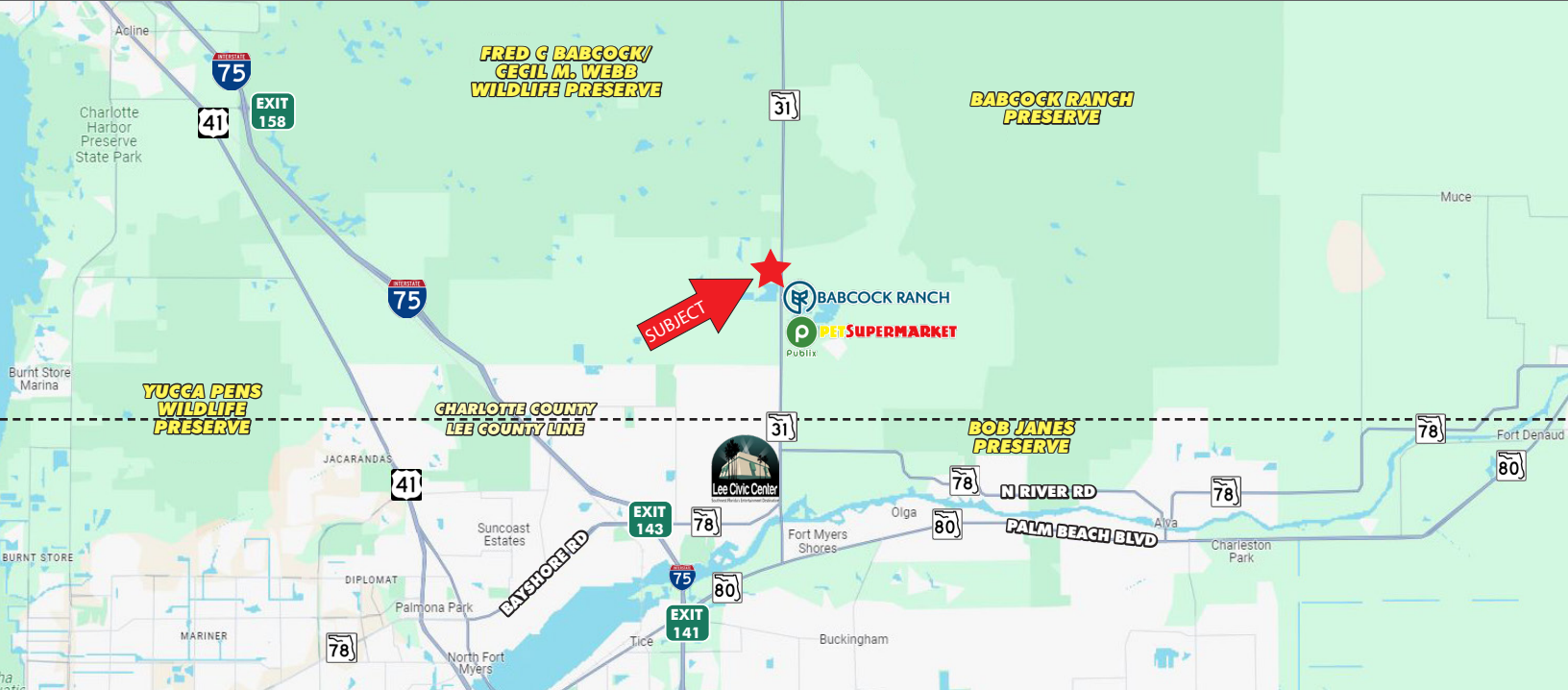


POTENTIAL RV PARK SITE LOCATED IN AN OPPORTUNITY ZONE

FOR SALE

12691 STATE ROAD 31, PUNTA GORDA, FL 33982



PRICE: \$650,000 @ \$1.49 PSF or \$65,000/Acre or \$8,125/RV Site

TERMS: Seller financing for qualified purchaser with 30% down

SIZE: 10± Acres (333.5'± frontage x 1,306'±)

LOCATION: 2.3± miles north of the Lee County line, 7± miles north of Palm Beach Boulevard, across from the town of Babcock Ranch

ZONING: Non-Conforming RVP-Recreational Vehicle Park (Charlotte County) 8 Units/Acre
[Click Here for Uses](#) (Code Requires 15 Acres Minimum)

F.L.U.: Agriculture

RE TAXES: \$45.69 (2024 - with Tax Exemption)

PARCEL ID: 422524400003

DEVELOPMENT OPPORTUNITY

Offering consists of 10 fully fenced acres with non-conforming RV Park zoning allowing 8 pads per acre, for a potential total of 80 pads designated for Recreational Vehicles and Travel Trailers. The rear of the property borders Fred C. Babcock/Cecil M. Webb Wildlife Management area, a State of Florida wildlife preserve. Located in a "State Opportunity Zone" designated by chief executives of the State. This unique development opportunity is across from the fast developing Babcock Ranch, America's first solar-powered town, with 19,500 residential units. Easy access from Babcock Ranch, Fort Myers, Punta Gorda, North Fort Myers, Cape Coral, and Lehigh Acres. 10 acres of adjacent property may also be available to be purchased. Property can also be used for a single family home, subject to rezoning it to AG.

CONTACT

FRED KERMANI, CCIM, AIA
Partner
239.659.4960

Fred.Kermani@CREConsultants.com
CREConsultants.com/FredKermani

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404
Naples, FL 34102

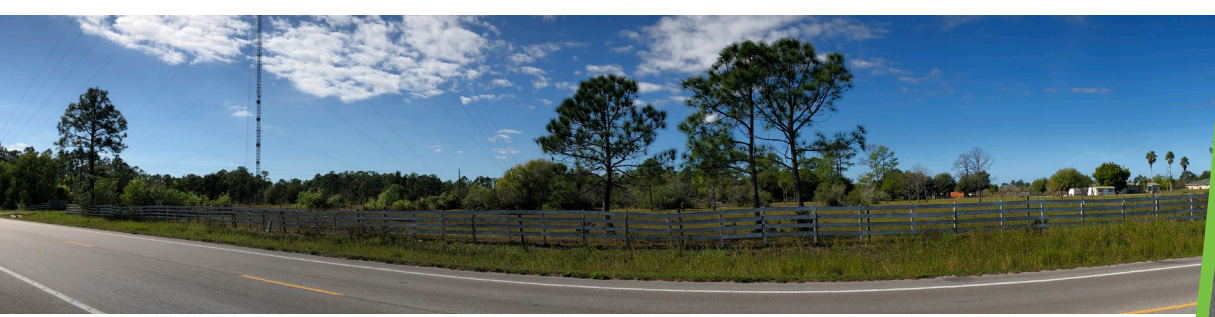
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LOT DIMENSIONS



HIGHLIGHTS

- 334'± (Frontage on State Road 31) x 1,306'±
- Across from Babcock Ranch development
- 2.3± mile North of the Lee County line, 5.5± miles North of the Lee Civic Center and 7± miles North of Palm Beach Blvd
- Located in an "Opportunity Zone" which allows investors to defer and reduce the amount of tax they owe on capital gains

NEIGHBORING BABCOCK RANCH DEVELOPMENT



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2024 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
EST. POPULATION	894	2,341	59,794
EST. HOUSEHOLDS	358	881	24,304
EST. MEDIAN HOUSEHOLD INCOME	\$106,251	\$105,698	\$75,757
TRAFFIC COUNT (2023)	8,200 AADT		

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. 01/02/25