

SALE

ISLAND FOR SALE!!

418 Peace Island Dr Punta Gorda, FL 33950



PROPERTY DESCRIPTION

Own your own Island!

The land is located just northeast of I75 at exit 164 near many new developments, including Allegiant Airlines, and a new upscale condo/hotel complex with a marina and restaurants just across the river. This unique property has been approved for 55 multi-family units with permits in place with the Army Corps of Engineers & Southwest Florida Water Management District and is planned for 34 boat slips. In addition to the 17.06 Acres main island site, there are approximately 4 acres of owned bottomlands, 2 acres of offsite parking, and a 20-acre offsite mitigation parcel.

All information comes from users and sources that are believed to be reliable but should be verified for accuracy. Subject to errors and omissions.

PROPERTY HIGHLIGHTS

- Approved Plans for a 55 unit upscale townhouses
- Private Island
- Permits in place with Army Corps of Engineers & SWFL Water Management District

OFFERING SUMMARY

Sale Price:	\$5,000,000
Lot Size:	17.5 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	439	20,238	51,848
Total Population	963	43,839	116,480
Average HH Income	\$47,111	\$57,239	\$55,820

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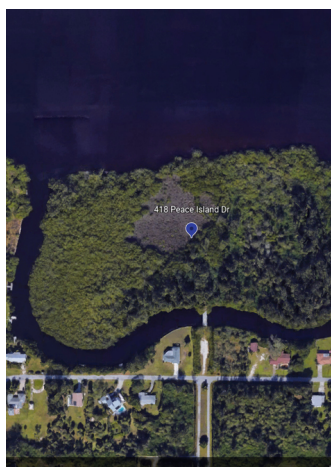
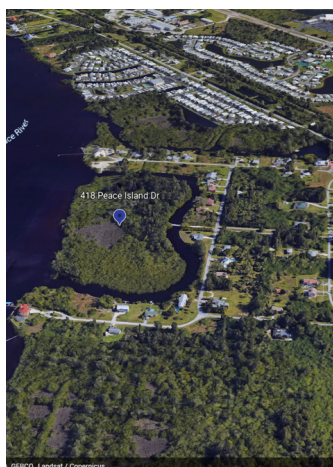
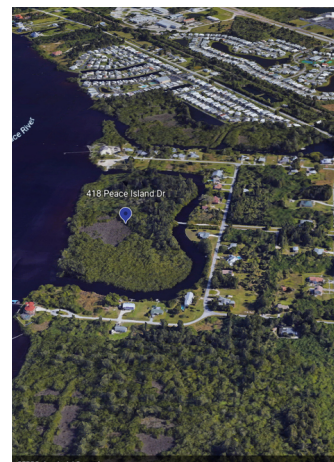
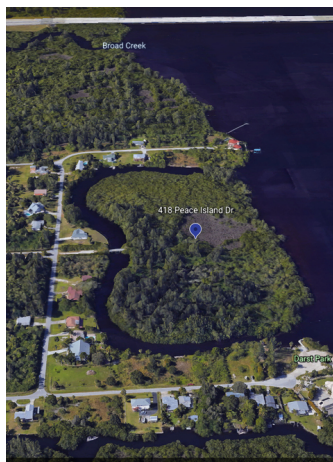
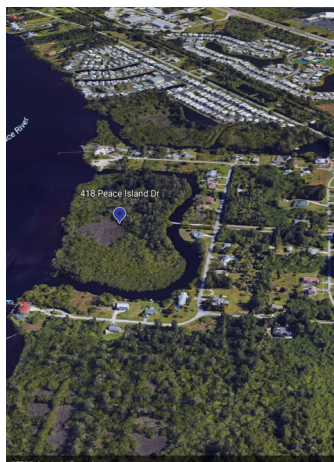


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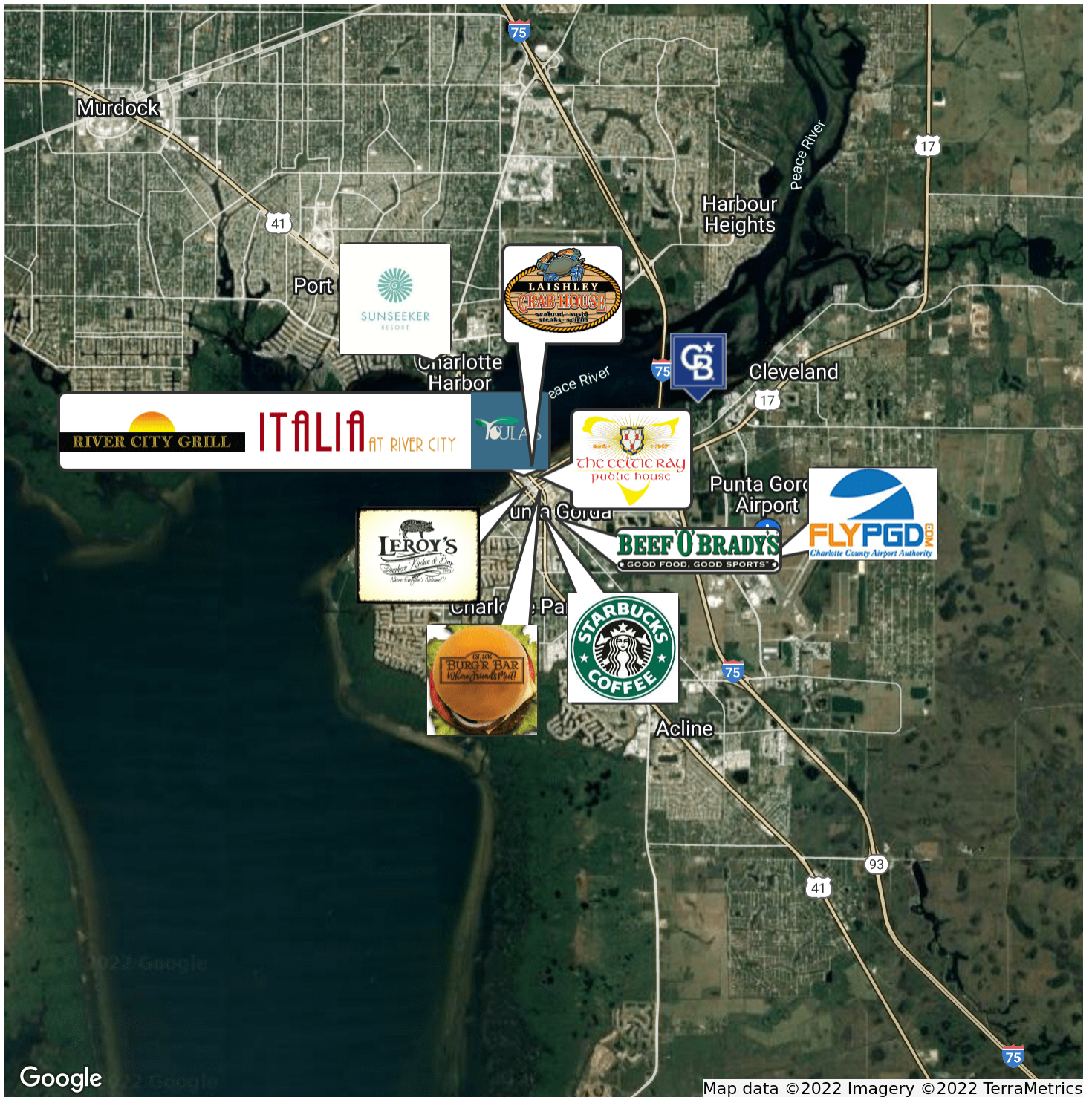


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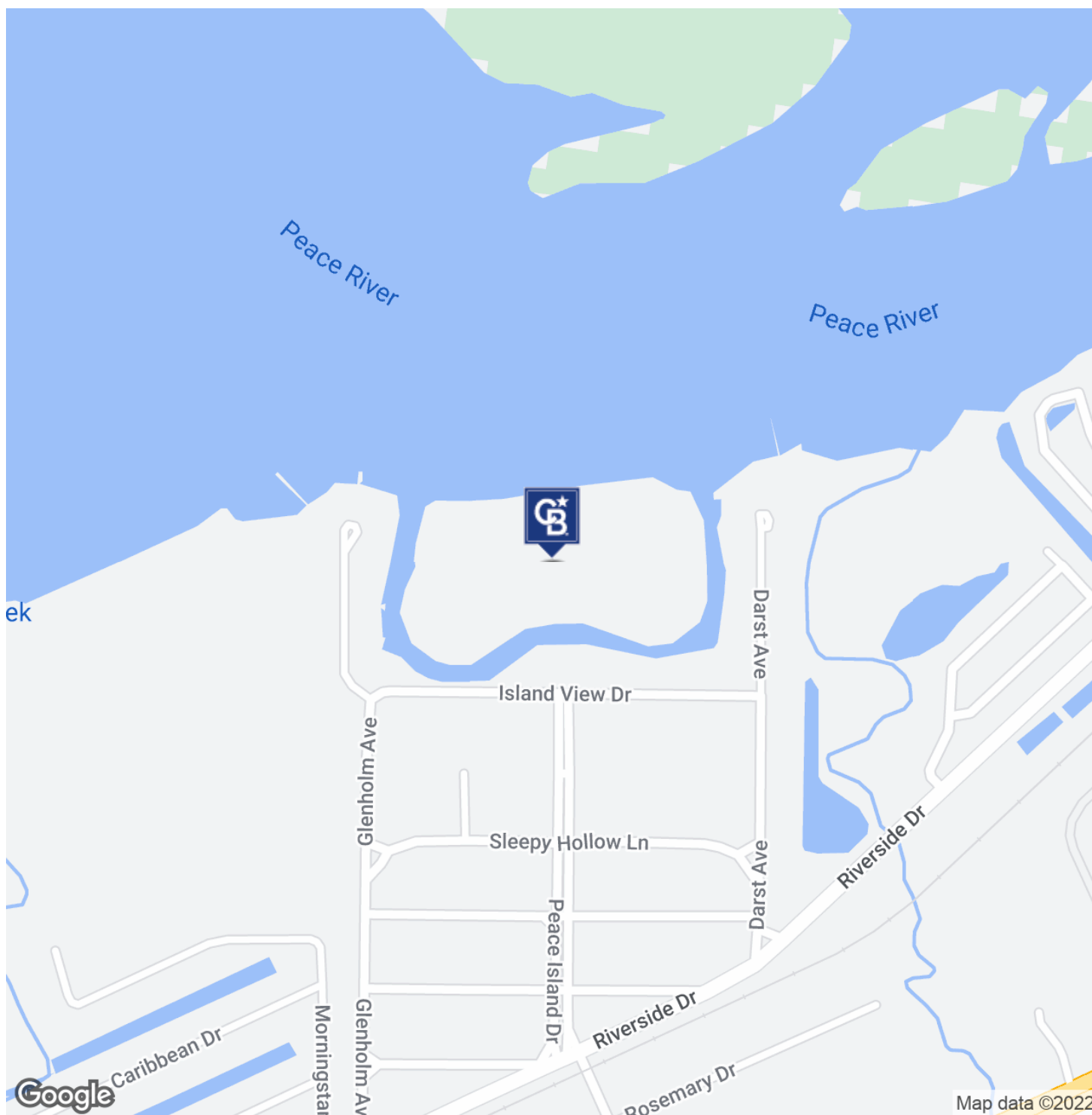
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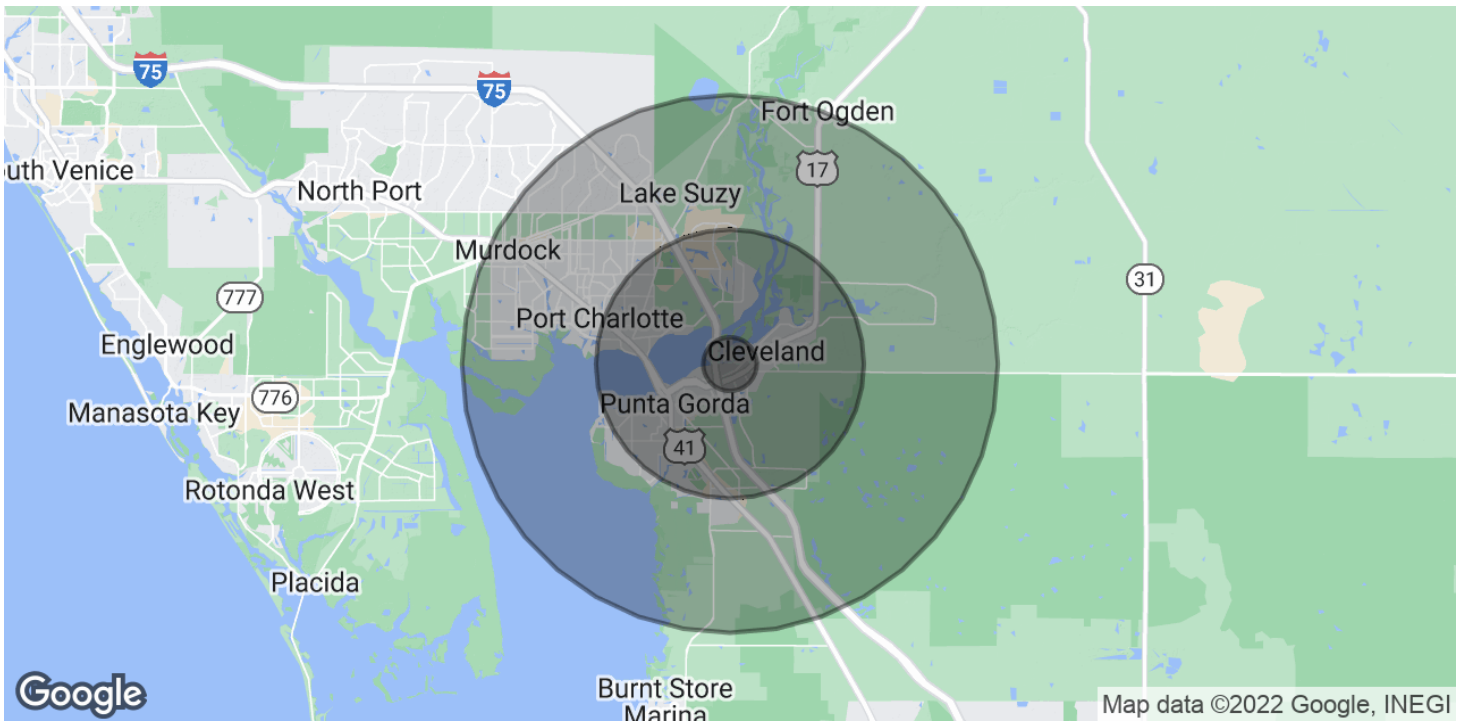


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	963	43,839	116,480
Average Age	50.7	54.9	51.5
Average Age (Male)	48.7	54.5	50.4
Average Age (Female)	52.1	55.2	52.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	439	20,238	51,848
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$47,111	\$57,239	\$55,820
Average House Value	\$187,828	\$272,717	\$247,638

* Demographic data derived from 2010 US Census

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