



LSI
COMPANIES

OFFERING MEMORANDUM
TAMiami 12
11.94± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 3771/3695/3699/3731
Tamiami Trail, Punta Gorda, FL 33950

County: Charlotte

Property Type: Commercial Land

Property Size: 11.94± Acres | 520,106± Sq. Ft.

Zoning: HC & EP

Tax Information: \$27,390 (2024)

STRAP Number: 412320127002; 412320126001
412320127001; 412320127003

LIST PRICE:
\$5,700,000
\$10.96 PSF

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SALES EXECUTIVES



Christi Pritchett, CCIM
Broker Associate



Thomas Sear
Sales Associate



DIRECT ALL OFFERS TO:

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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.

LSI Companies is pleased to present a Waterfront Mixed Use development opportunity on US 41 in Punta Gorda.

The property consists of 4 parcels totaling 11.94 acres. Zoned Highway commercial and EP, proposed uses include a marina, mixed-use building, free-standing restaurant, and single-family residential. The property features 2,000 feet of waterfront and 1,450 feet of US 41 frontage.

Surrounded by a blend of established businesses and emerging development, this property stands out as a practical and adaptable choice for developers looking for a creative project in a rapidly growing market.

According to the Charlotte County Manatee Protection plan, the property is located in a preferred zone for waterfront development. This plan permits 5 wet or dry slips per 100 ft of waterfront frontage. Charlotte Harbor and Gulf Access is located through the Alligator Creek Blueway Canal System; the trip is approximately 2.65 Nautical miles.

KEY PROPERTY HIGHLIGHTS

- Highly-visible parcel with access at a lighted intersection.
- Flexibility within the zoning to allow a multitude of uses.
- Annexation into the City of Punta Gorda is currently being pursued.

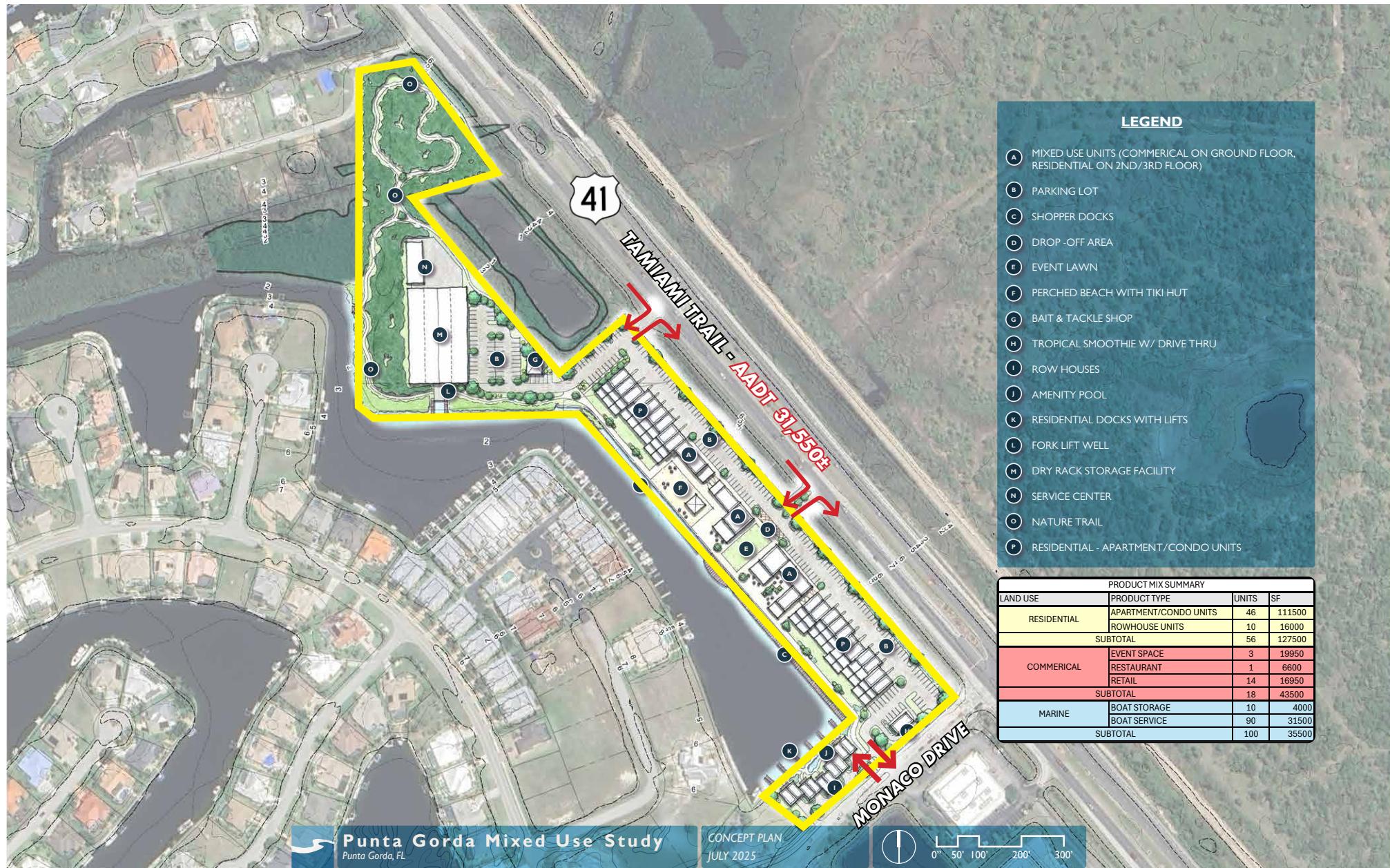
EXECUTIVE SUMMARY



PROPERTY AERIAL



CONCEPTUAL SITE PLAN



SITE PLAN OVERLAY



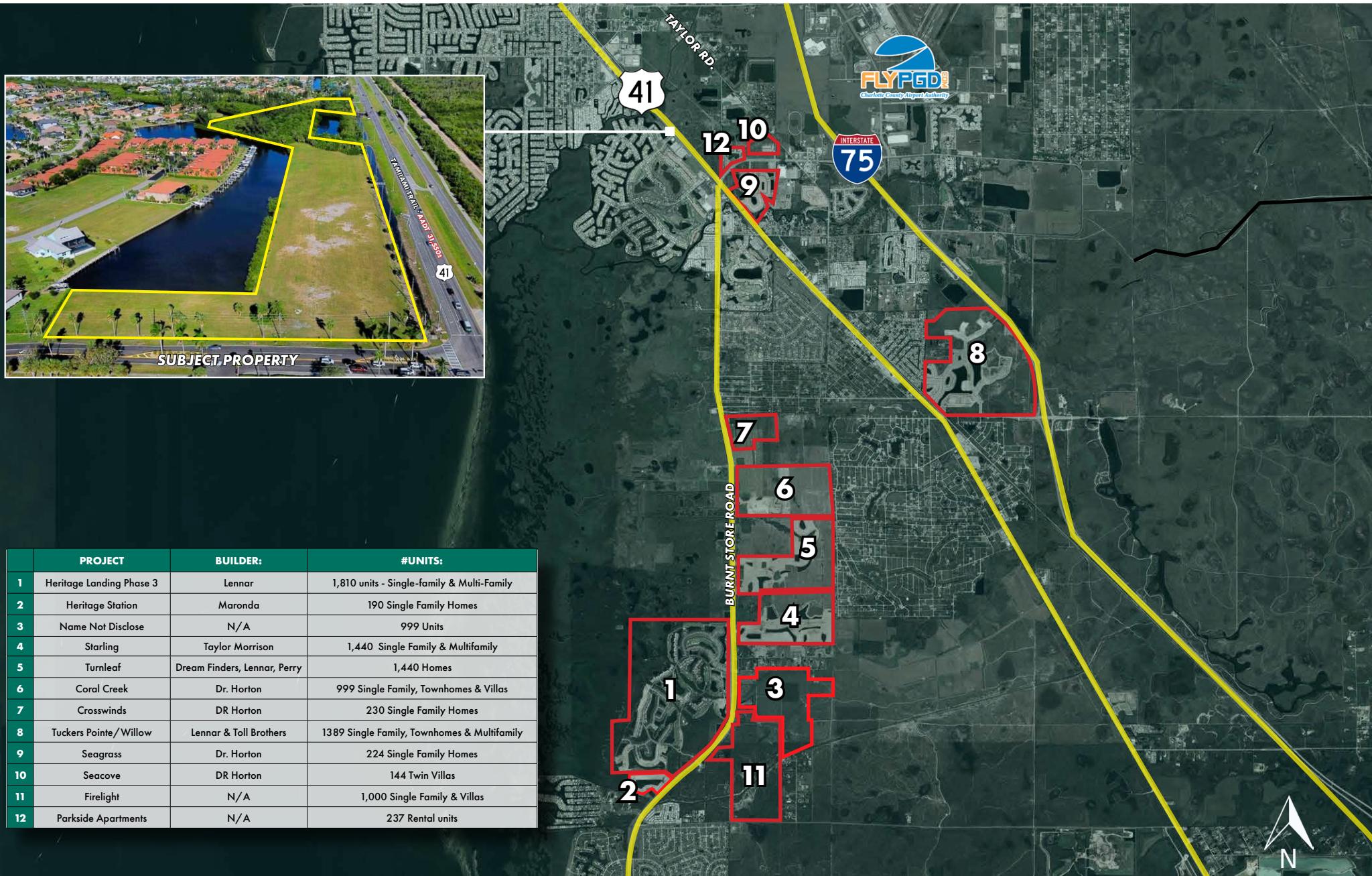
PROPERTY AERIAL



PROPERTY AERIAL



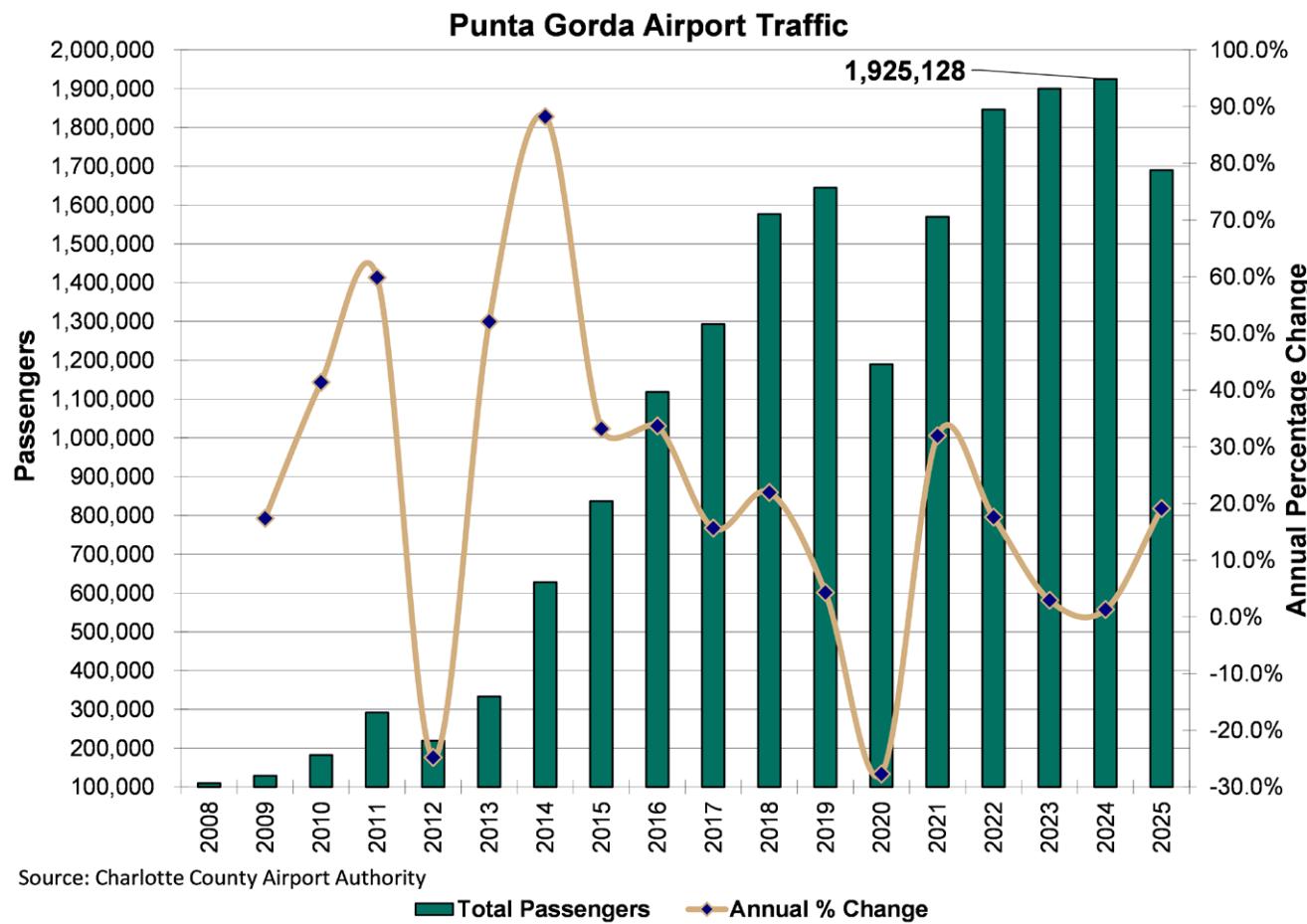
NEARBY DEVELOPMENTS



PUNTA GORDA AIRPORT

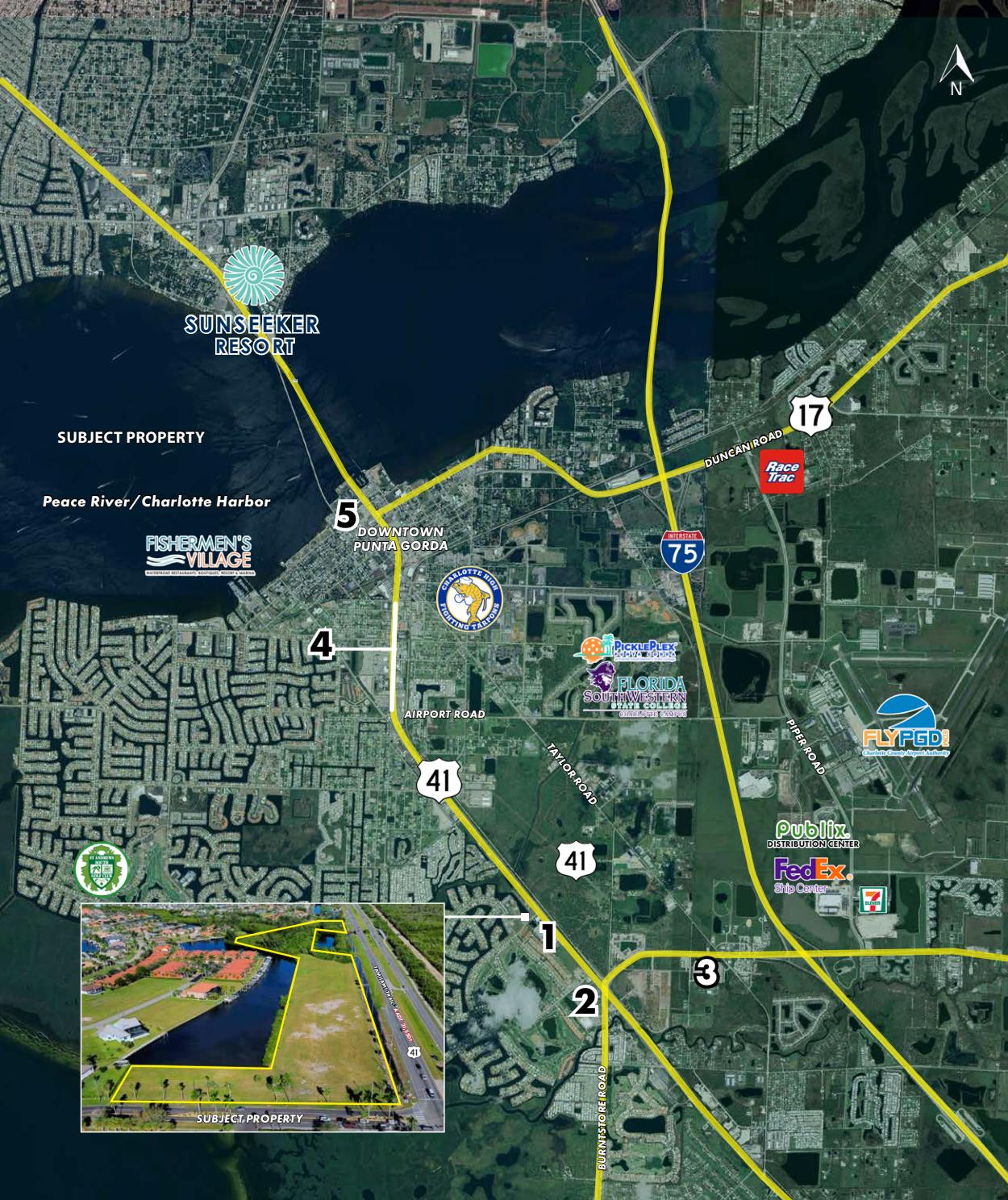
Punta Gorda Airport (PGD) in Charlotte County has been able to attract and maintain a regional carrier over the past 15 years, which has led to significant growth in passenger air traffic for Charlotte County. Currently, the only carriers at the Charlotte County Airport are Allegiant Air and Sun Country, which services 50 U.S. cities in the Midwest, Northeast, and Southeast.

Charlotte County Airport will be a major economic driver in the future, which is likely to present greater opportunities for homebuilders and developers. There are plans in place for a \$40 million terminal expansion to accommodate the growth in airport traffic seen over the last few years.



DOWNTOWN PUNTA GORDA





RETAIL MAP

SURROUNDING NOTABLE RETAIL

1. TAMiami TRAIL | US41



2. BURNTSTORE ROAD & TAMiami TRAIL / US41



3. JONES LOOP & TAYLOR ROAD

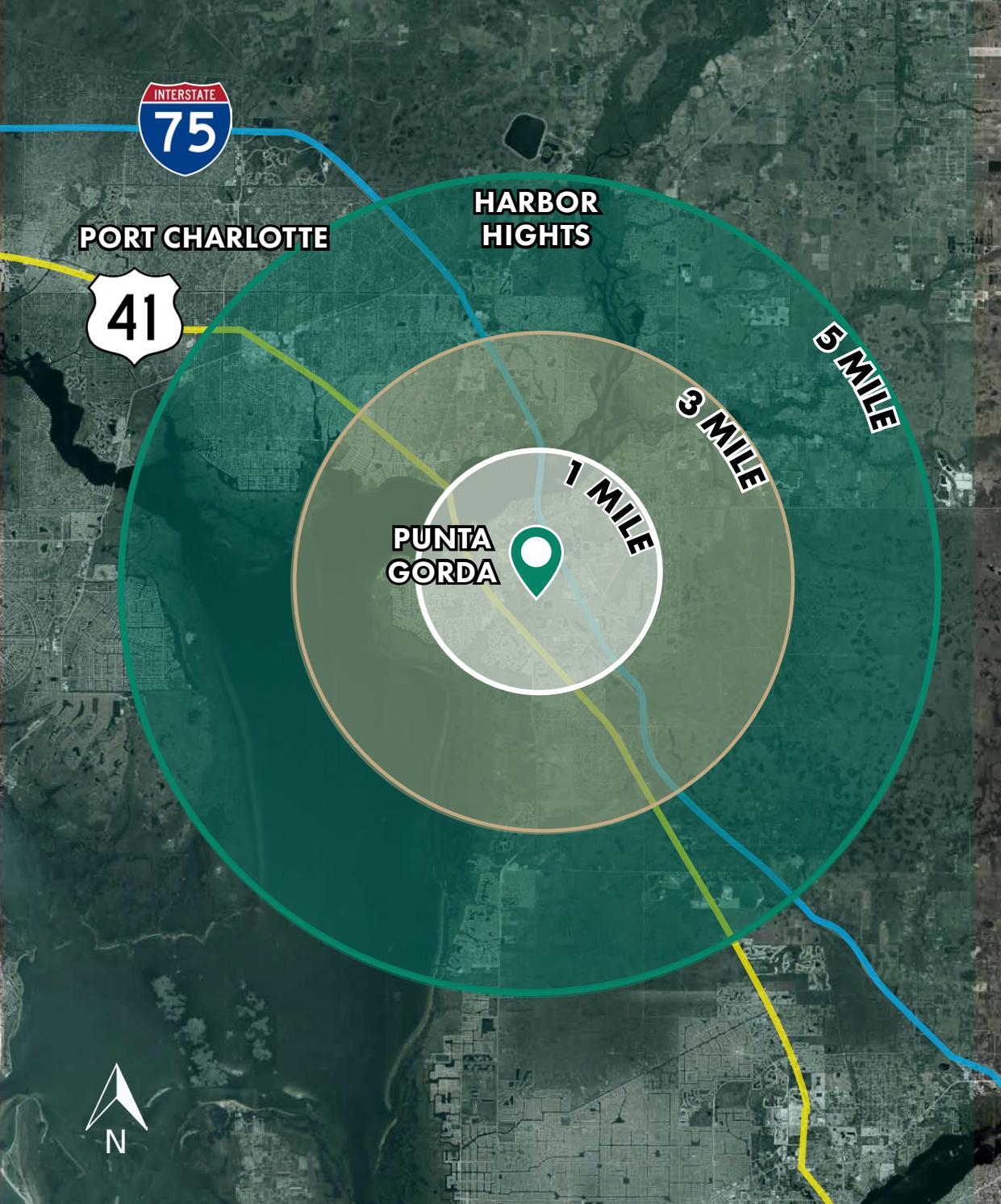


4. TAMiami TRAIL | US41



3. DOWNTOWN PUNTA GORDA





AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



3,921

HOUSEHOLDS



2,137

MEDIAN
HOUSEHOLD INCOME



\$100,224

3 MILE RADIUS

POPULATION



20,941

HOUSEHOLDS



10,557

MEDIAN
HOUSEHOLD INCOME



\$79,923

5 MILE RADIUS

POPULATION



12,021

HOUSEHOLDS



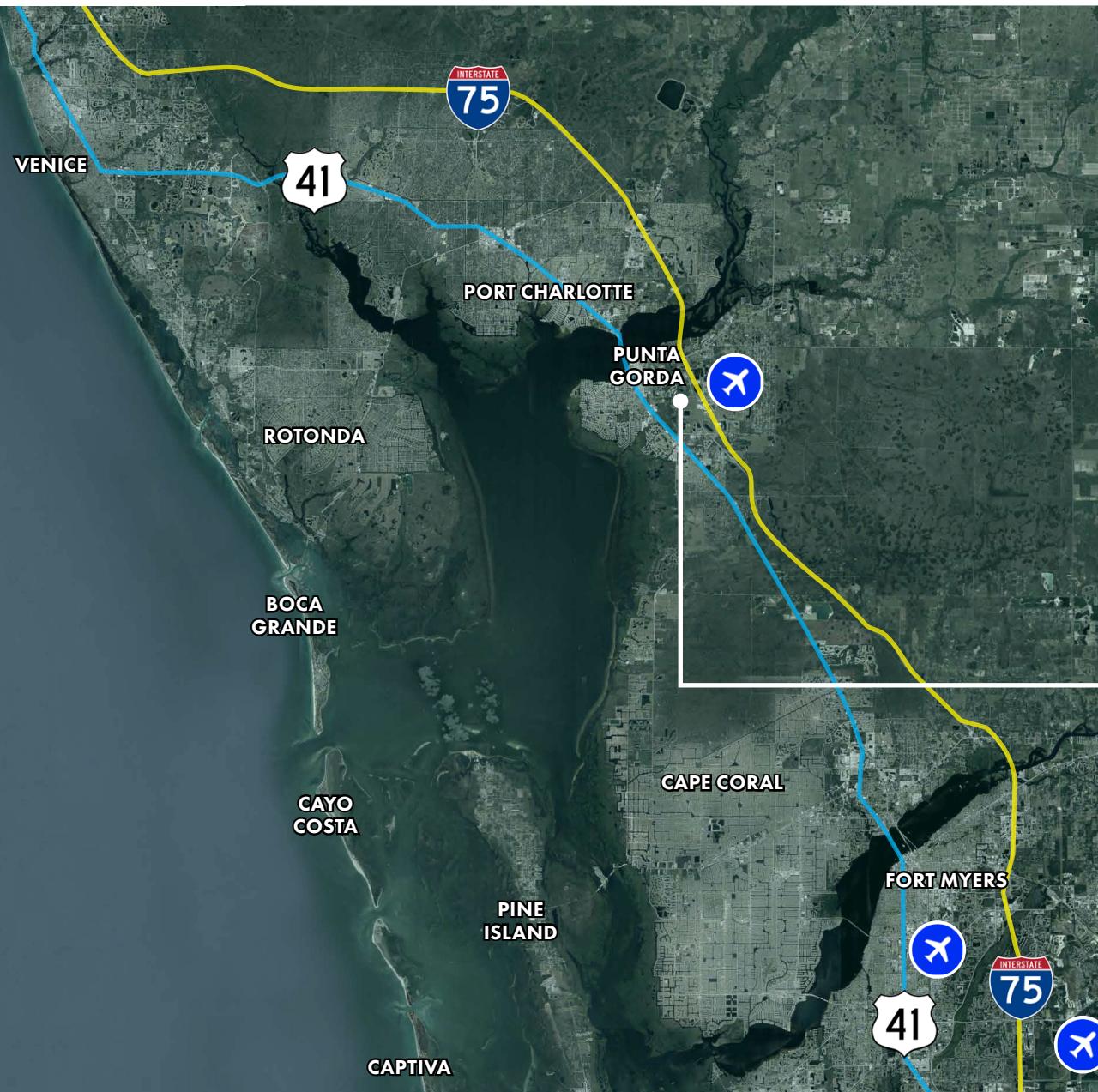
5,920

MEDIAN
HOUSEHOLD INCOME



\$79,765

LOCATION MAP



LOCATION HIGHLIGHTS

- $1.8\pm$ miles from I-75
- $2\pm$ miles from Downtown Punta Gorda
- $2\pm$ miles from FSW Campus
- $3.5\pm$ Miles from Fishermen's Village
- $3.9\pm$ Miles from Punta Gorda Airport
- $4.0\pm$ Miles from Sunseeker Resort
- $20\pm$ Miles from Downtown Fort Myers





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, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.