

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.

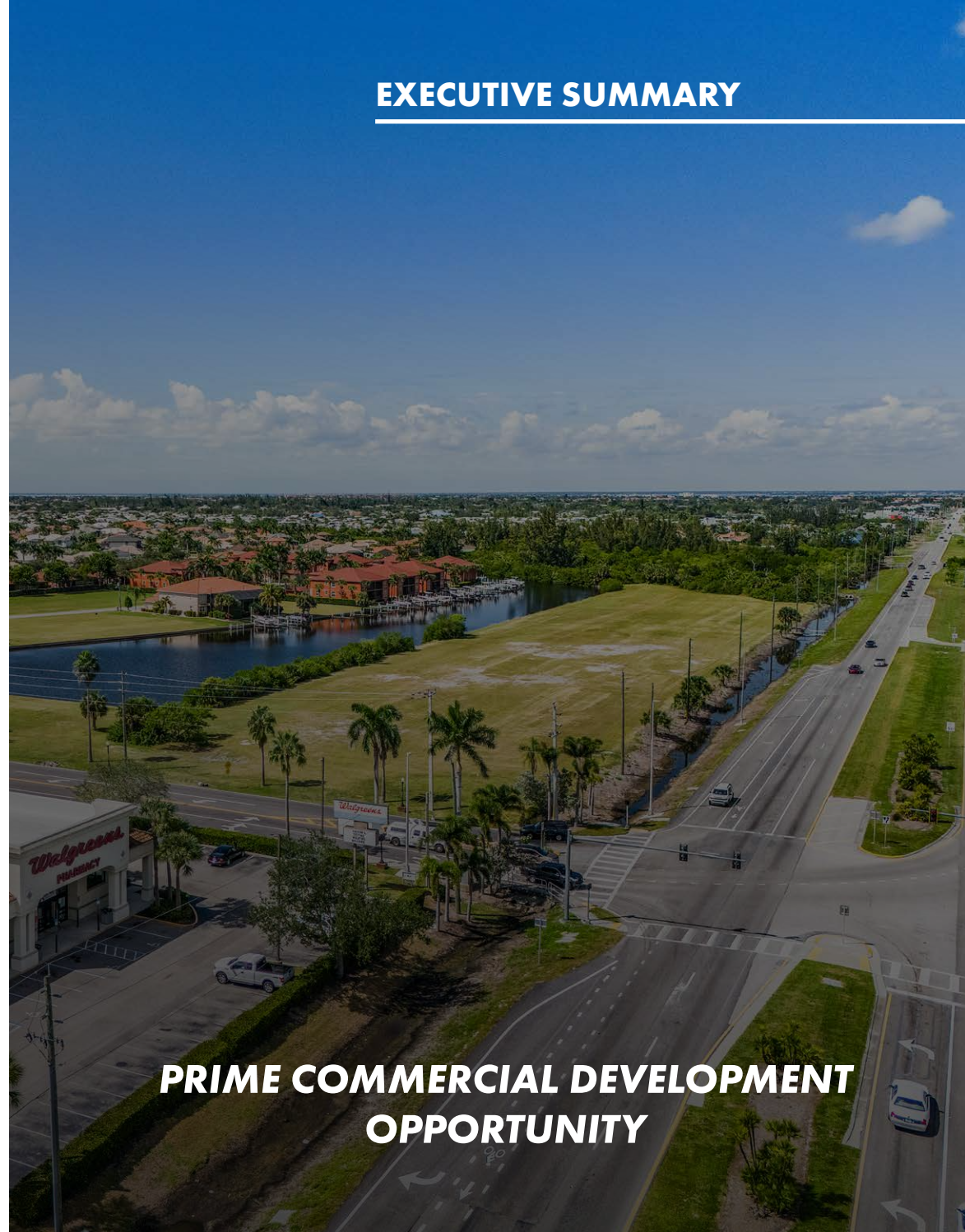
Surrounded by a blend of established businesses and emerging development, this property stands out as a practical and adaptable choice for developers looking for a creative project in a rapidly growing market.

According to the Charlotte County Mantee 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.

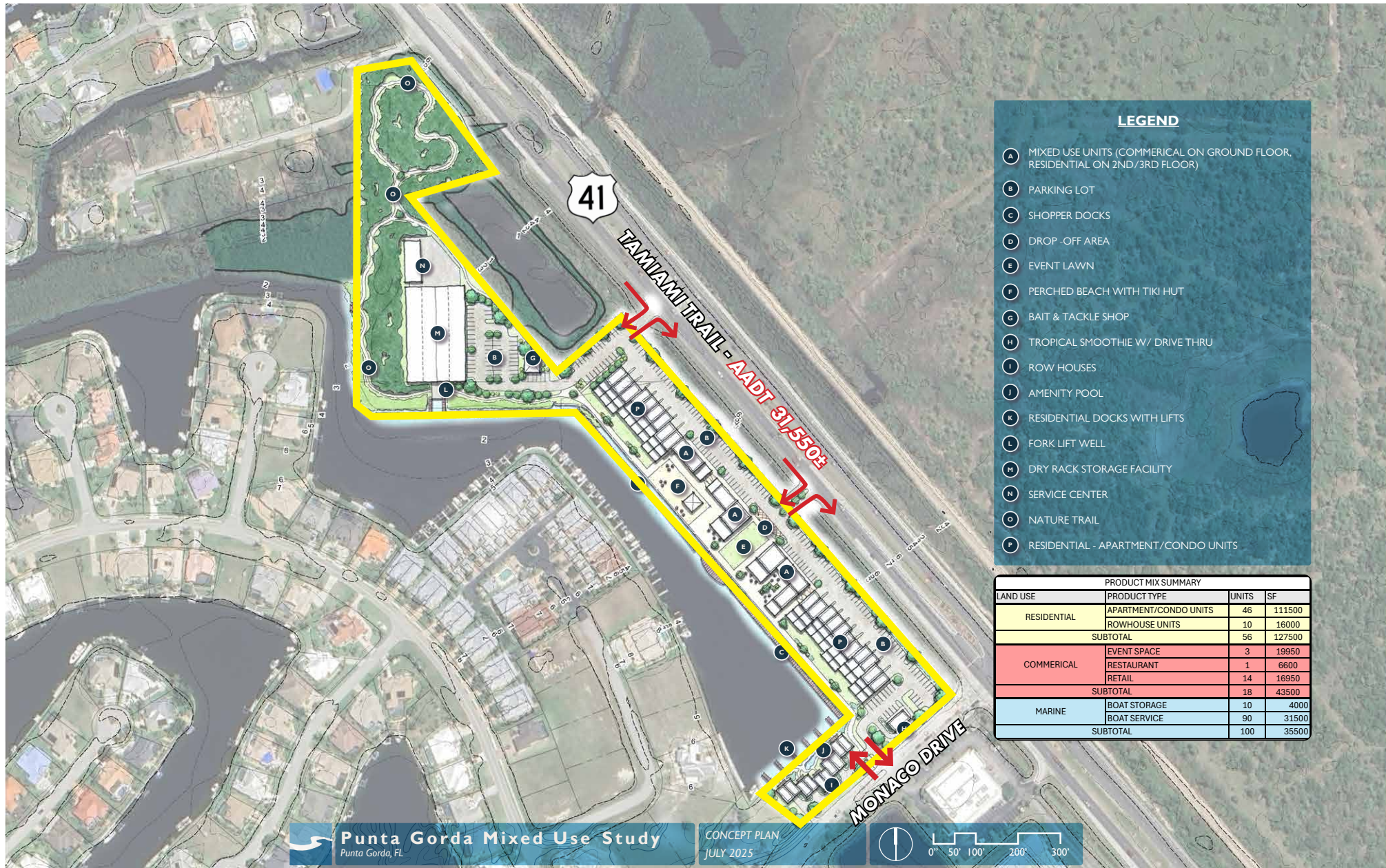
EXECUTIVE SUMMARY



**PRIME COMMERCIAL DEVELOPMENT
OPPORTUNITY**



CONCEPTUAL SITE PLAN



SITE PLAN OVERLAY



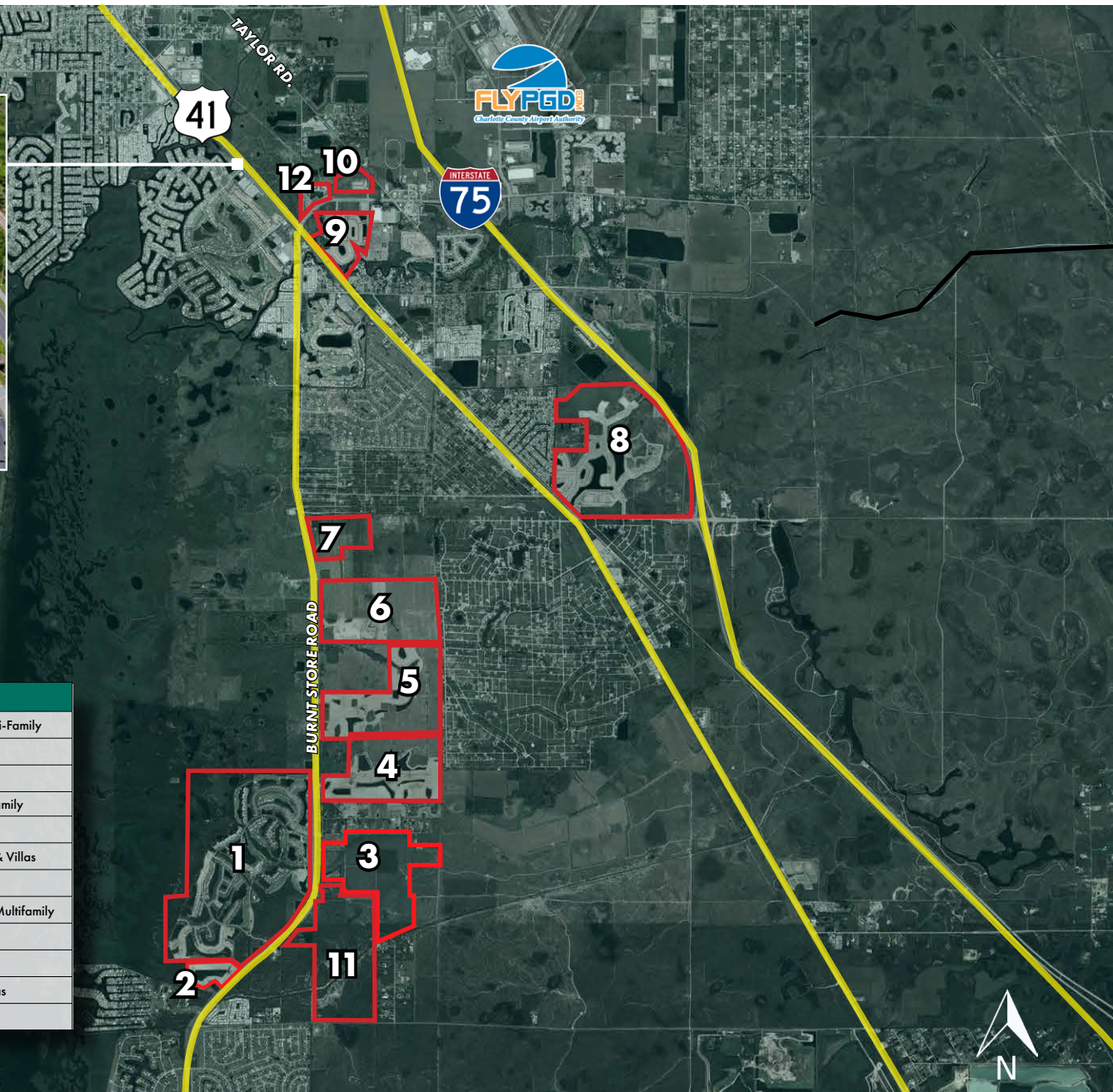




NEARBY DEVELOPMENTS

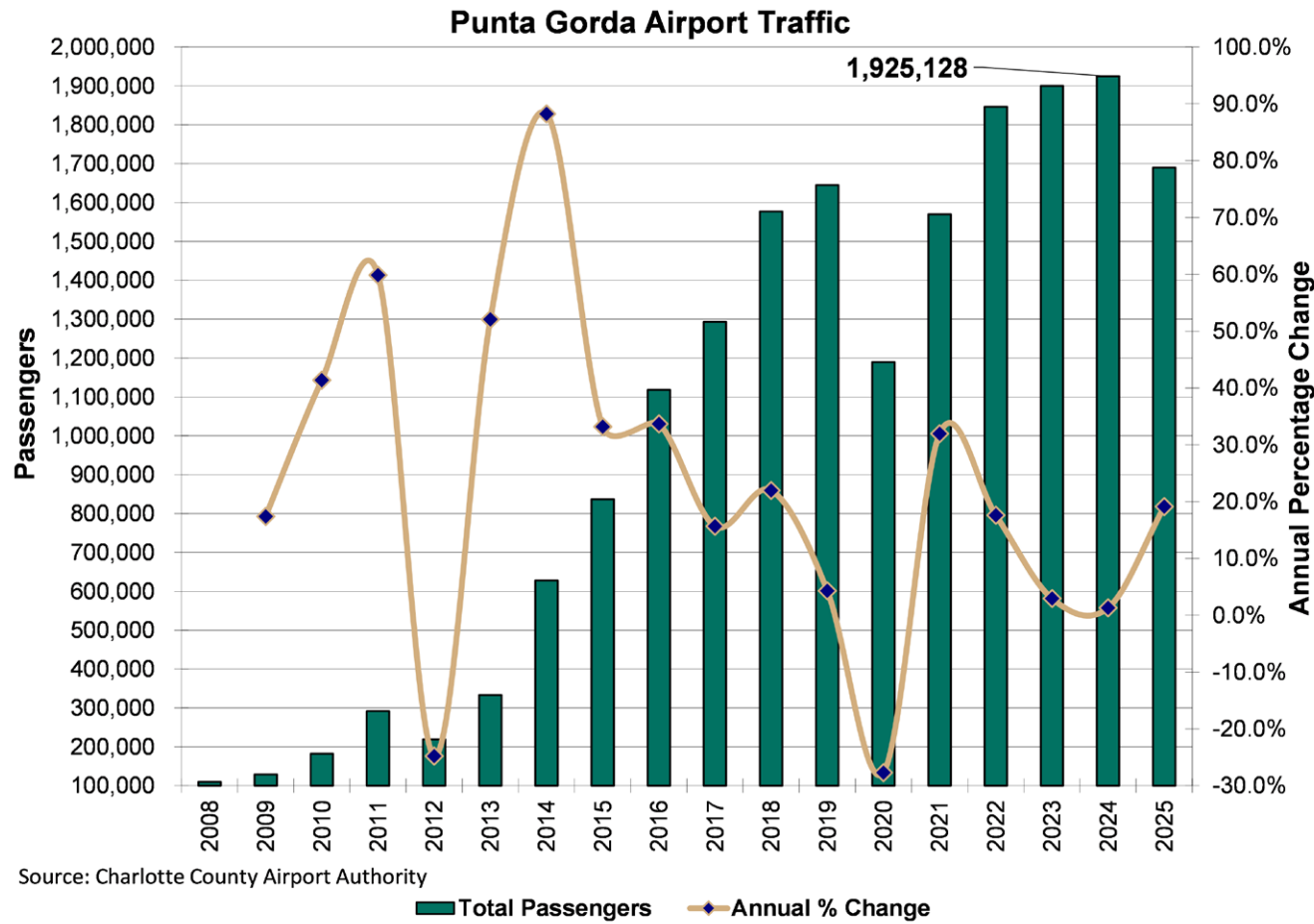


| | PROJECT | BUILDER: | #UNITS: |
|----|--------------------------|------------------------------|---|
| 1 | Heritage Landing Phase 3 | Lennar | 1,810 units - Single-family & Multi-Family |
| 2 | Heritage Station | Maronda | 190 Single Family Homes |
| 3 | Name Not Disclose | N/A | 999 Units |
| 4 | Starling | Taylor Morrison | 1,440 Single Family & Multifamily |
| 5 | Turnleaf | Dream Finders, Lennar, Perry | 1,440 Homes |
| 6 | Coral Creek | Dr. Horton | 999 Single Family, Townhomes & Villas |
| 7 | Crosswinds | DR Horton | 230 Single Family Homes |
| 8 | Tuckers Pointe/Willow | Lennar & Toll Brothers | 1389 Single Family, Townhomes & Multifamily |
| 9 | Seagrass | Dr. Horton | 224 Single Family Homes |
| 10 | Seacove | DR Horton | 144 Twin Villas |
| 11 | Firelight | N/A | 1,000 Single Family & Villas |
| 12 | Parkside Apartments | N/A | 237 Rental units |

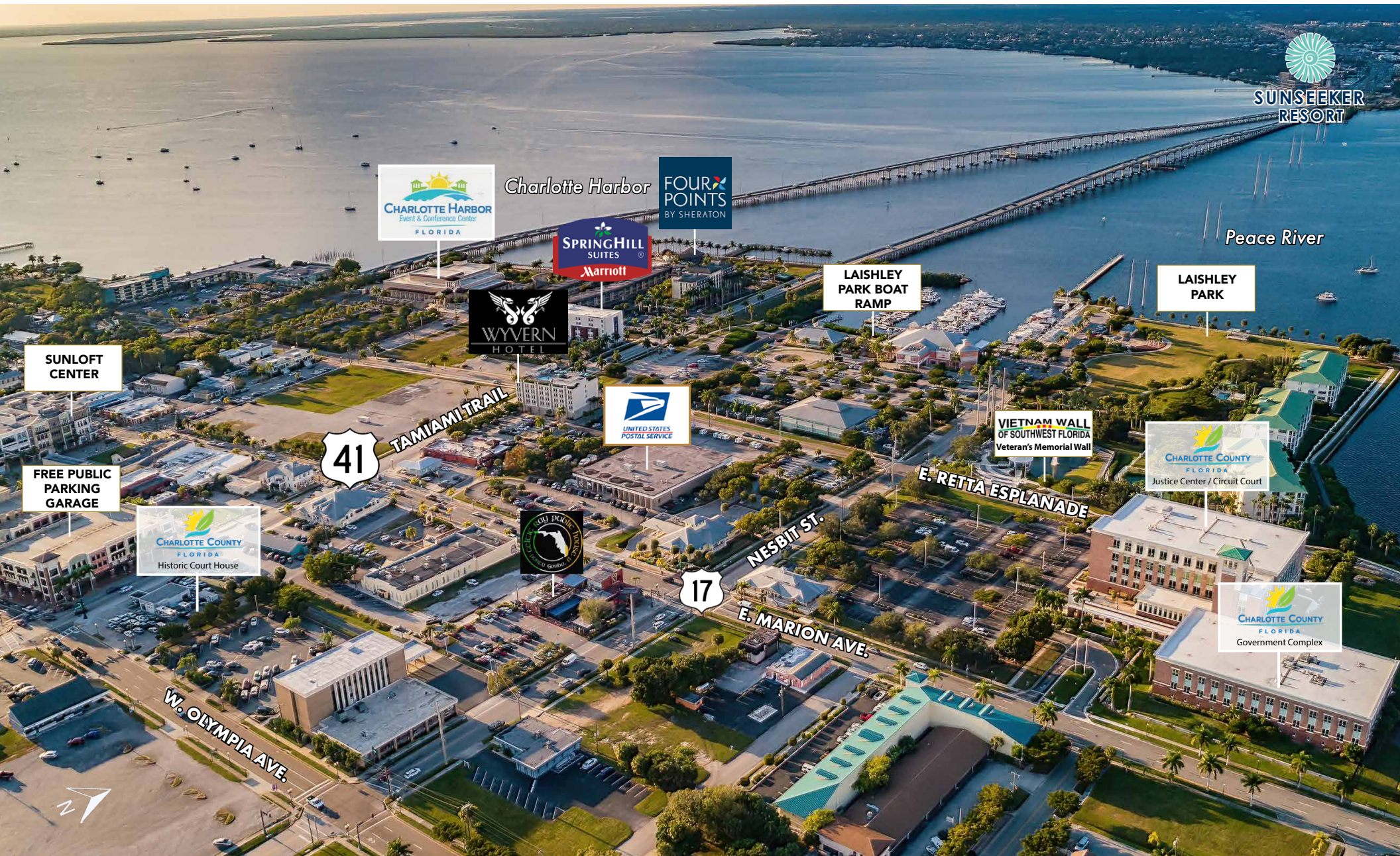


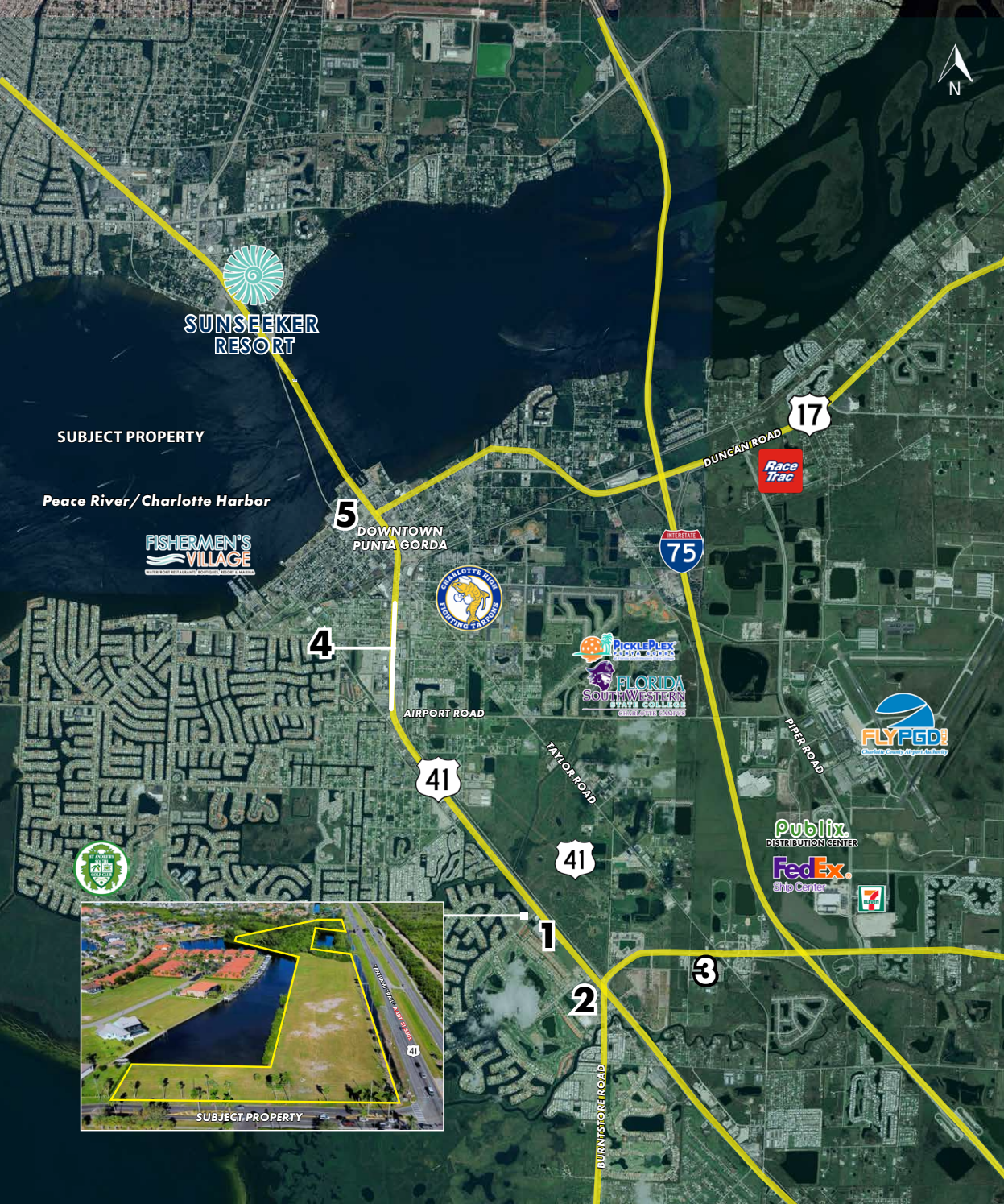
Punta Gorda Airport (PGD) in Charlotte County has been able to attract and maintain a regional carrier over the past 15 years, which has led to significant growth in passenger air traffic for Charlotte County. Currently, the only carriers at the Charlotte County Airport are Allegiant Air and Sun Country, 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. TAMIA MI TRAIL | US41



2. BURNTSTORE ROAD & TAMIA MI TRAIL / US41



3. JONES LOOP & TAYLOR ROAD

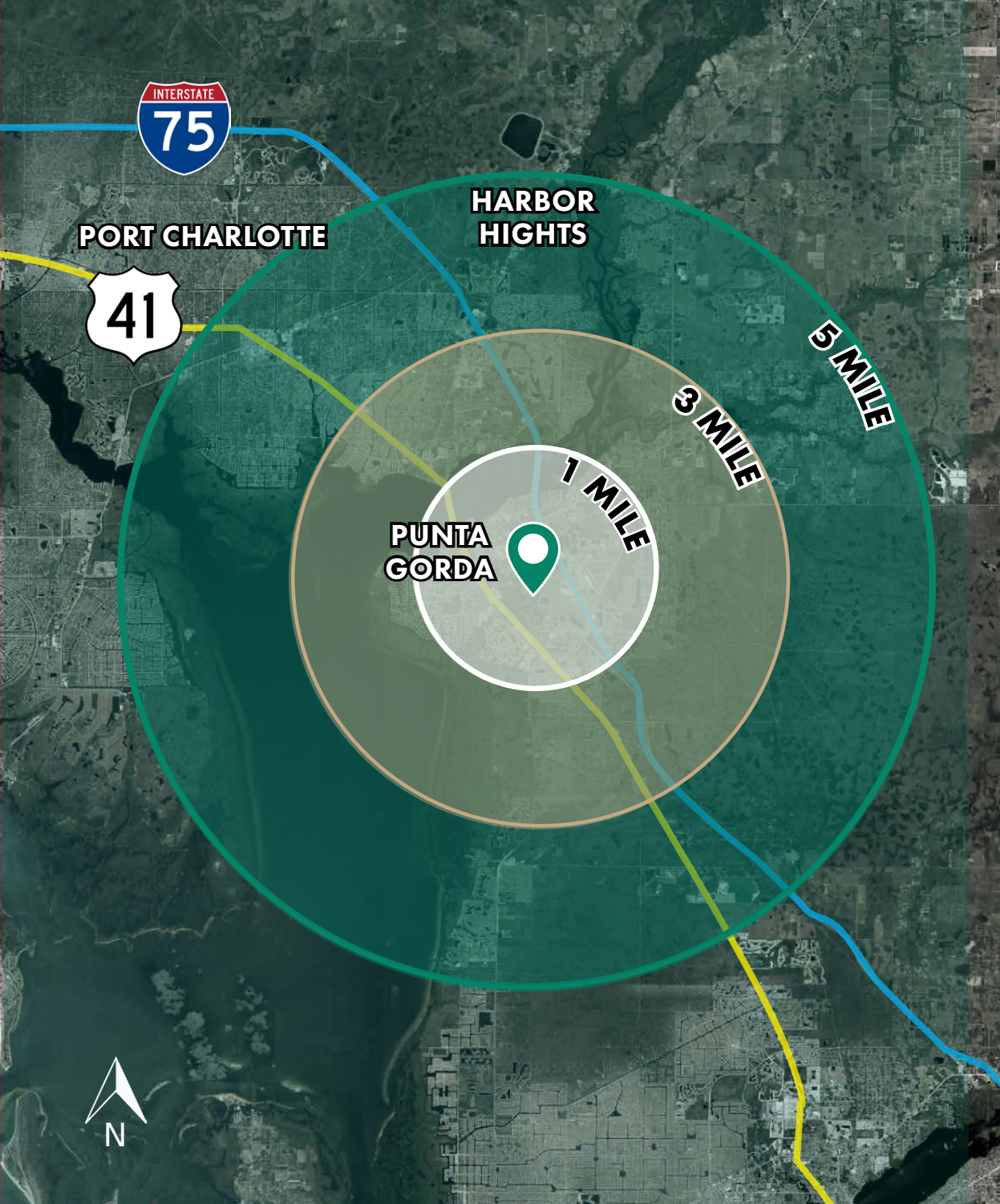


4. TAMIA MI TRAIL | US41



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

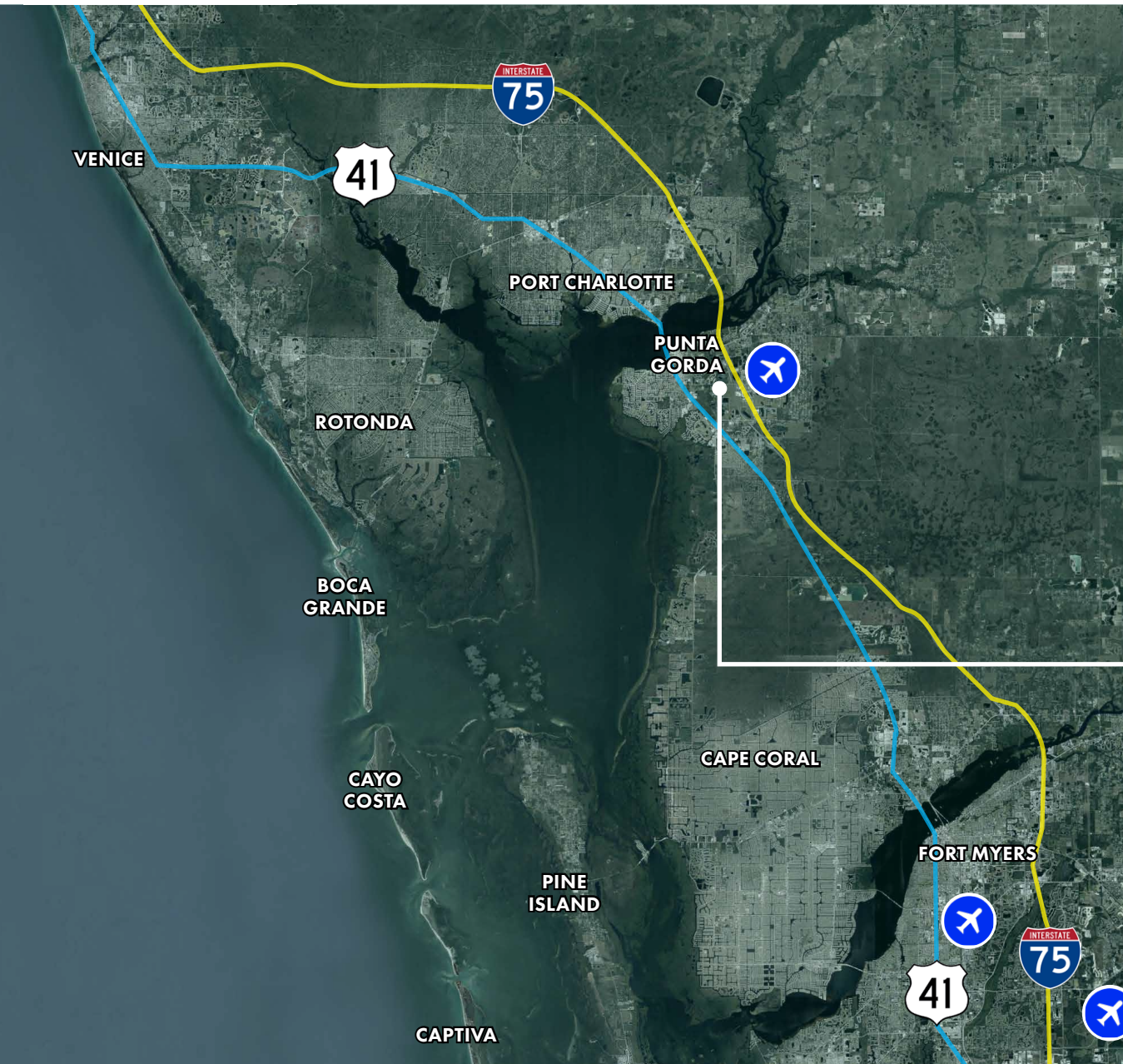


\$79,765

LOCATION MAP

LOCATION HIGHLIGHTS

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





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