

SALE

13811 FLORIDA 31

13811 Florida 31 Punta Gorda, FL 33982



PROPERTY DESCRIPTION

Prime Development Opportunity. 10 acres of land, 7.06ac (307,534sf) zoned CG and 3ac (130,680sf) zoned AG. Cleared and located on SR31 at Babcock Ranch. Situated on the Northeast corner of the property is a 6,000sf mol warehouse. The structure has 6 large overhead garage doors and a restroom inside. There is no AC in the warehouse space.

Contact Mitchell Orzel at (734) 658-1400 for all information.

PROPERTY HIGHLIGHTS

- Approx. 8 miles from I-75
- Located directly at Babcock Ranch main entrance
- Over 19,000 residences to be constructed in Babcock Ranch master development spanning across 17,000 acres
- Babcock development current completion is approx. 20%
- 660 feet of direct frontage on SR-31
- Expansion project converting SR-31 from two lanes to four lanes, significantly increasing AADT as Babcock Ranch develops.
- Current SR-31 AADT (annual average daily traffic) is at approx. 13,000
- Seller financing available with 15% to 30% down payment and negotiable terms
- Warehouse tenant on month to month lease and may be removed on short notice
- Contact Mitchell Orzel at (734) 658-1400 for all information.

OFFERING SUMMARY

Sale Price:	\$7,500,000
Commercial Zoned Area:	7.06 Acres
Agricultural Zoned Area:	3.00 Acres
Total Lot Size:	10.06 Acres
Building Size:	6,000sf
Year Built:	2004
Zoning:	CG (Commercial General), AG (Agricultural)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	122	478	2,250
Total Population	306	1,290	5,653
Average HH Income	\$132,964	\$143,418	\$128,621

Kayla Weiss-Bohnstedt
941 268 4423



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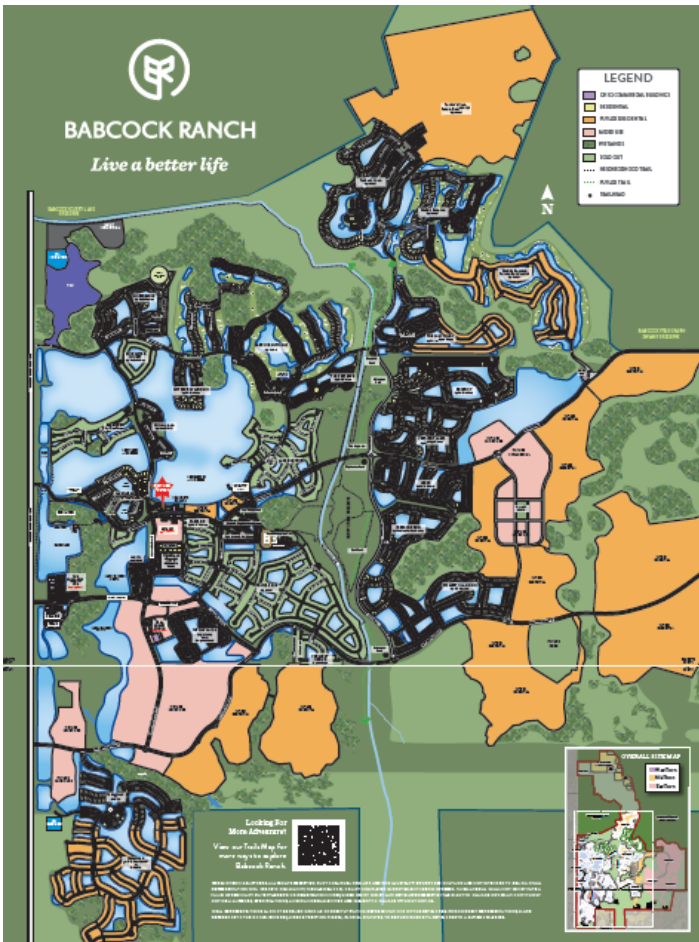
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ADDITIONAL INFORMATION

- Property is fully fenced
- 3 gated entrances to property
- Babcock Ranch development plans to provide up to 6 million square feet of retail and commercial space within the community to be completed by 2040.
- Babcock Ranch will be incorporating 7 large parks to be throughout the preserve area contained inside Babcock Ranch, bringing an abundance of outdoor recreational activities.
- Babcock Ranch will have five 18-hole golf courses
- Babcock Ranch is developing extensive hiking trails to be constructed throughout the preserve stretching for a total of 100 miles of hiking within the community.
- Babcock development providing elementary, middle, and high schools within the community providing education for children K-12
- William and Mary Ann Sports Complex to be completed within Babcock Ranch which provides athletic fields for a wide array of sports (football, baseball, soccer, etc.)
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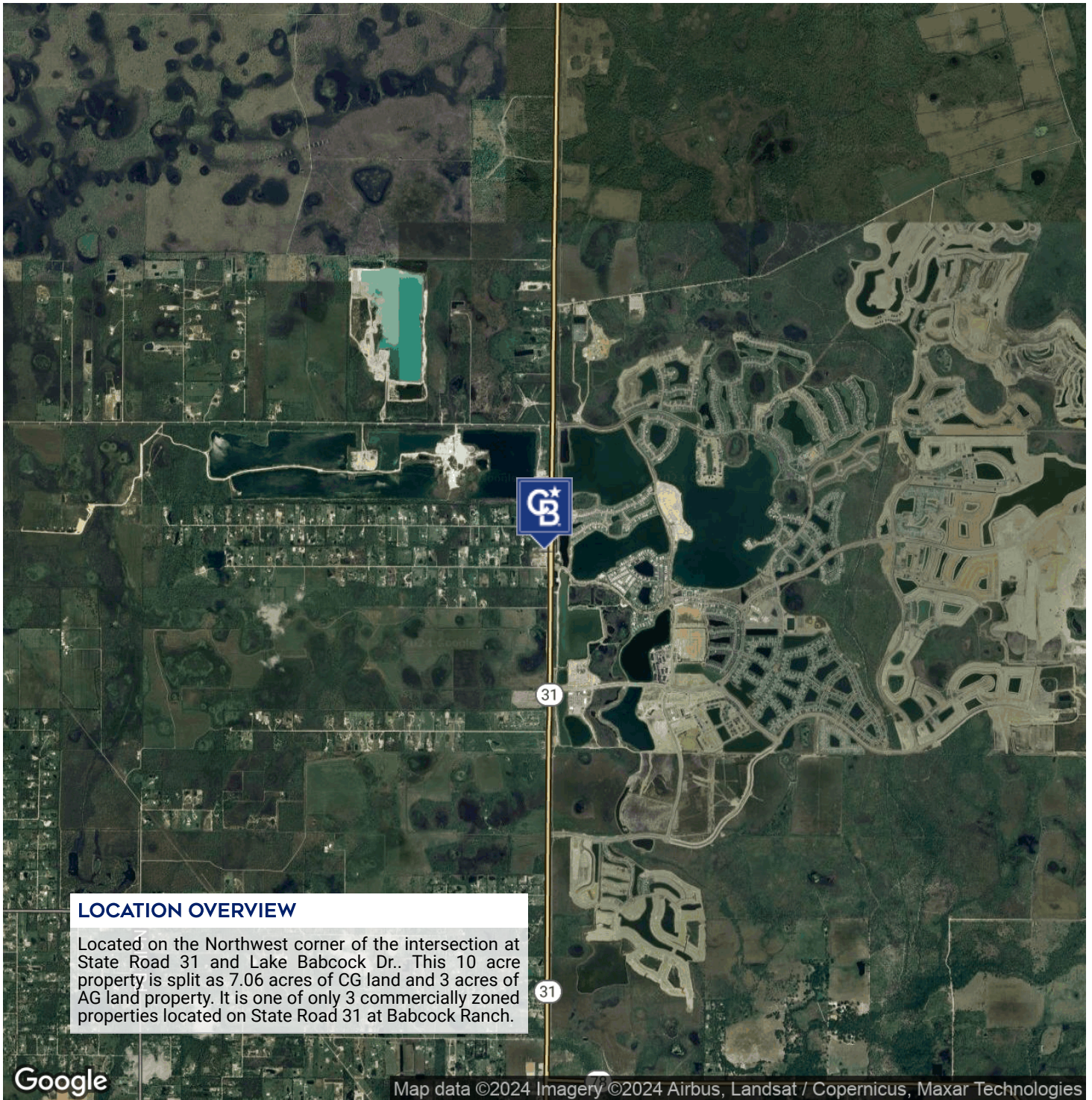


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	306	1,290	5,653
Average Age	48	47	47
Average Age (Male)	48	47	47
Average Age (Female)	48	47	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	122	478	2,250
# of Persons per HH	2.5	2.7	2.5
Average HH Income	\$132,964	\$143,418	\$128,621
Average House Value	\$460,947	\$535,868	\$482,315

Demographics data derived from AlphaMap

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Kayla Bohnstedt Team

Dedicated to sharing our education and experience to maximize our clients' return on their commercial real estate investments.



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KAYLA WEISS-BOHNSTEDT | COMMERCIAL ASSOCIATE



Kayla Weiss-Bohnstedt earned her Florida real estate license when she was 18 years old. Kayla joined Coldwell Banker Commercial in 2018. Kayla has participated in transactions exceeding \$20,000,000 working with investors and tenants in the community. To enhance her commercial real estate education, Kayla has enrolled in the CCIM Designation Curriculum Program which consists of a general Foundations course and four one week core CRE segments. Kayla has successfully completed the Foundations course, negotiations course, and CCIM 101 & 104: Financial Analysis for Commercial Investment Real Estate with plans to complete the program.

2024: PCPGNP Association of Realtors Commercial Committee Chair

Awards:

2017: Rookie Of The Year

2023: International Diamond Society

2023: Circle of Distinction Bronze



Contact Kayla: (941) 268-4423 | Kayla.Weiss@CommercialRealtyFl.com

MITCHELL J. ORZEL | COMMERCIAL ASSOCIATE



Mitchell J. Orzel His experience in Commercial Real Estate is focused on landlord/tenant representation and Investment Properties. He strives to provide his clients with complete transparency and superior service so that they can make safe and well-informed investments. Whether you're looking to buy, sell, or lease Commercial Real Estate, Mitch would be happy to help.

Contact Mitch: (734) 658-1400 | Mitchell@CommercialRealtyFl.com

