



SMITH & JUSKO FAMILY
REAL ESTATE

OFFERING MEMORANDUM

CHARLOTTE RANCHETTE SUBDIVISION

30 ± ACRE DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

| | |
|------------------|---|
| Property Address | : 7142 Grove Blvd, Punta Gorda, FL 33982 |
| County | : Charlotte |
| Property Size | : 30± Acres <i>(the 5 acres on the north end and 5 acres on the south end are no longer available)</i> |
| Zoning | : AG (Agricultural) <i>1 Dwelling per 1.25 AC platted lot</i> |
| Future Land Use | : Agricultural |
| No. of Parcels | : 24 |

LIST PRICE

\$1,500,000

\$50,000 Per Acre



DIRECT ALL OFFERS TO:



Alex Jusko



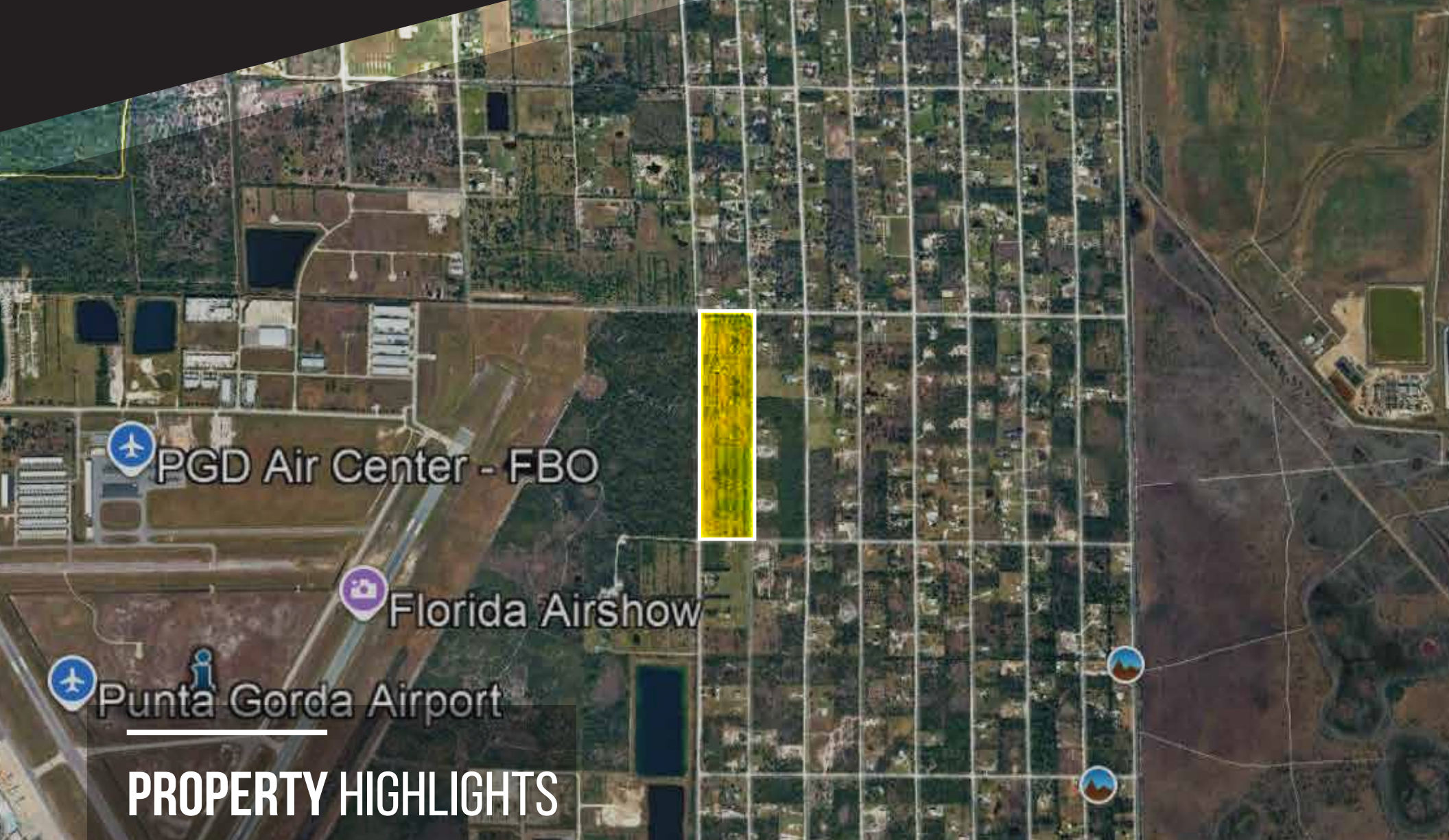
alex@sjfre.com



(239) 471-8575

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.



PROPERTY HIGHLIGHTS

- 30± acre development opportunity located within the Charlotte County Ranchettes.
- A full platted block consisting of (24) 1.25-acre buildable lots.
- Located in a 2400-acre agricultural neighborhood just 15 minutes to downtown Punta Gorda.
- Two I-75 exits (Jones Loop & US 17) make travel to and from a breeze. Major developments being constructed on both Jones Loop Rd and US 17.

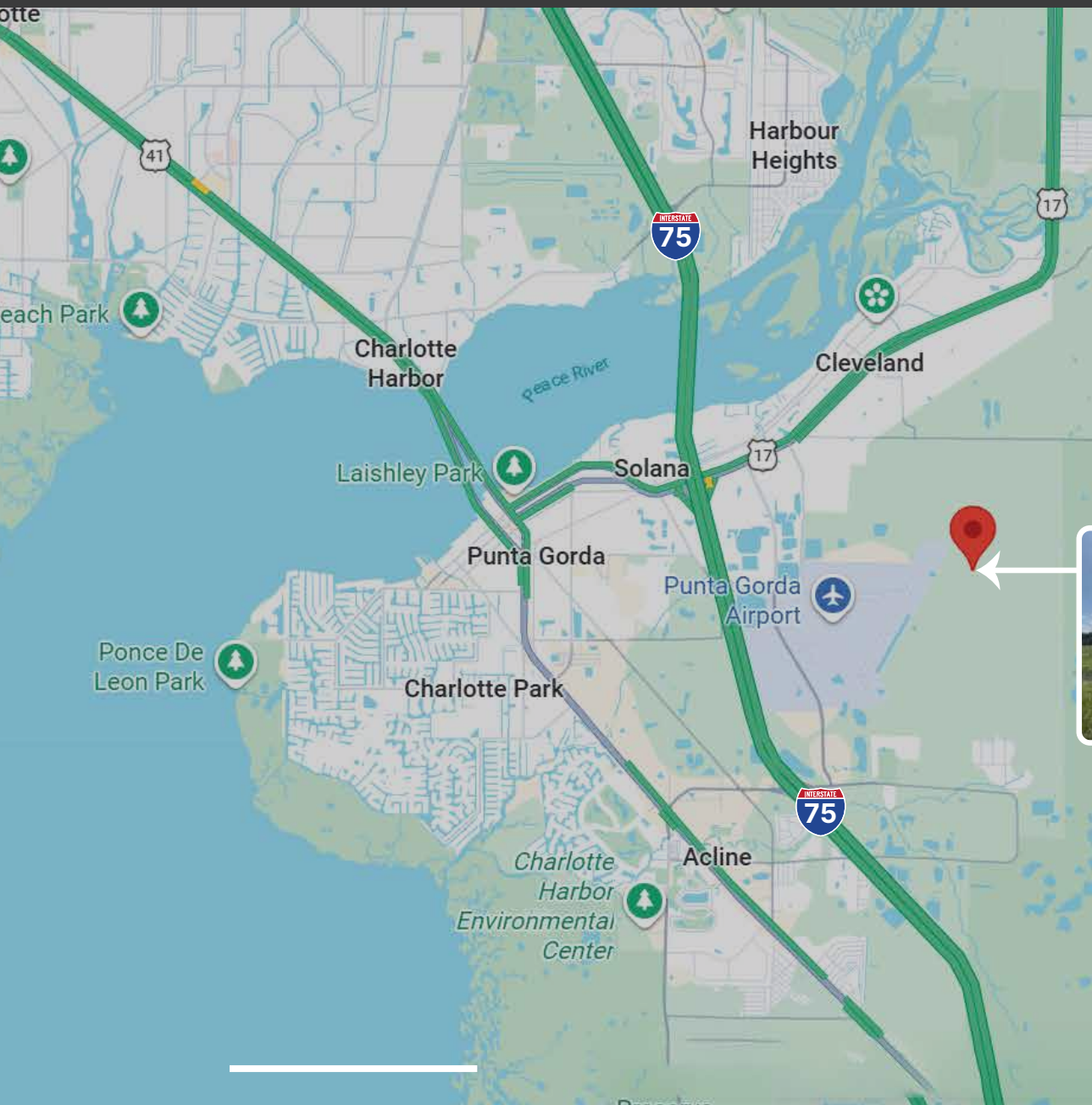
AREAS OF INTEREST



**7142 Grove
Blvd, Punta
Gorda, FL 33982**







LOCATION HIGHLIGHTS

- 3.8 ± miles to I-75 (Exit 164)
- 6.3 ± miles to downtown Punta Gorda
- 5.7 ± miles to Punta Gorda Airport (PGD)
- 6.3 ± miles from US-41
- 6.8 ± miles to Florida Southwestern State College

Iguanaland Inc 



*Fred C. Babcock/
Cecil M. Webb...*

LOCATION MAP