



LSI
COMPANIES

OFFERING MEMORANDUM

DUNCAN ROAD RESIDENTIAL 16

16.85± ACRE DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 2201/2301/2271 Duncan Road
Punta Gorda, FL 33982

County: Charlotte

Property Size: 16.85± Acres

Zoning: RE-1 (*Residential Estate 1*)

Future Land Use: Low Density Residential

No. of Parcels: 4

Tax Information: \$6,567 (2024)

STRAP Numbers: 402313400005; 402313400004;
402313400003; 402313400007

LIST PRICE:
\$850,000

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SALES EXECUTIVE



Christi Pritchett, CCIM
Broker 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.

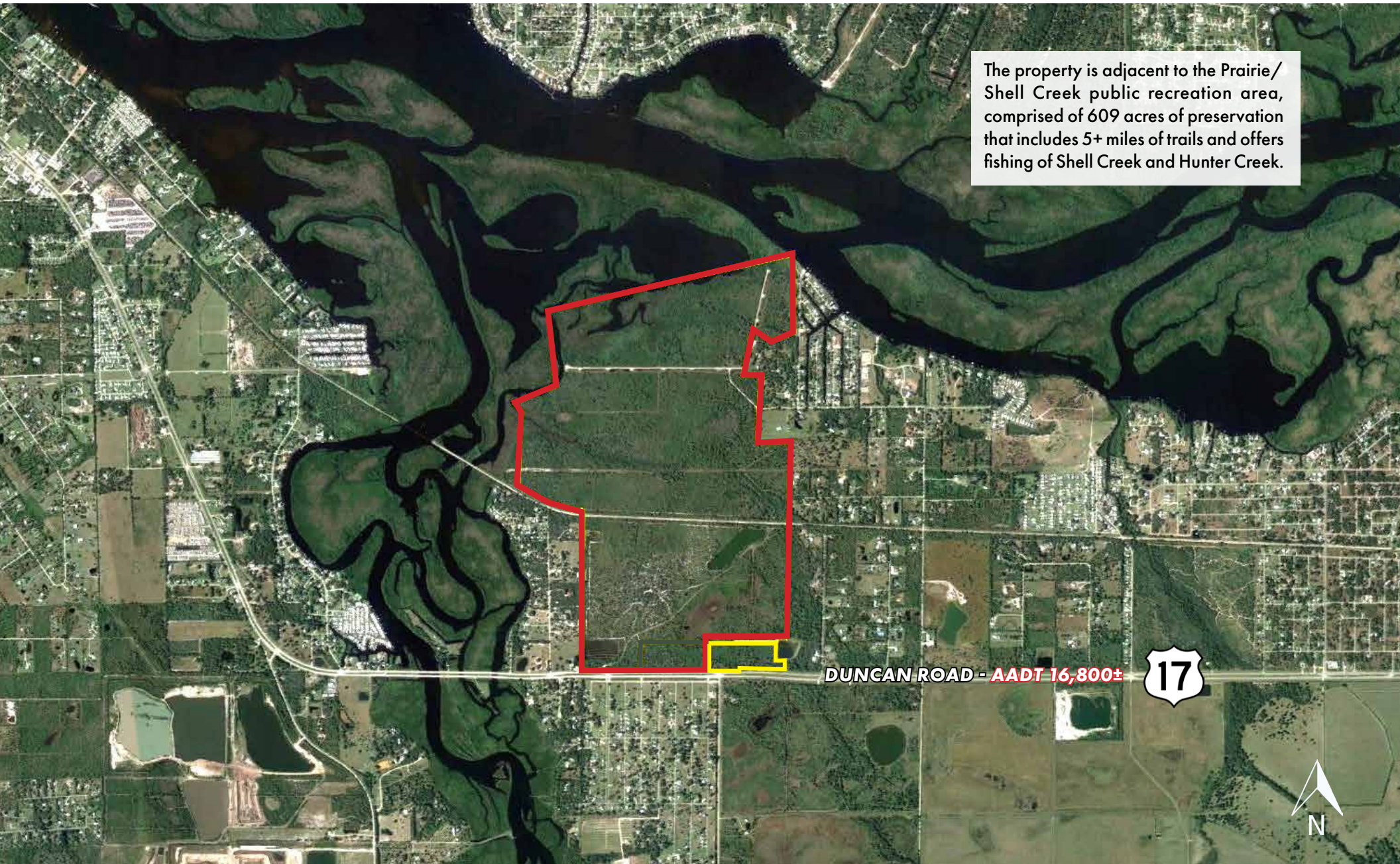
THE OPPORTUNITY



- 16.85± acre development opportunity located within the Charlotte County Urban Service Boundary
- A full median cut on Highway 17 allows easy access for future development
- Under the existing future land use designation, the site has density of 1 dwelling unit per acre.
- Adjacent to Shell Creek Recreation Area, a 600-acre preserve owned/managed by SWFWMD which offers public walking/bike trails and fishing of Shell Creek/Hunter Creek
- Located on Highway 17, just 5 miles from I-75 and close to downtown Punta Gorda and the Punta Gorda Airport

PRAIRIE/SHELL CREEK RECREATION AREA

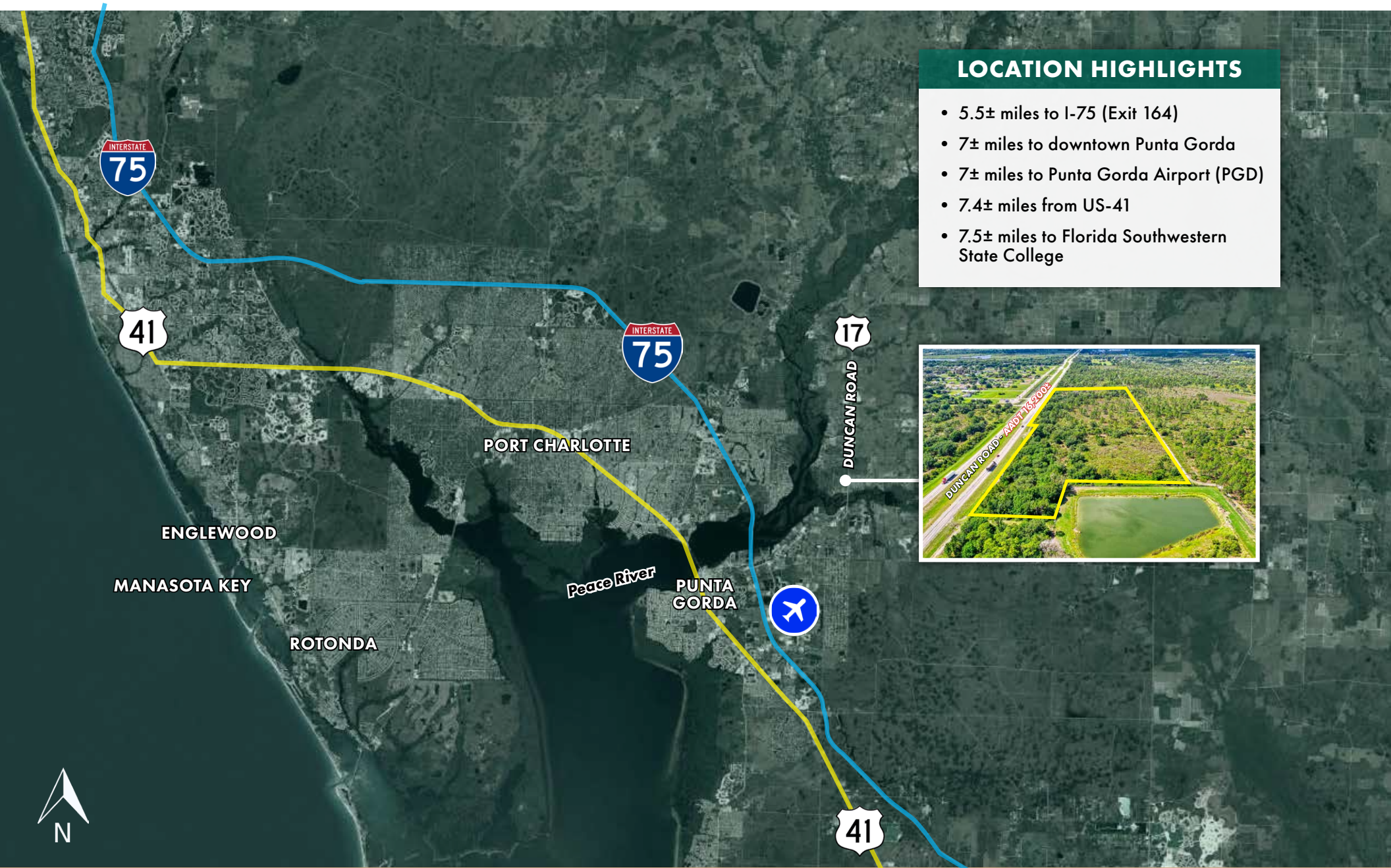
The property is adjacent to the Prairie/Shell Creek public recreation area, comprised of 609 acres of preservation that includes 5+ miles of trails and offers fishing of Shell Creek and Hunter Creek.



AREAS OF INTEREST



LOCATION MAP



LOCATION HIGHLIGHTS

- 5.5± miles to I-75 (Exit 164)
- 7± miles to downtown Punta Gorda
- 7± miles to Punta Gorda Airport (PGD)
- 7.4± miles from US-41
- 7.5± miles to Florida Southwestern State College





LIMITATIONS AND DISCLAIMERS

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