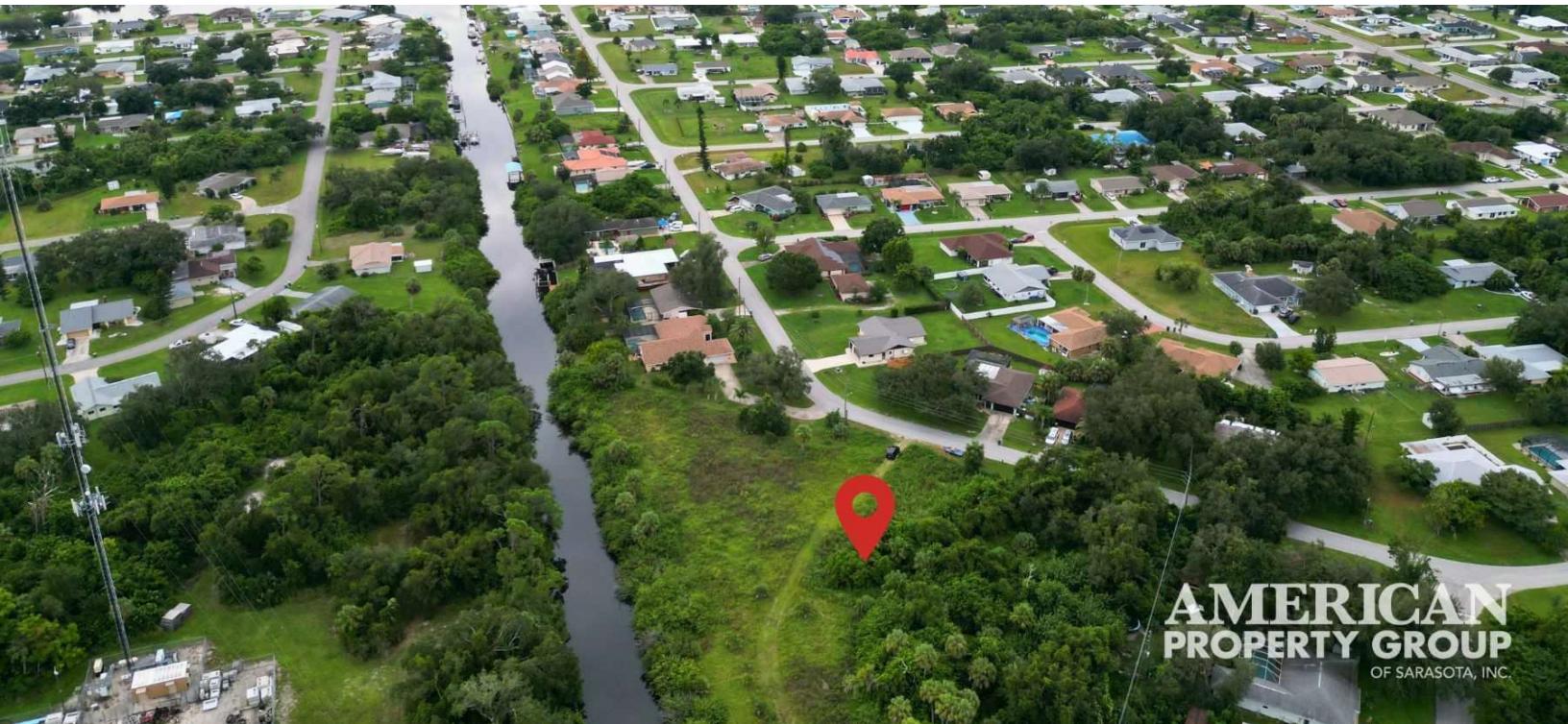


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+/- 2.5 ACRES WITH CANAL ACCESS

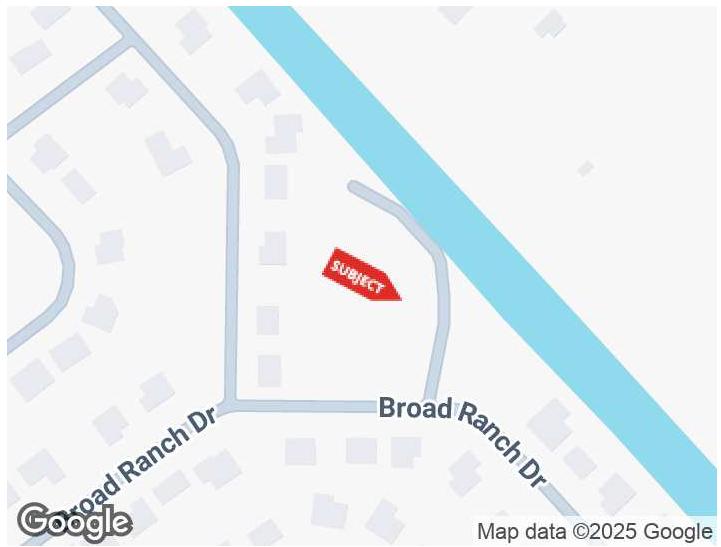
2120 BROAD RANCH DR
PORT CHARLOTTE, FLORIDA 33948

PROPERTY HIGHLIGHTS

- 2.51-acre lot zoned RSF-3.5
- 650 ft of canal access
- Minutes to US-41 for easy connectivity
- Plenty of space for custom home or potential subdivision
- Peaceful location in a growing residential market
- Close to local amenities, schools, and major roadways

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total Households	244	894	3,306
Total Population	566	1,891	7,173
Average HH Income	\$83,012	\$81,056	\$77,086

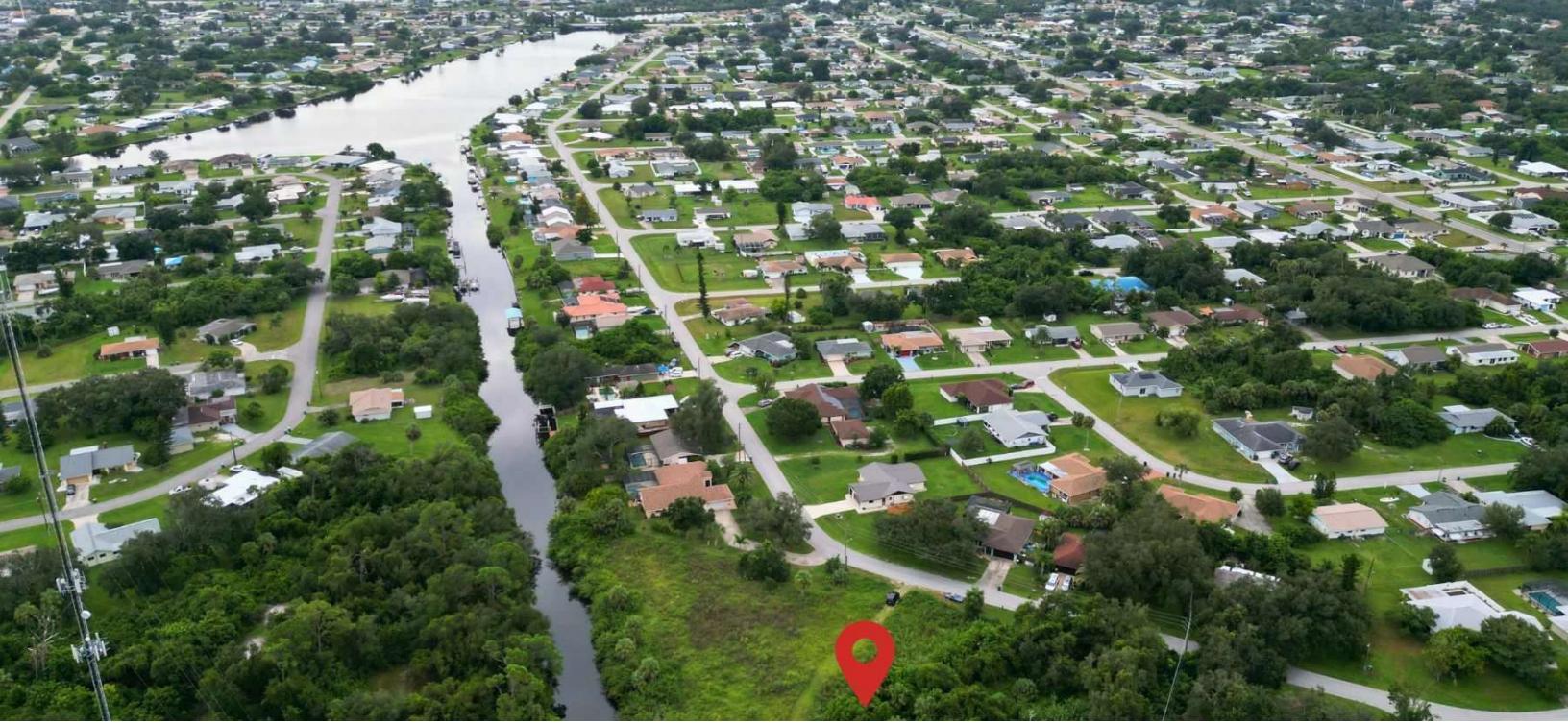


For More Information

GEOFFREY PAUL

Commercial Specialist
941 923 0535
geoffrey@americanpropertygroup.com

PORT CHARLOTTE, FL 33948



OFFERING SUMMARY

Sale Price:	\$199,000
Lot Size:	2.51 Acres
Price / Acre:	\$79,283
Zoning:	RSF3.5

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2120 Broad Ranch Dr, Port Charlotte, FL

Property Type: Residential Single-Family Lot

Lot Size: 2.51 Acres

Water Access: 650 Ft of Canal Frontage

Discover a rare opportunity to own 2.51 acres of prime land in Port Charlotte, zoned RSF-3.5, perfect for residential development or building your dream home. This expansive lot offers an impressive 650 feet of canal frontage, providing both privacy and direct water access. Conveniently located just minutes from US-41, the property offers easy access to shopping, dining, and all the essentials while maintaining a peaceful waterfront setting.

Visit us online at AmericanPropertyGroup.com to see all our listings.

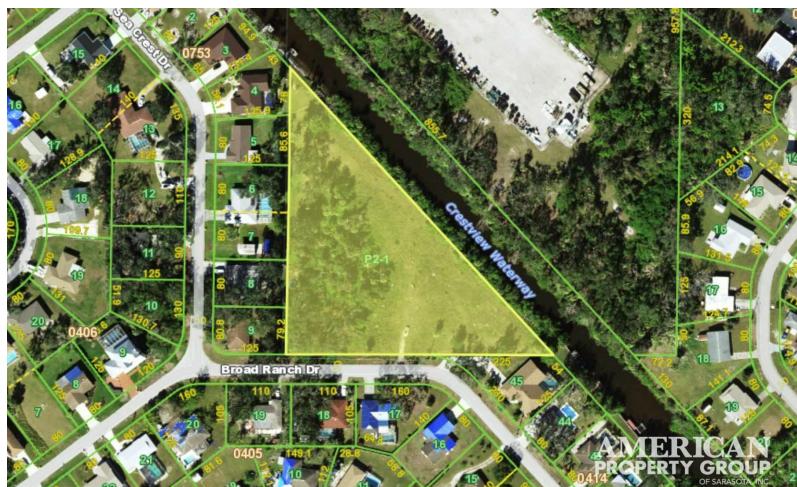
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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

2120 Broad Ranch Dr

PORT CHARLOTTE, FL 33948

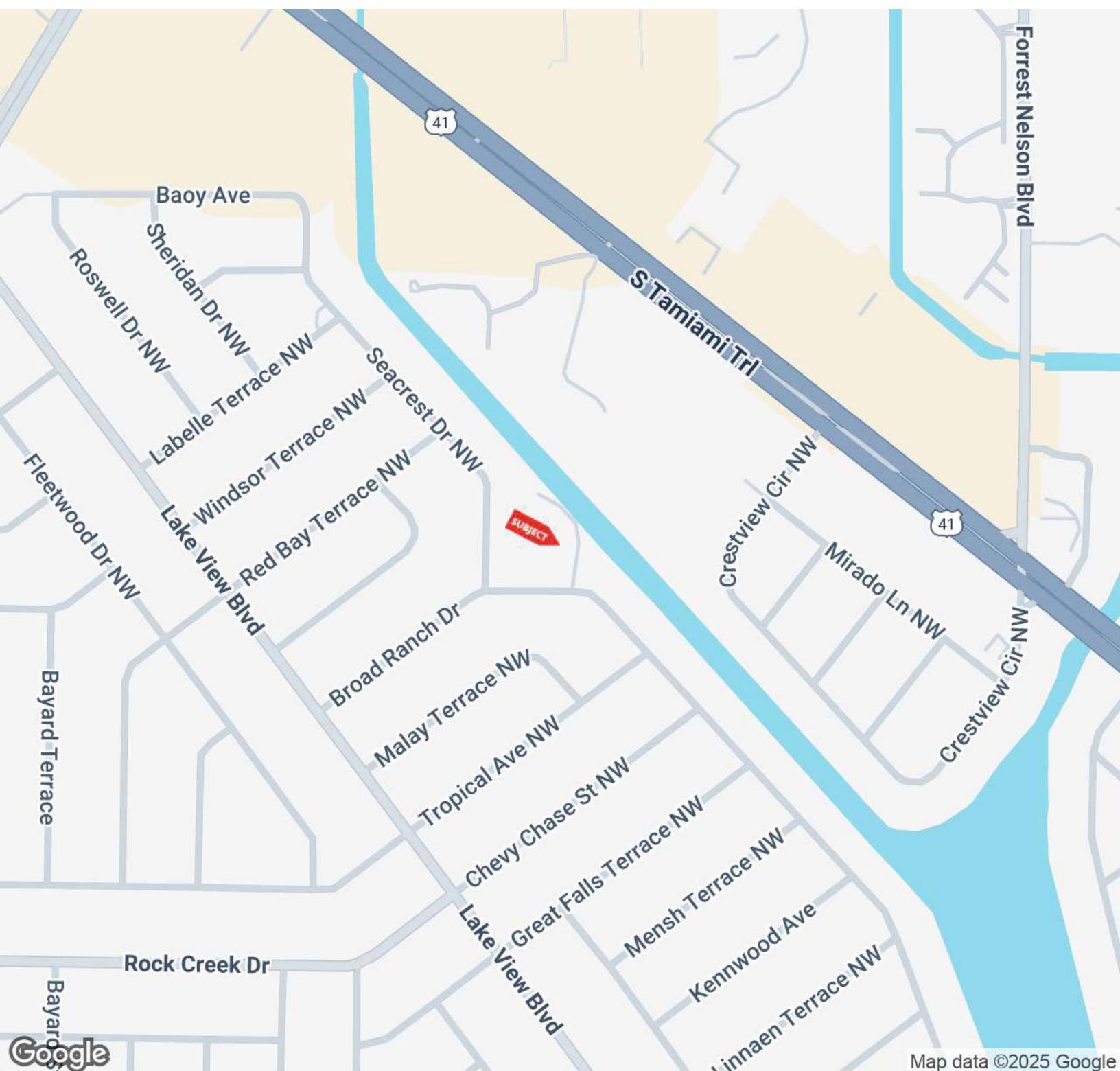


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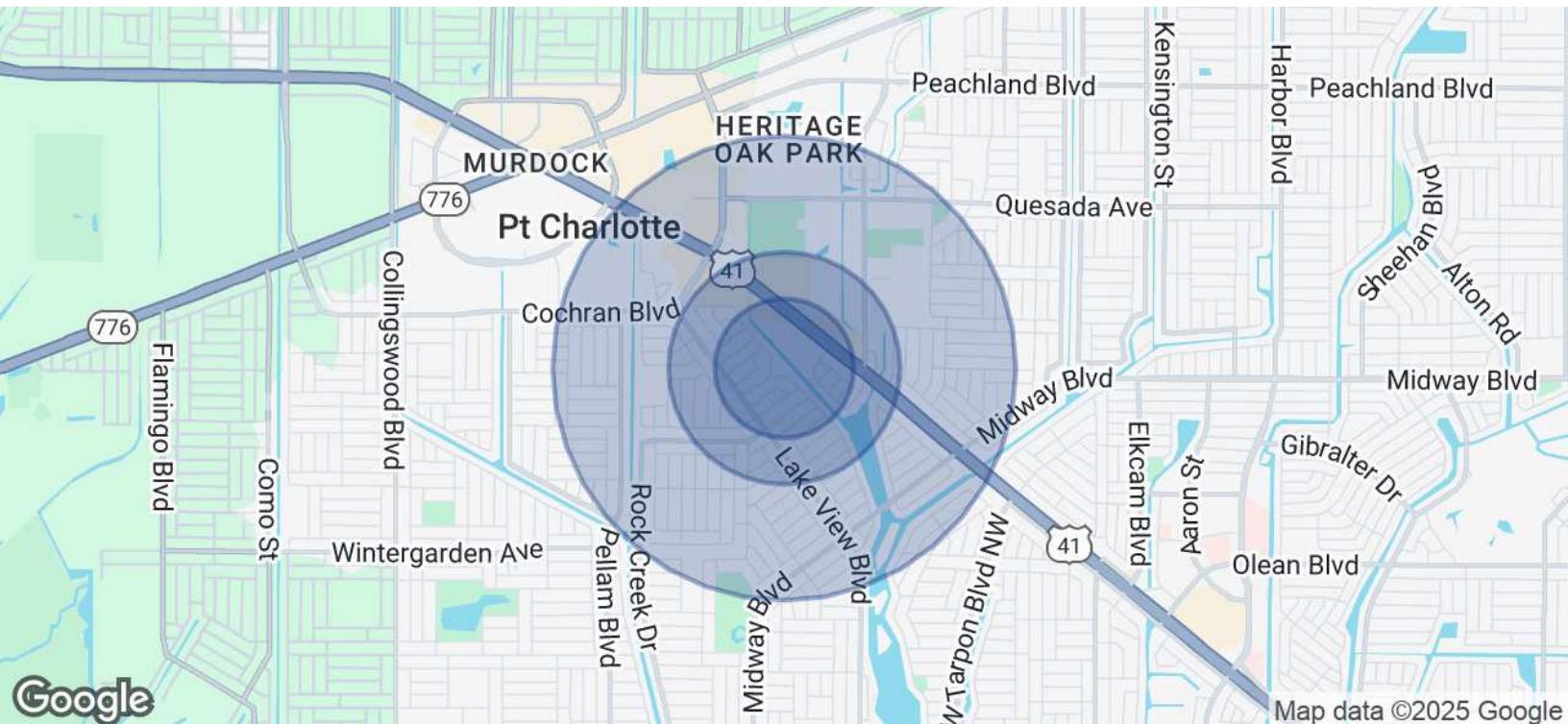


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	566	1,891	7,173
Average Age	52	54	53
Average Age (Male)	50	53	52
Average Age (Female)	52	55	54

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	244	894	3,306
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$83,012	\$81,056	\$77,086
Average House Value	\$265,852	\$258,344	\$264,900

Demographics data derived from AlphaMap

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