



40.45 ACRES | SOUTHWEST FLORIDA

# Offering Memorandum

27550-580 Jones Loop Road, Punta Gorda, FL

Development Opportunity for Sale

Presented by:

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## **Disclaimer Statement**

This is a Offering Memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This memorandum contains brief, selected information pertaining to the business and affairs of the Site and has been prepared by Colliers International Florida, LLC, primarily from information supplied by the Owner. Although this memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Colliers International Florida, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

Prospective offerors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Site from the market at any time, without notice. This memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum.

## **Offering Procedure**

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

## **Property Tours**

Interested parties must schedule a prearranged time with the broker prior to touring the property. Tours will be conducted by appointment only and no one is allowed to tour the property without the brokers' knowledge. Please see broker contact information to schedule a tour.



# Executive Summary

## Sale Price

\$4,800,000

## Lot Size

40.45 Acres

## Price/Acre

\$118,665

## Price/SF

\$2.72

## Zoning

ECAP, Charlotte County

## Market

Southwest Florida/Charlotte

## Submarket

Punta Gorda

27550-580  
Jones Loop Rd.  
Punta Gorda

## Property Overview

This excellent property is positioned to ideally serve the booming industrial growth throughout Southwest Florida. The location is almost equidistant to either Sarasota or Fort Myers and served with access to Interstate 75 as though the site has its own Exit, less than 7 minutes away.

The comprehensive ECAP zoning provides an array of uses that is overtly broad. The Charlotte County Government is supportive and quick to support the needs for quality development.

When combined with the existing entitlements, this site is a logical next target when analyzing Tenant demands in a market where land is scarce.

Please review this information and allow us to provide you with the details necessary to assess this for your pipeline.

## Property Highlights

- Permitted uses include a wide range of commercial, retail and industrial uses
- Located close to Interstate 75 (Exit 161)
- 1± Mile from Punta Gorda Airport
- The City of Punta Gorda has water and sewer nearby, 900' or less
- Tax and employment incentives may be available



# Property Details

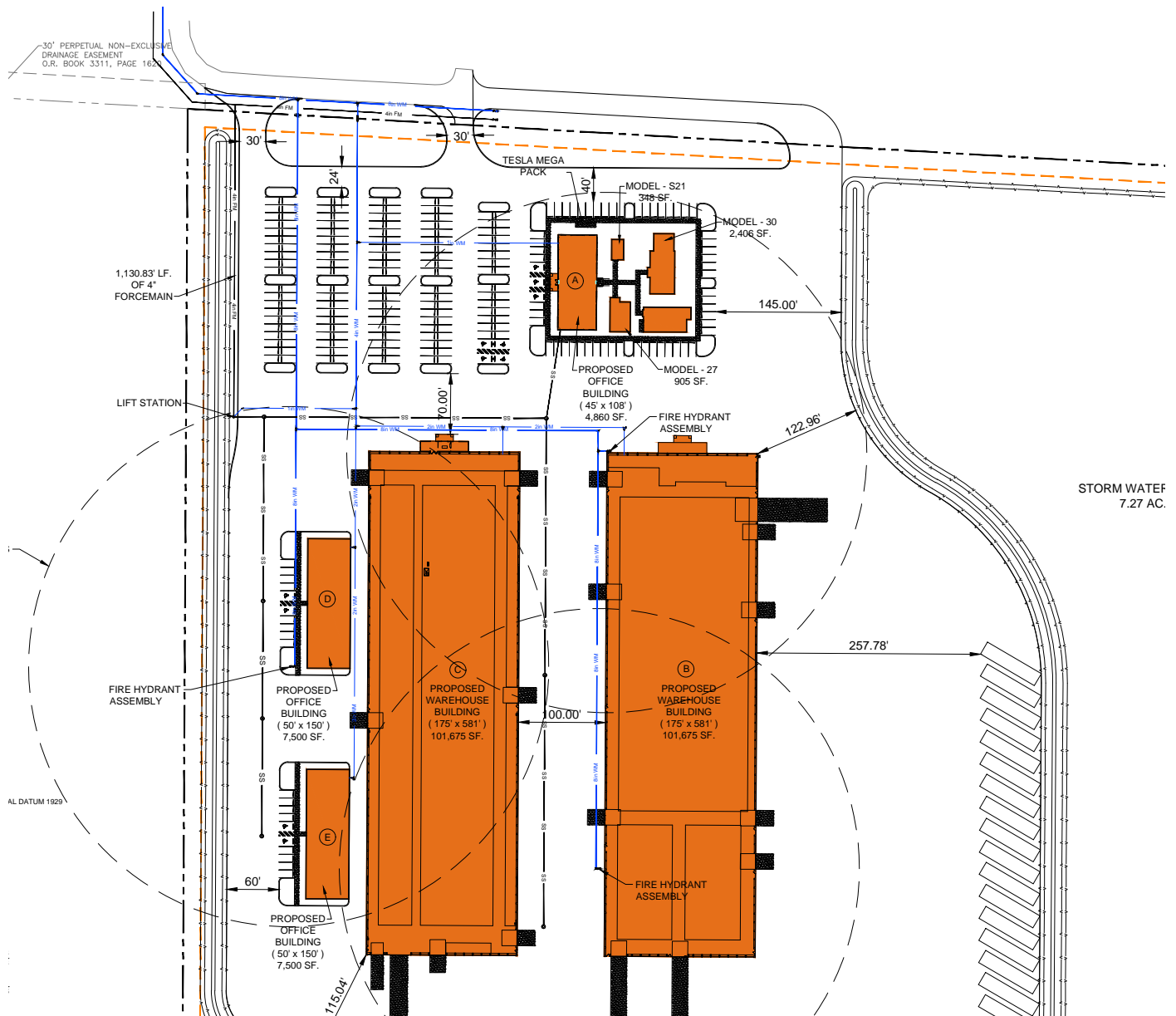
<b>Address</b>	27550 & 27580 Jones Loop Rd., Punta Gorda, FL 33982
<b>Site Size</b>	40.45 Acres
<b>Zoned</b>	ECAP, Charlotte County Permitted Uses in ECAP zoning includes, but not limited to: IOS (industrial outside storage), Industrial sales, service, manufacturing, distribution and warehousing, bulk storage, etc., Commercial (various commercial uses), Airport and aviation related as well as non-aviation uses, Office and related uses as well
<b>Entitlements</b>	Southwest Florida Water Management Permit #43-46317-00, issued 5/5/23 to finalize the ERP, there will need to be a Gopher Tortoise relocation  The owners have taken two plans through the process of Water Management permitting and has obtained approval for Permit # 43-46317-00. The attached site plans depict those submittals
<b>Utilities</b>	The City of Punta Gorda has water and sewer nearby, 900' or less and have, as of last verification, capacity to serve this property very well. Hydrant flow tests available
<b>Location</b>	This site is located at the terminus of Woodlawn Drive, just north of Jones Loop Road, in Charlotte County, Florida. The site is approximately 2.24 miles driving distance from Exit 161 on Interstate 75. The interchange is benefitted from various gas and convenience locations, diesel canopies, hotel and restaurants

## Traffic Counts



North of Jones Loop Rd on I-75 was 71,016 AADT in 2022  
East of I-75 on Jones Loop was 3,100 AADT  
West of I-75 on Jones Loop was 23,000 AADT  
South of Jones Loop on I-75 was 59,500 AADT in 2022





# Conceptual Site Plan

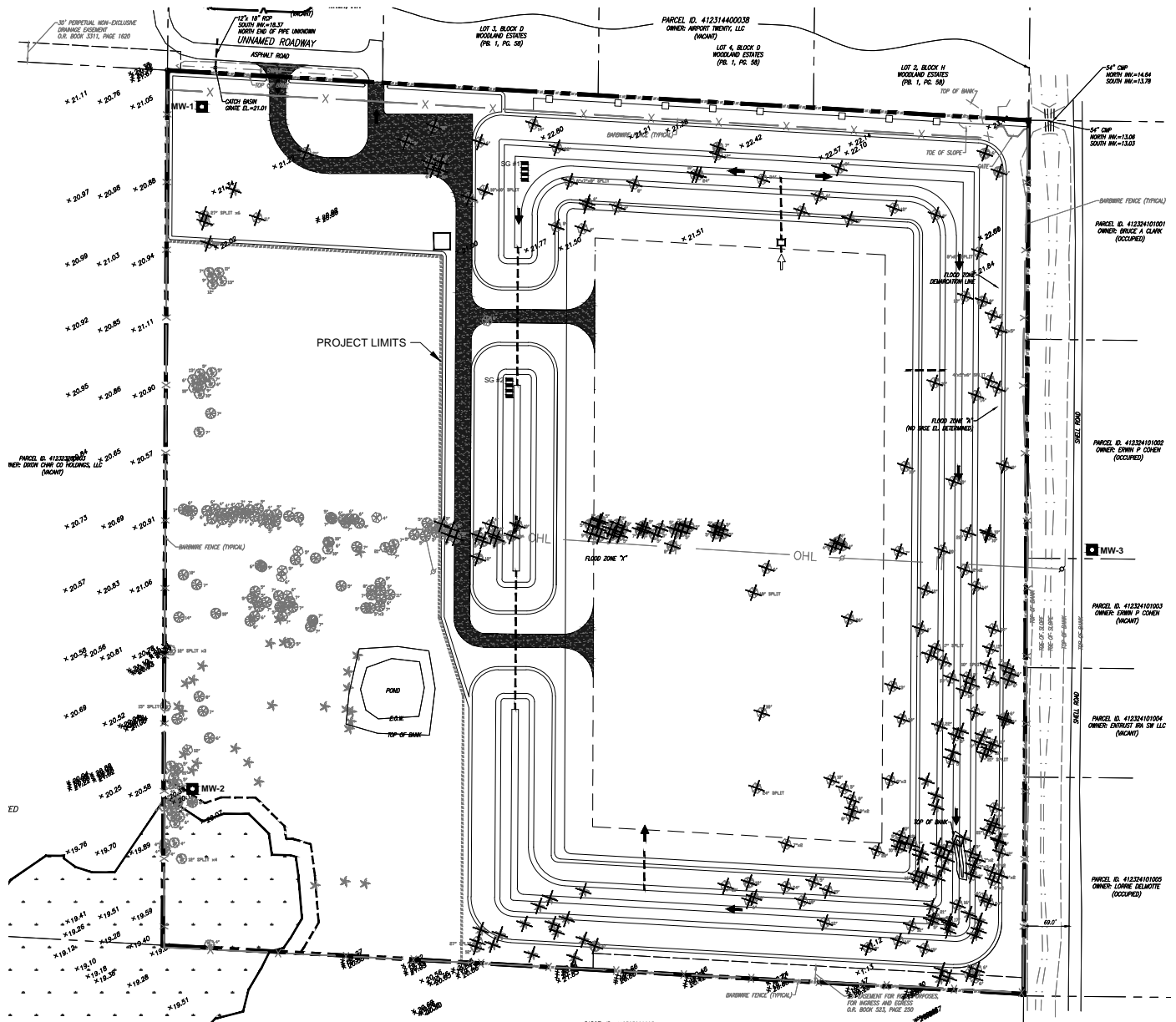
The current owners completed two site plans that were vetted by the Water Management District (District). Their focus was to serve their manufacturing operation and this plan. Their operation required extensive outside maneuvering room and storage, that was easily accommodated. This plan provided over 227,000 SF of floor area, 271 auto parking spaces, plus an abundance of trailer parking and storage space.

The second plan utilized a 20 acre lake for excess excavation and provided for the potential to market the excess fill material. That plan was also vetted by the District but neither was formally submitted to Charlotte County.

Please note the .86 acre, jurisdictional wetland in the SW corner of the site. All of the plans to date have been designed to avoid impacts that area.

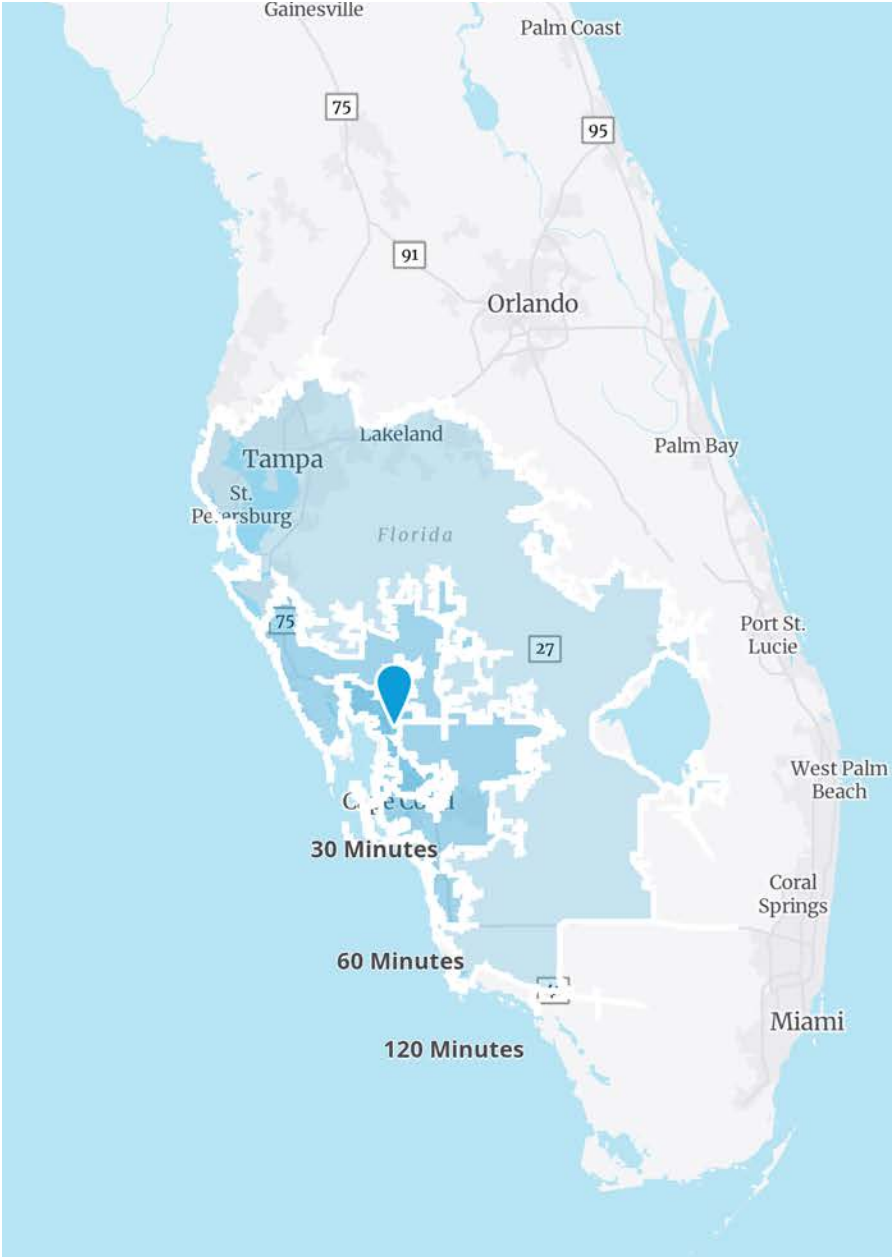
The Future Land Use for the site is Economic District and the current Land Use is Vacant Commercial.

# Alternate Site Plan



# Location Overview

The City of Punta Gorda is strategically located in southwest Florida in the heart of Charlotte County along the south side of the Peace River within Charlotte Harbor. U.S. 41 and U.S. 17 intersect Punta Gorda. The City of Sarasota is located about 50 miles to the north and the City of Fort Myers is 25 miles to the south. Punta Gorda is located just off I-75 with easy access to principle cities within Florida and the Southeast.



2023 Population	2028 Projected Population	Average Household Income	Unemployment Rate
30 min: 5,428,745 1-hr: 1,639,970 2-hr: 325,409	30 min: 5,585,724 1-hr: 1,702,858 2-hr: 348,970	30 min: \$ 98,196 1-hr: \$102,713 2-hr: \$ 85,222	30 min: 3.8% 1-hr: 4.0% 2-hr: 5.2%





**Rail Service**

CSX Intermodal....72 mi



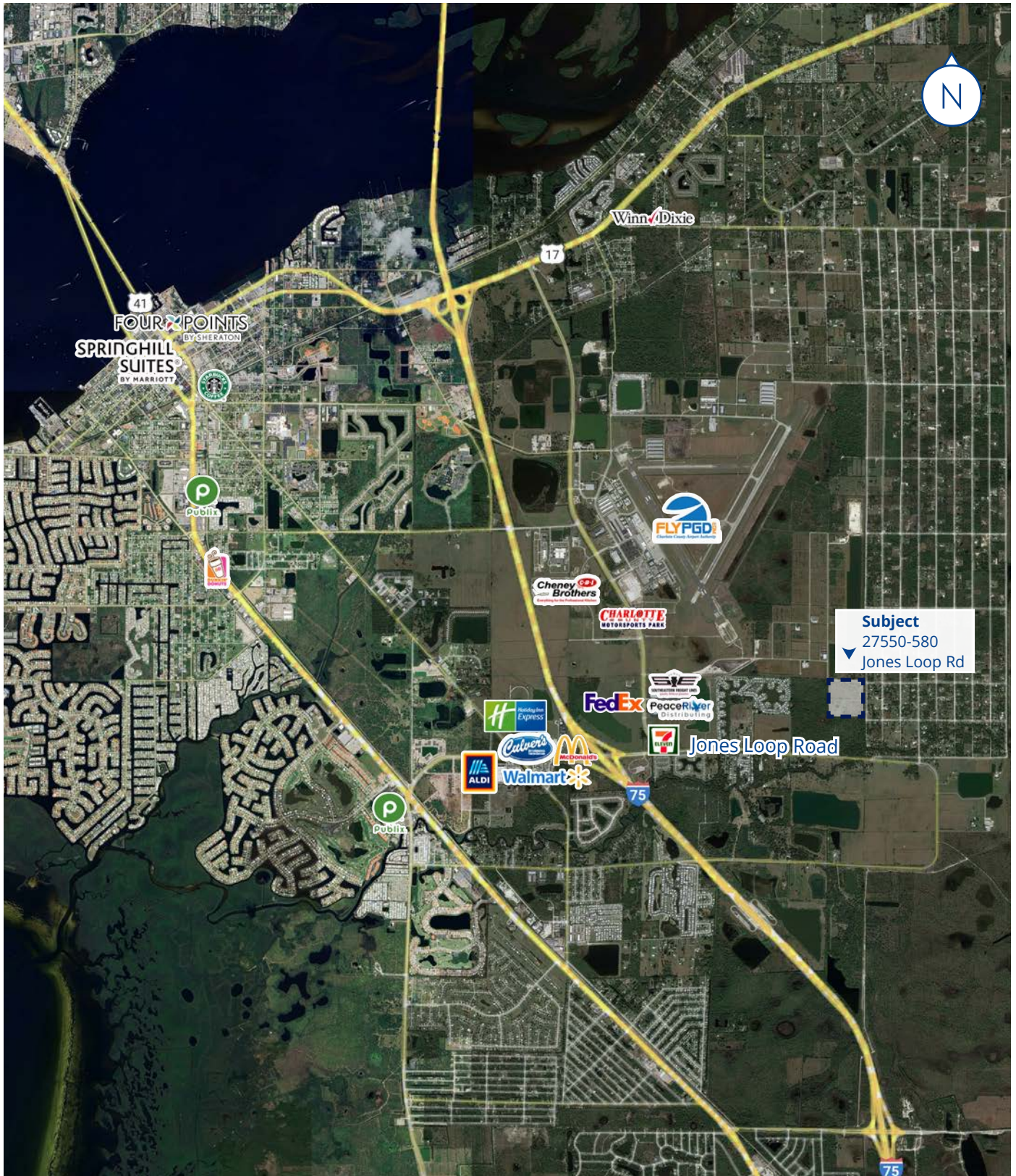
**Airport**

Punta Gorda.....<2 mi  
Sarasota-Bradenton Int'l....49 mi  
SWFL International.....29 mi



**Ports**

Port Manatee.....62 mi  
Port of Tampa.....76 mi





The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rounded rectangle. Below the rectangle is a horizontal bar with a color gradient from yellow to red.

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