

For Sale

1.70± Acres
Commercial Zoning
Port Charlotte, FL

Prime Commercial Opportunity in a Rapidly Growing Market

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Accelerating success.

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Property Overview

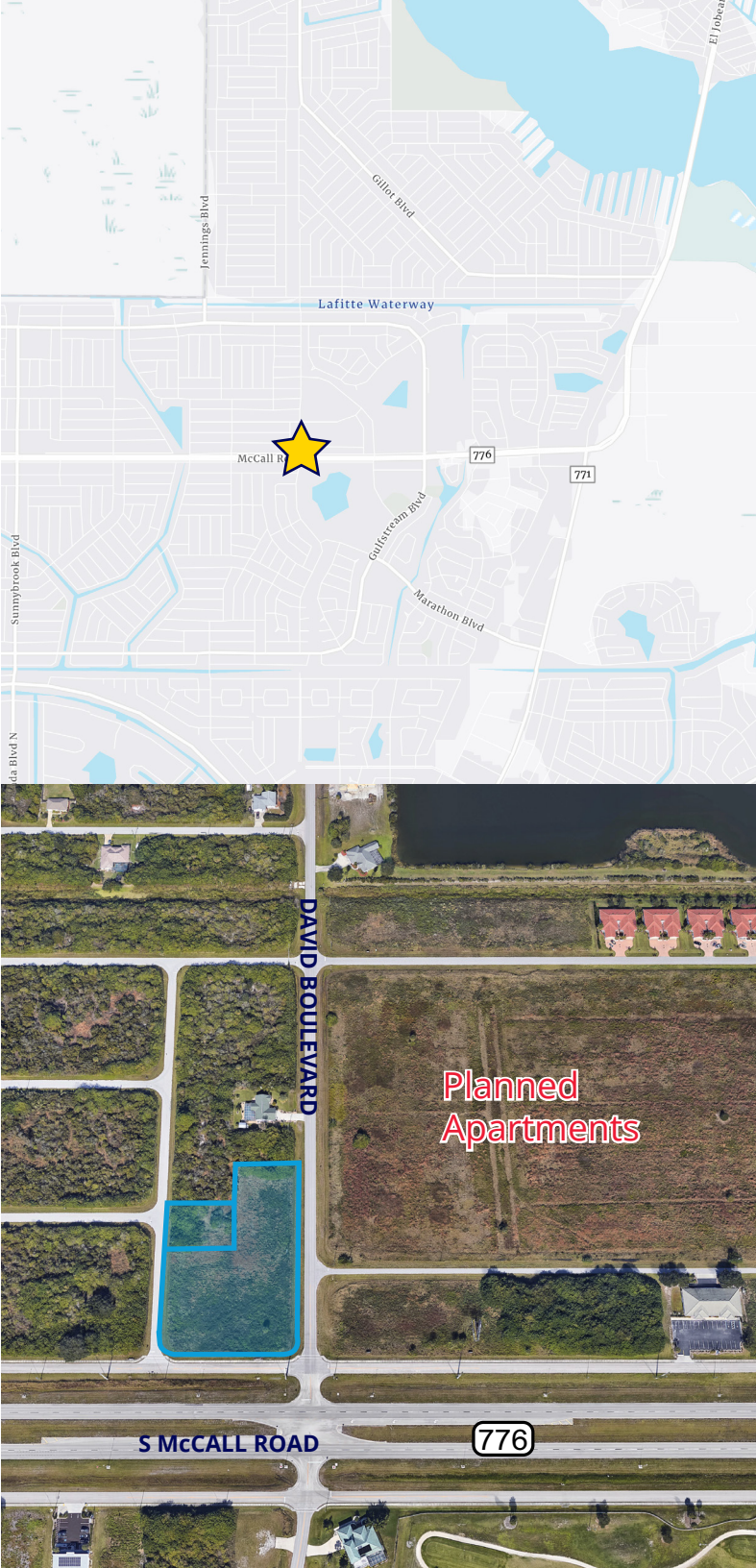
Positioned strategically in Port Charlotte, one of Florida’s fastest-growing regions, this 1.70-acre commercially zoned parcel at 7079 David Blvd offers a strategic opportunity for developers, business owners and investors. Port Charlotte is projected to experience a remarkable 27.7% population increase by 2025 - this site is primed for a range of commercial developments, including retail, medical, office, child day care, restaurant with many other permitted uses.

Address	7079 David Blvd., Port Charlotte, FL 33981
County	Charlotte
Site Area	1.70± Acres
Land-Use	GC (General Commercial)
Parcel IDs	42-21-06-378-003 41-21-06-378-004
Immediate Area Highlights	The property benefits from excellent connectivity, with easy access to major thoroughfares and proximity to shopping, dining, and recreational options. The nearby Charlotte Harbor area features over 200 restaurants, diverse retail outlets, and vibrant nightlife, enhancing the appeal for both residents and businesses.

Asking Price

\$750,000

Port Charlotte is experiencing significant growth, with the broader Charlotte County ranked as the fifth-fastest-growing region in the nation.



Future Developments



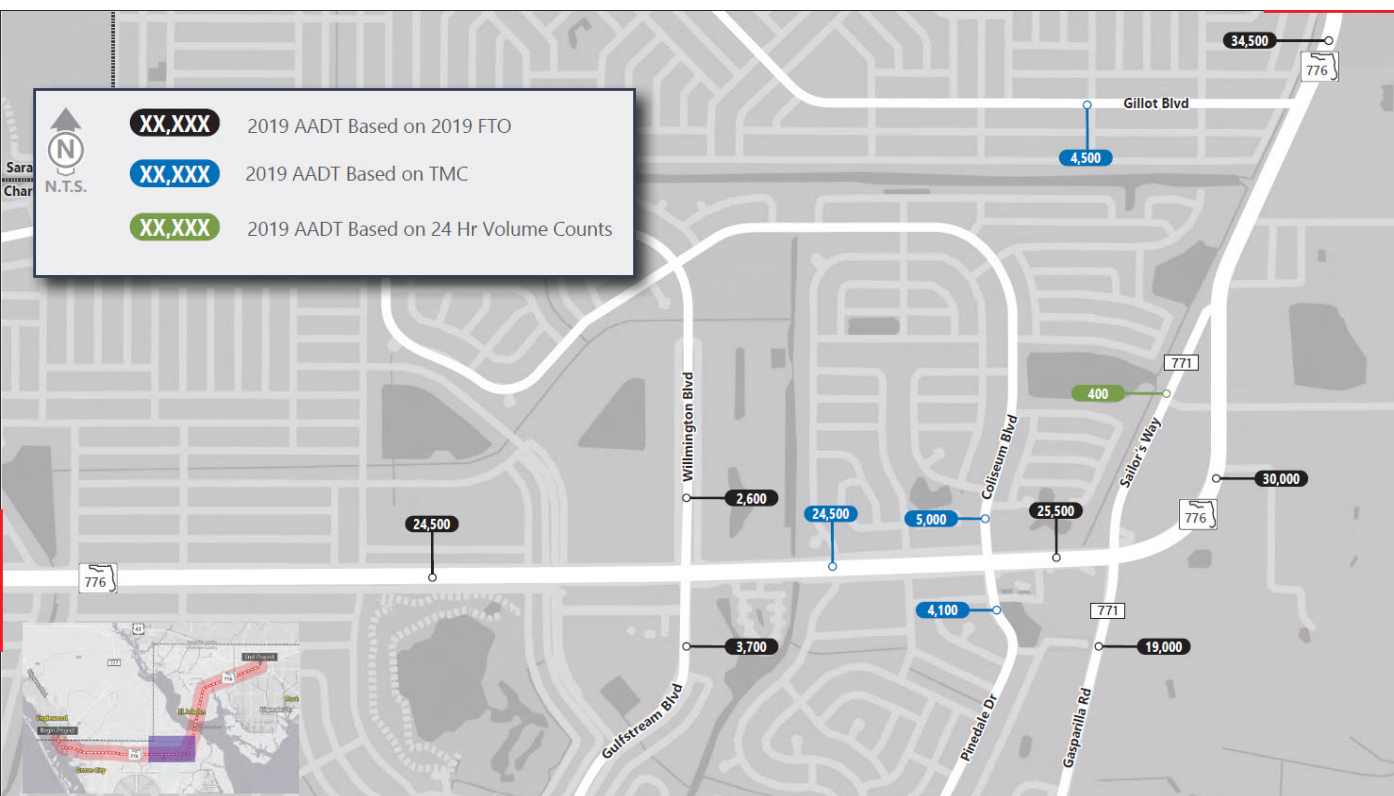
Current Permitting Activity

-  Subject Property - 1.70 Acres
-  David Blvd Apartments - 297 MF Units
-  Wilmington Preserve - Proposed SF Development
-  The Cove of Rotonda - 296 Units
-  Myakka River Elementary School
-  Harbor Village Commercial Outparcels
-  Harbor Village - 750 Planned Homes (SF/TH/MF)
-  Harbor Village Phase II - Maronda Homes - Proposed SFD - Early Permitting Stages
-  STOR NOW - Proposed Self-Storage Development
-  Home Depot Expansion Project
-  Cattle Dock Point - Proposed Marina & SFD - Early Permitting Stages



SR 776 (McCall Rd) Corridor Improvement Plan

The Florida Department of Transportation (FDOT) has launched a series of safety and traffic flow improvements along State Road 776, directly enhancing accessibility to the area surrounding this parcel. Notably, the project includes the conversion of several full median openings to two-way directional openings—one of which is at David Boulevard, immediately adjacent to the subject property. These upgrades are designed to improve traffic safety, reduce crash rates, and streamline vehicular movement throughout the corridor. Complementing these efforts, the SR 776 Corridor Planning Study addresses long-term needs related to congestion, mobility, and safety, with strategic recommendations to support continued regional growth. Situated in the direct path of development, this property stands to benefit significantly from the area's expanding infrastructure and rising demand, further enhancing its long-term investment appeal.



Several up-and-coming development projects throughout Port Charlotte will undoubtedly create sought-after communities for new residents and a top notch vacation destination for years to come.

Located one mile from Charlotte Sports Complex (Tampa Bay Ray's Spring Training facility) Lost Lagoon Development is creating the Arredondo Pointe experience including a 750 unit hotel, 2M square feet of retail, 45 acre waterpark, convention center, amphitheater, urgent care, a golf concept and more within the SMART City concept using sustainable practices throughout their design. (Source: lostlagoondevelopment.com)

West Port is a new community currently under construction being lead by top developer KL West Port, LLC, a division of the Kolter Group. This 450 acre master planned community is centrally located near the Charlotte Sports Park, Charlotte County Fairgrounds, and only minutes from several incredible golf courses, the El Jobean Fishing Pier and hundreds of shops and restaurants. The builders involved in the approximate 2,000 single family and multifamily project include:

Click Images for Larger View of Site Plans

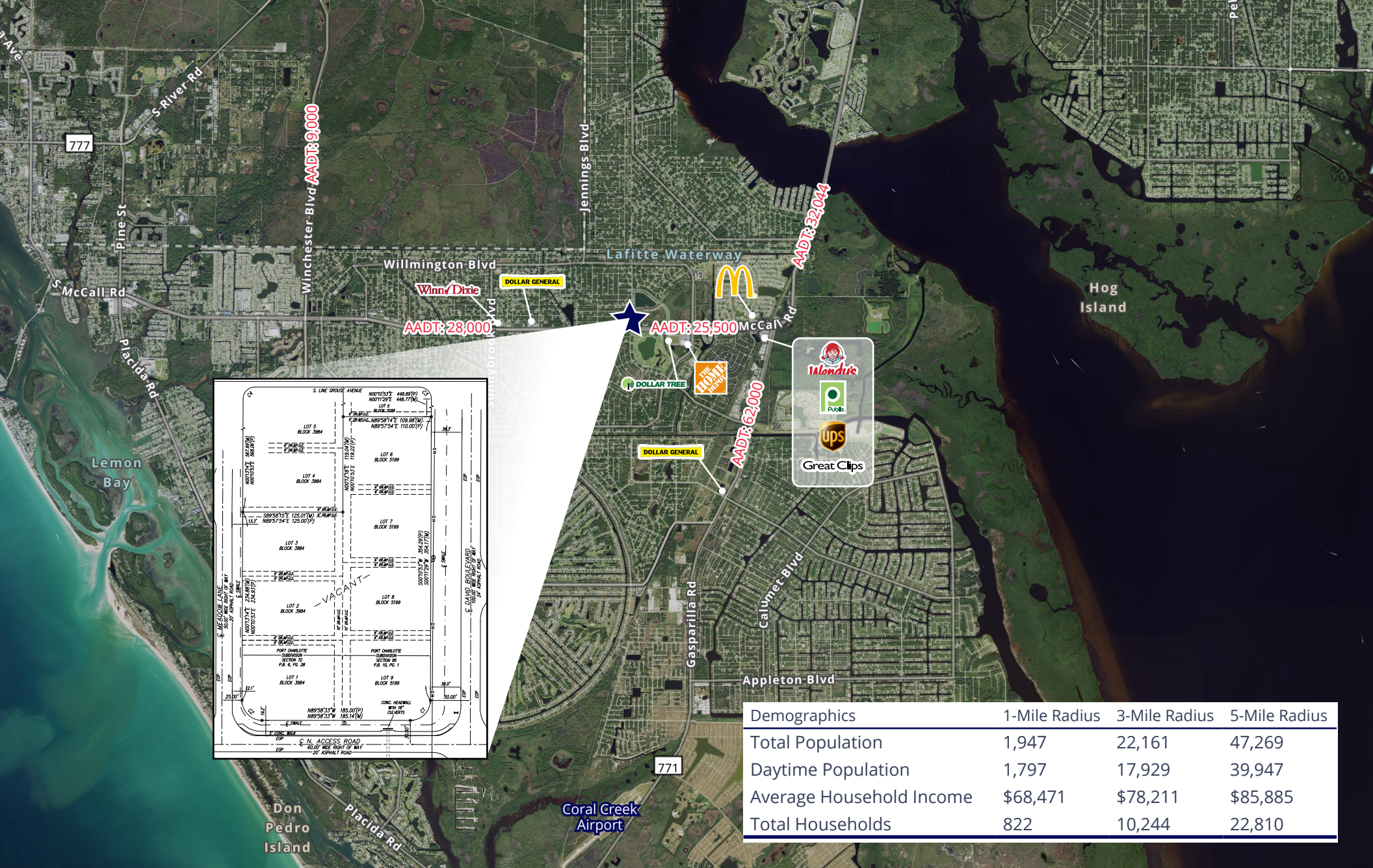


Last big piece of Murdock Village sold for nearly \$14M...[Click to read](#)

Land loan means green light for commercial center, water park in former Murdock Village parcel...[Click to read](#)

About West Port...
[Click to read](#)

Lost Lagoon Development...[Click to read](#)



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