

SALE

200 W HENRY ST

200 W Henry St Punta Gorda, FL 33950



SALE PRICE

\$650,000

Danny Nix Jr

941 225 4663

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PROPERTY DESCRIPTION

Prime .88-acre vacant lot located near the heart of historic downtown Punta Gorda. Punta Gorda LDRs would allow for 22 units so this property is ideal for a multi-family residential development. Situated just minutes from the newly established Sunseeker Resort, this area offers stunning waterfront views and a welcoming community. Punta Gorda features a variety of amenities for your development, including parks, walking and biking trails, and golf courses. Enjoy the abundant recreational opportunities in Charlotte Harbor, from boating and fishing to water sports, with convenient access to US 41 and I-75. Seize this exceptional opportunity to invest in a thriving community! All information comes from users and sources that are believed to be reliable but should be verified for accuracy. Subject to errors and omissions.

PROPERTY HIGHLIGHTS

- - Prime location in Punta Gorda, FL
- - Spacious lot size for residential development
- - Zoned for potential land development opportunities
- - Close proximity to local amenities and attractions
- - Accessible to major transportation routes

OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	38,334 SF

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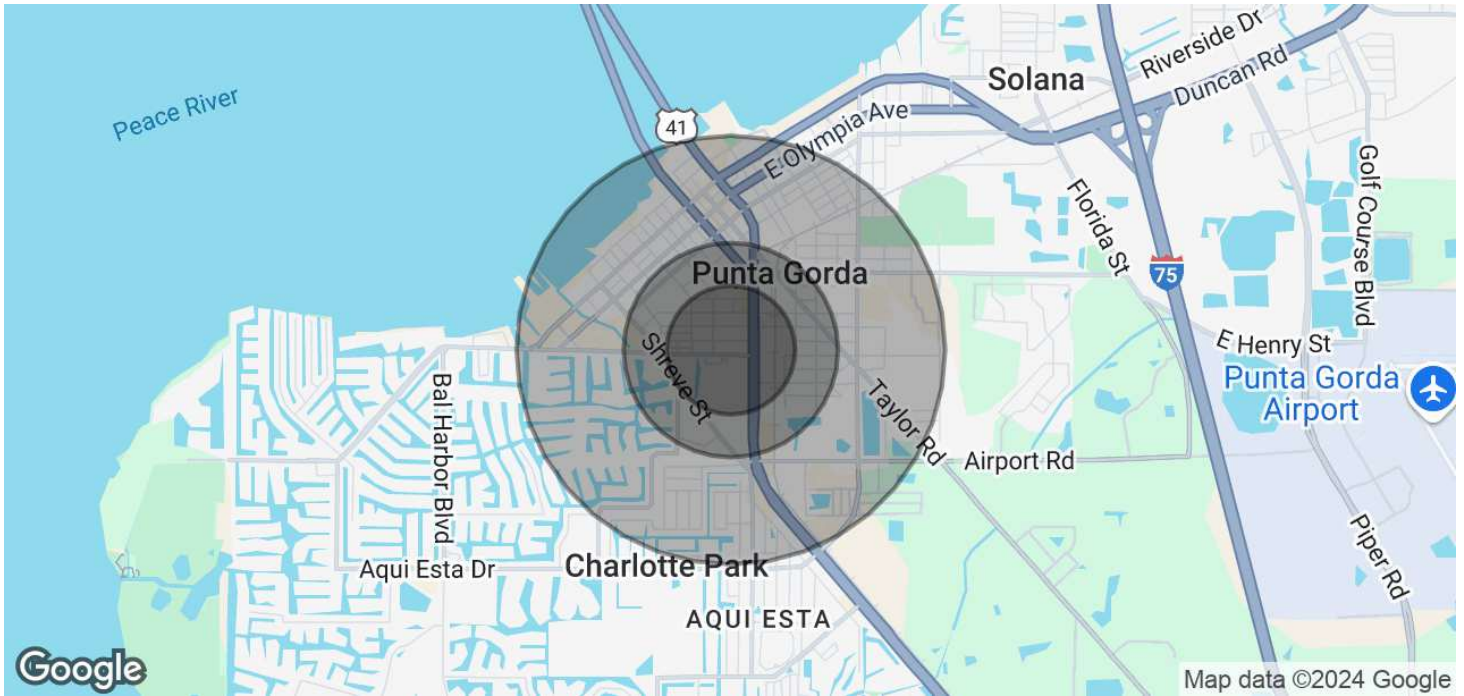


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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	347	1,652	6,533
Average Age	58	57	55
Average Age (Male)	56	56	54
Average Age (Female)	60	58	55
HOUSEHOLDS & INCOME			
Total Households	174	835	3,242
# of Persons per HH	2	2	2
Average HH Income	\$91,217	\$82,344	\$76,599
Average House Value	\$522,146	\$427,270	\$407,586

Demographics data derived from AlphaMap

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DANNY NIX JR

Broker Associate, CCIM

danny.nix.jr@gmail.com

Direct: **941.225.4663** | Cell: **941.724.0080**

PROFESSIONAL BACKGROUND

Sharing knowledge, experience, and enthusiasm about commercial real estate in Florida, our community and the business opportunities available, I strive to lead our team to help recruit and integrate companies and the people of those businesses into our area by finding them the best location at the highest use and value.

EDUCATION

Bachelor of Science in Marketing

Associates Degree in Business Administration

MEMBERSHIPS

NAR: National Association of Realtors

Florida Realtors

CCIM Member

ICSC: International Council of Shopping Centers

EDP: Charlotte County Economic Development Partnership

REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto (President)

Punta Gorda Chamber of Commerce

Charlotte County Chamber of Commerce

Englewood Chamber of Commerce

Fawcett Memorial Hospital (Board Member)

Florida Southwestern State College (Chairman of the Board)

Leadership Florida Cornerstone Class 38

Sunstar Realty
1231 Beach Road
Englewood, FL 34223
555.555.5555

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