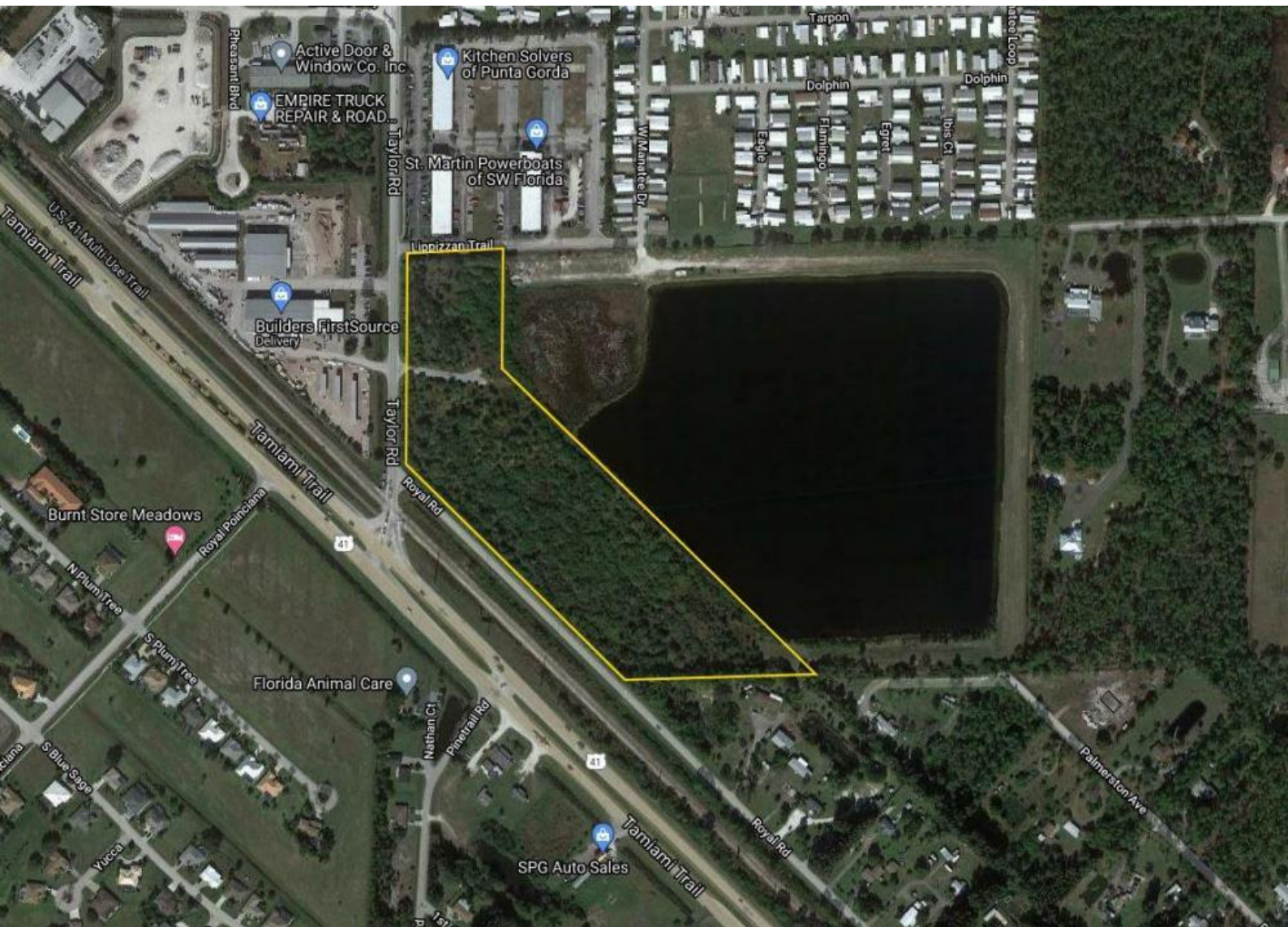


**PUNTA GORDA
COMMERCIAL
DEVELOPMENT
LAKEFRONT**
15 +/- Acres
Charlotte County, FL
\$2,500,000

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NEW LISTING



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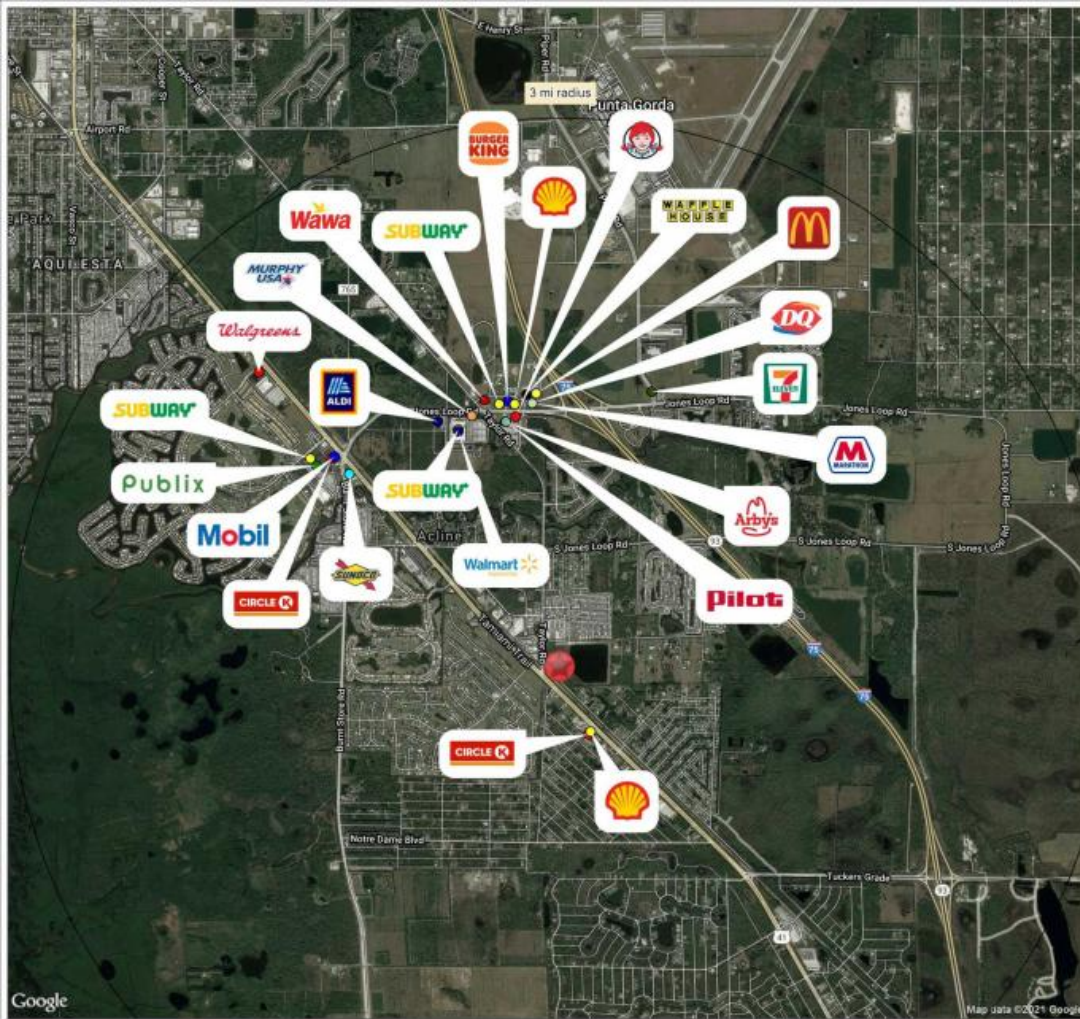
National Land Realty
2180 West First St
Unit 301
Fort Myers, FL 33901
www.NationalLand.com



Justus Koester
Office: 855.384.5263
Cell: 239.898.0163
Fax: 239.541.8375
Jkoester@nationalland.com

The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.

Retail Map



Aerial View



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	4,943	10,950	27,550
Households	2,397	5,185	13,368
Population Median Age	62.3	61.1	60.4
5 Yr Pop Growth (Total%)	9.3%	9.1%	9.0%

5 Mile Information



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OVERVIEW:

Punta Gorda Commercial Development Zoned CG which allows Gas station, Wholesale sales, Bank, Business services, General retail sales and services, Assisted living, Hotel, motel, inn, Medical or dental office, clinic, Restaurant, Mini-warehouses or storage facilities and many more. Minutes from the I-75 Jones Loop exchange and has excellent exposure to US-41 with A high average Annual Daily Traffic count. The lake next to the site is deeded for off site water retention which equals 15-20 percent savings. Public water is available, septic required. Railroad spur possibility which makes it easier and cheaper to move people and goods without interfering with other railroad operations. Port Charlotte area has miles of waterways, providing access to Charlotte Harbor and the Gulf of Mexico as well as many more miles of natural shoreline bordering Charlotte Harbor and the Peace and Myakka Rivers for camping, fishing, boating. Close access to retail, grocery, restaurants, medical, and beaches.

ADDRESS:

6800 Taylor Road
Punta Gorda, FL 33950

LOCATION:

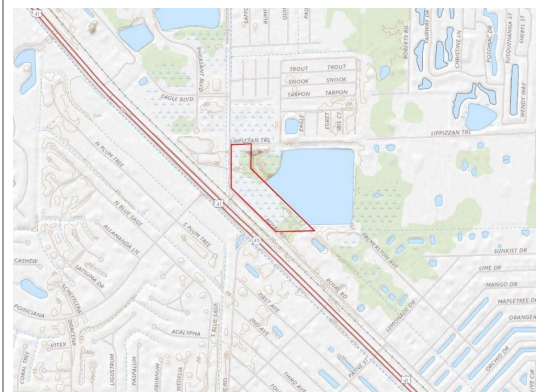
From US41/Tamiami Trail turn North on to Taylor Road Property is on West side just past Royal Road.

ACREAGE BREAKDOWN:

15 +/- acres uplands

TAXES:

13,121/year (2020)



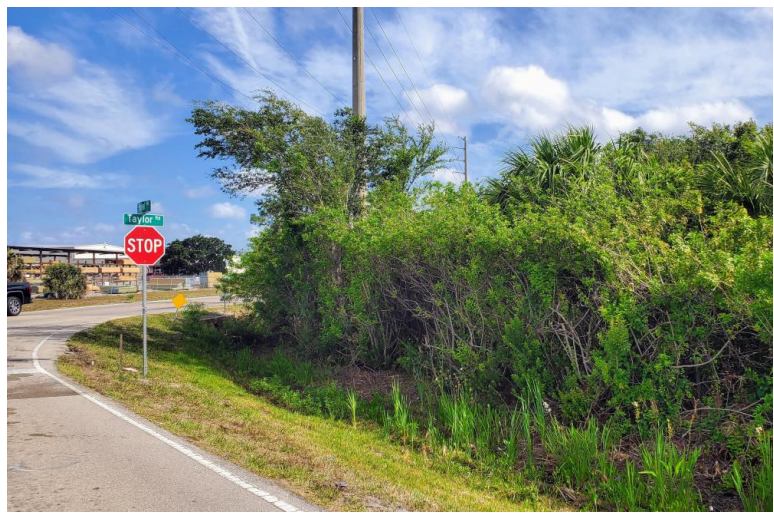
PROPERTY HIGHLIGHTS:

- Ideal development investment.
- The lake next to the site is deeded for off site water retention which equals 15-20 percent savings.
- Railroad spur possibility which makes it easier and cheaper to move people and goods without interfering with other railroad operations.
- The Charlotte county master plan includes over 2000 new homes, the airport home to Allegiant Airlines and the new long-term rental premier facility of Sunseeker.
- Cool Stadium home to the Atlanta Braves and Charlotte Sports Park is home to spring training for the Tampa Bay Rays.

LEGAL DESCRIPTION:

27 41 23 PARCEL 4-6-1 MULTIPLE PARCELS 15.57 AC. TOTAL COMM AT SW COR SEC 27 TH E 634.23 FOR P.O.B. TH CONT E 666.96 FT NW 705.89 FT SW 478 FT TO NE ROW ACL R/R TH SE 240.75 FT TO P.O.B. AKA PARCEL 4-6-1 ALSO





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