



AIRPORT COMMERCE PARK



PIPER ROAD

**Publix.**  
DISTRIBUTION CENTER

CHARLOTTE HARBOR  
BUSINESS CENTER  
139,200 SQ. FT.



**DAKOTA**  
DISTRIBUTING SUCCESS - ONE RELATIONSHIP AT A TIME



**FedEx**  
SHIP CENTER

JONES LOOP ROAD

I-75 - AADT 66,204±



**LSI**  
COMPANIES

OFFERING MEMORANDUM

# JONES LOOP & I-75 INTERCHANGE

46.15± ACRES IN CHARLOTTE COUNTY, FL

## PROPERTY SUMMARY

**Property Address:** 26700 Jones Loop Rd  
Punta Gorda, FL 33982

**County:** Charlotte

**Property Type:** Vacant Commercial/  
Industrial Land

**Property Size:** 46.15± Gross Acres

**Zoning:** Enterprise Charlotte  
Airport Park (ECAP)

**Utilities:** All Available

**STRAP Number:** 412322100005

LIST PRICE:

**\$10,500,000**

**\$5.22 PSF**

**LSI**  
**COMPANIES**  
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## SALES EXECUTIVES



**Justin Thibaut, CCIM**  
President & CEO



**Christi Pritchett, CCIM**  
Broker Associate



**DIRECT ALL OFFERS TO:**

**Christi Pritchett, CCIM**

[cpritchett@lsicompanies.com](mailto:cpritchett@lsicompanies.com)

**o:** (941) 916-9525 **m:** (239) 728-1720

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



- One of the last remaining I-75 interchange parcels available between Port Charlotte and Naples.
- Centrally located to serve all of Southwest Florida from Tampa to Naples with quick access to I-75.
- Many potential uses within the ECAP zoning, including warehousing, distribution, manufacturing, hotel, motel, gas stations and general retail/sales.
- 18± acres of existing lake, which may be utilized for storm water management for impervious development constructed on the net developable acres.
- Adjacent to the newly completed 250,000 Sq. Ft. FedEx distribution center and surrounded by new development activity.

# PROPERTY AERIAL





CHARLOTTE HARBOR  
BUSINESS CENTER  
139,200 SQ. FT.

MotoBros

Publix  
DISTRIBUTION CENTER

FedEx  
SHIP CENTER

SUNCOAST BEVERAGE  
SALES

DAKOTA  
DISTRIBUTING SUCCESS - ONE RELATIONSHIP AT A TIME

SE  
SOUTHEASTERN FREIGHT LINES

VENTURA  
Lakes

FIVE BELL  
CREAMERIES

ACT  
APPLIED COOLING  
TECHNOLOGY

AIRPORT COMMERCE PARK

FLY PGD  
Punta Gorda Airport

CREEKY SIDE  
RESORTS

7  
ELEVEN

EXIT 161

INTERSTATE  
75

I-75 - AADT 66,204±

BAYMONT  
BY WYNDHAM

H  
Holiday Inn  
Express

M  
McDonald's

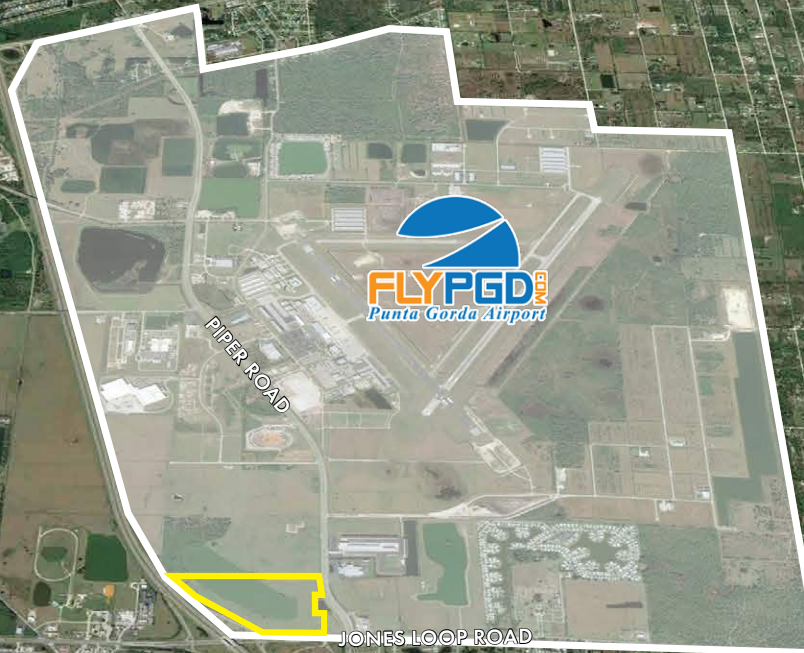
**DOWNTOWN  
PUNTA GORDA**

## ECAP DISTRICT ZONING

The ECAP zoning district allows a variety of mixed uses including Commercial, Retail, Industrial, Manufacturing, Transportation, Distribution, Research, Educational Facilities, Hotel, Motel, Medical Office and General Office. Opportunities for qualified businesses to obtain tax credits through Charlotte County to promote growth in this area.

The maximum lot coverage by commercial buildings shall not exceed 50% and the maximum floor area ratio shall not exceed 1.0. The maximum lot coverage by industrial buildings shall not exceed 40% and maximum floor area ratio shall not exceed 1.0. The maximum building height shall not exceed 90'.

*\*Please inquire for a complete list of allowable uses within the ECAP zoning district*





PGD is off I-75 on Florida's southwest coast between Sarasota and Ft. Myers, just minutes from Charlotte Harbor. Sun Country and Allegiant provide low-cost, nonstop air service to more than 50 destinations.

Owned and operated by the Charlotte County Airport Authority, PGD is an important transportation and economic asset for the region, providing hundreds of on-site jobs, space for business and aviation tenants, and more than \$1.7 billion in total economic output.

Air Carrier	12,012
Air Taxi	1,454
GA Local	38,467
GA Itinerant	49,326
Military	1,993
<b>2023 TOTAL</b>	<b>103,252</b>

*\* Does not include Air Show ops*  
*\* 2022 Total 86,539*

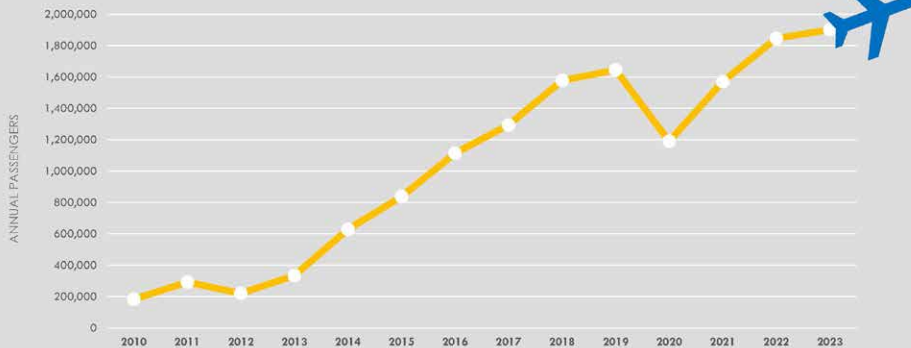
### 2023 Annual Airport Operations

**Based Aircraft:**

- Single Engine 331
- Multi Engine 36
- Jet 21
- Helicopter 11
- Ultra light 4
- Glider 1
- **TOTAL 404**

*\* 2022 Total 372*

## Commercial Air Service



PGD's 2023 Total Passenger Count: 1,901,819 (3.02% INCREASE over 2022)

## General Aviation

- **T- Hangars:**
  - 241 T-Hangars
  - 11 End Units
  - 252 Total Units
- **FY 2023 T-Hangar Revenue: \$900,602**
- **152 currently on wait list**
- **Average time on wait list = 24 months**



# INDUSTRIAL CONCEPT PLAN



ALT "A" - INDUSTRIAL

PARCEL	(+/-) ACRES	SQ. FOOTAGE	USE
A	6.40 AC	41,500 SF	(TILT UP) WAREHOUSE / FLEX
B	2.78 AC	40,425 SF	(TILT UP) WAREHOUSE / FLEX
C	2.42 AC	42,000 SF	(TILT UP) WAREHOUSE / FLEX
D	1.78 AC	21,600 SF	FLEX
E	1.87 AC	21,600 SF	FLEX
F	1.58 AC	21,600 SF	FLEX
G	1.69 AC	21,600 SF	FLEX
H	1.89 AC	21,600 SF	FLEX
I	2.04 AC	21,600 SF	FLEX
TOTAL	22.45 AC	253,525 SF	





I-75 - AADT 66,204±

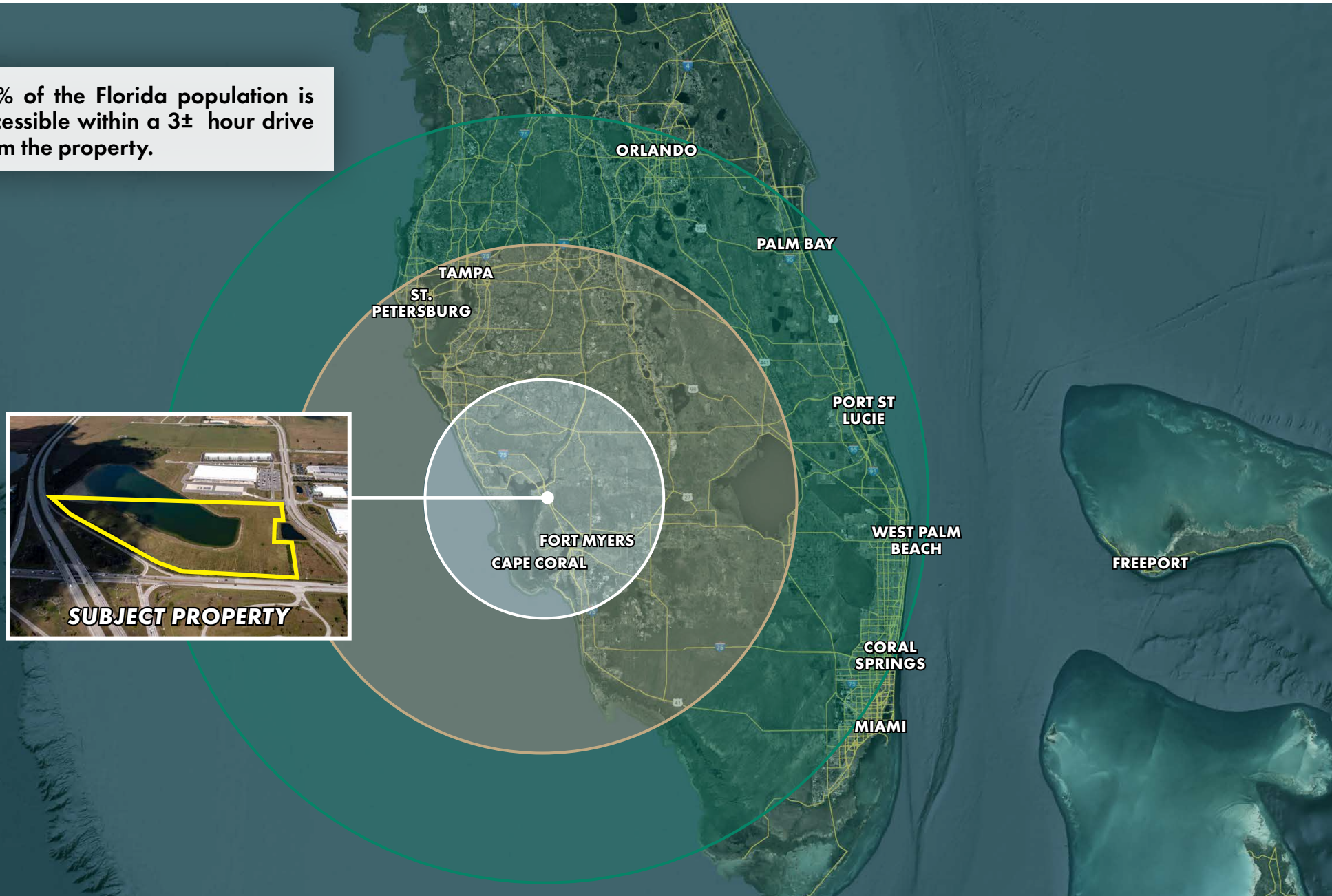


**ALT "B" - RETAIL / INDUSTRIAL**

PARCEL	(±) ACRES	SQ. FOOTAGE	USE
A	8.62 AC		GAS-TRUCK STOP / WASH REPAIR
B	4.19 AC		RESTAURANT
C	1.83 AC		HOTEL
D	1.15 AC		DRIVE THRU / FAST FOOD
E	1.25 AC		DRIVE THRU / FAST FOOD
F	.85 AC		DRIVE THRU / FAST FOOD
G	1.77 AC	21,600 SF	FLEX
H	1.92 AC	21,600 SF	FLEX
I	1.54 AC	16,650 SF	FLEX
TOTAL	23.12 AC	59,850 SF	

## DISTRIBUTION RADIUS

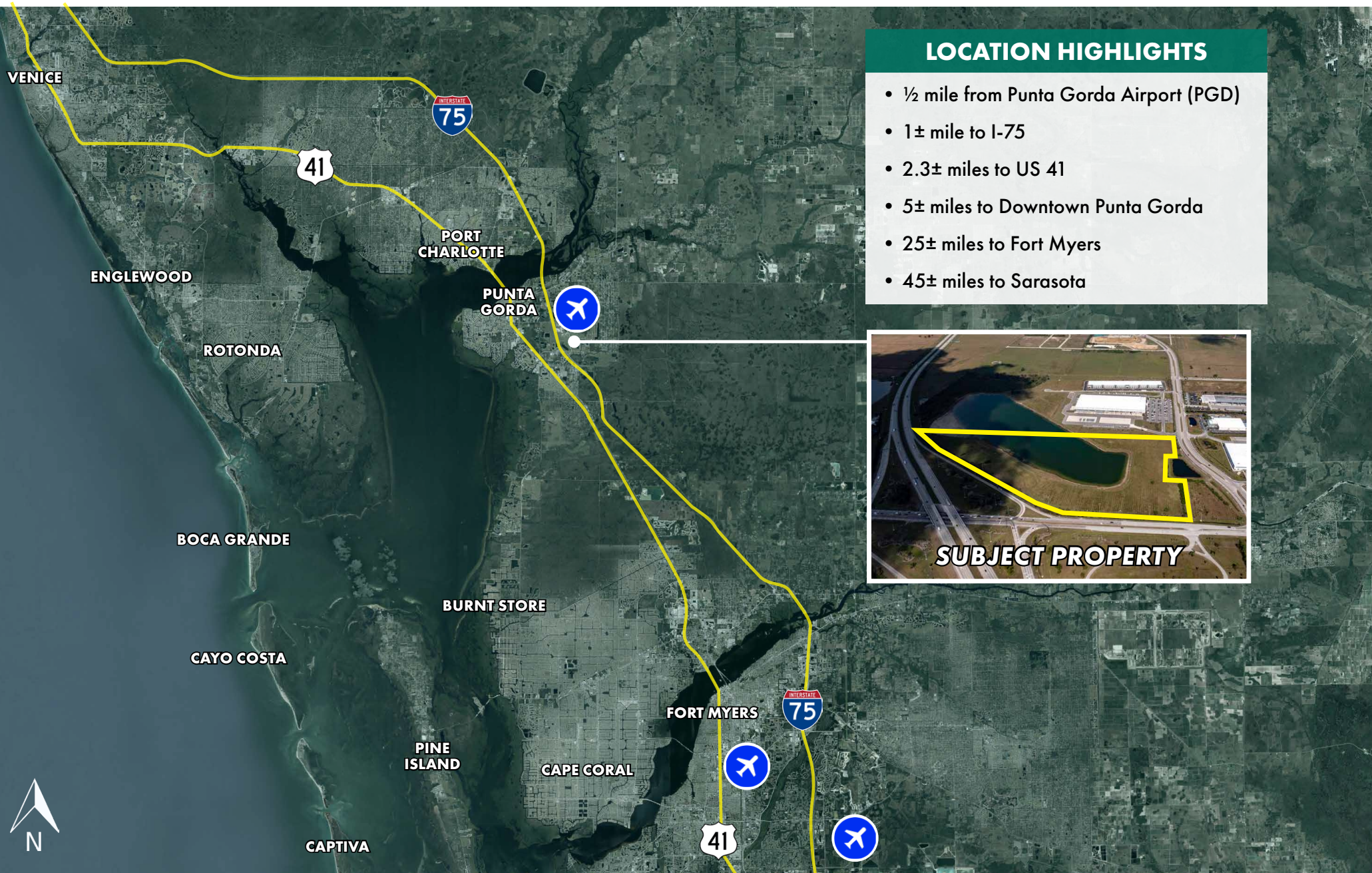
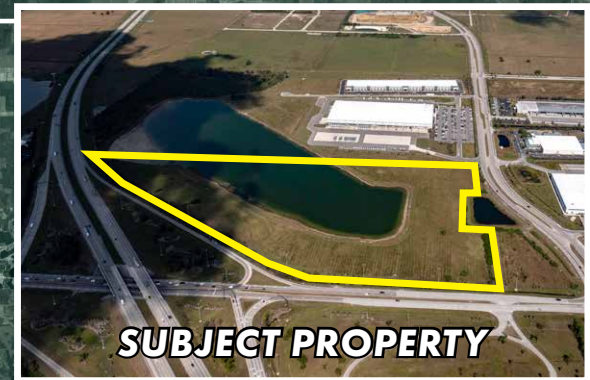
62% of the Florida population is accessible within a 3± hour drive from the property.



## LOCATION MAP

### LOCATION HIGHLIGHTS

- ½ mile from Punta Gorda Airport (PGD)
- 1± mile to I-75
- 2.3± miles to US 41
- 5± miles to Downtown Punta Gorda
- 25± miles to Fort Myers
- 45± miles to Sarasota





# LSI COMPANIES

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