

## **INFRASTRUCTURE CONSTRUCTION UNDERWAY. ENTITLEMENTS IN PLACE**

# HIGHWAY 17



# **SOLD**

# **National**

# **Distribution**

# **Facility**

# Under Contract



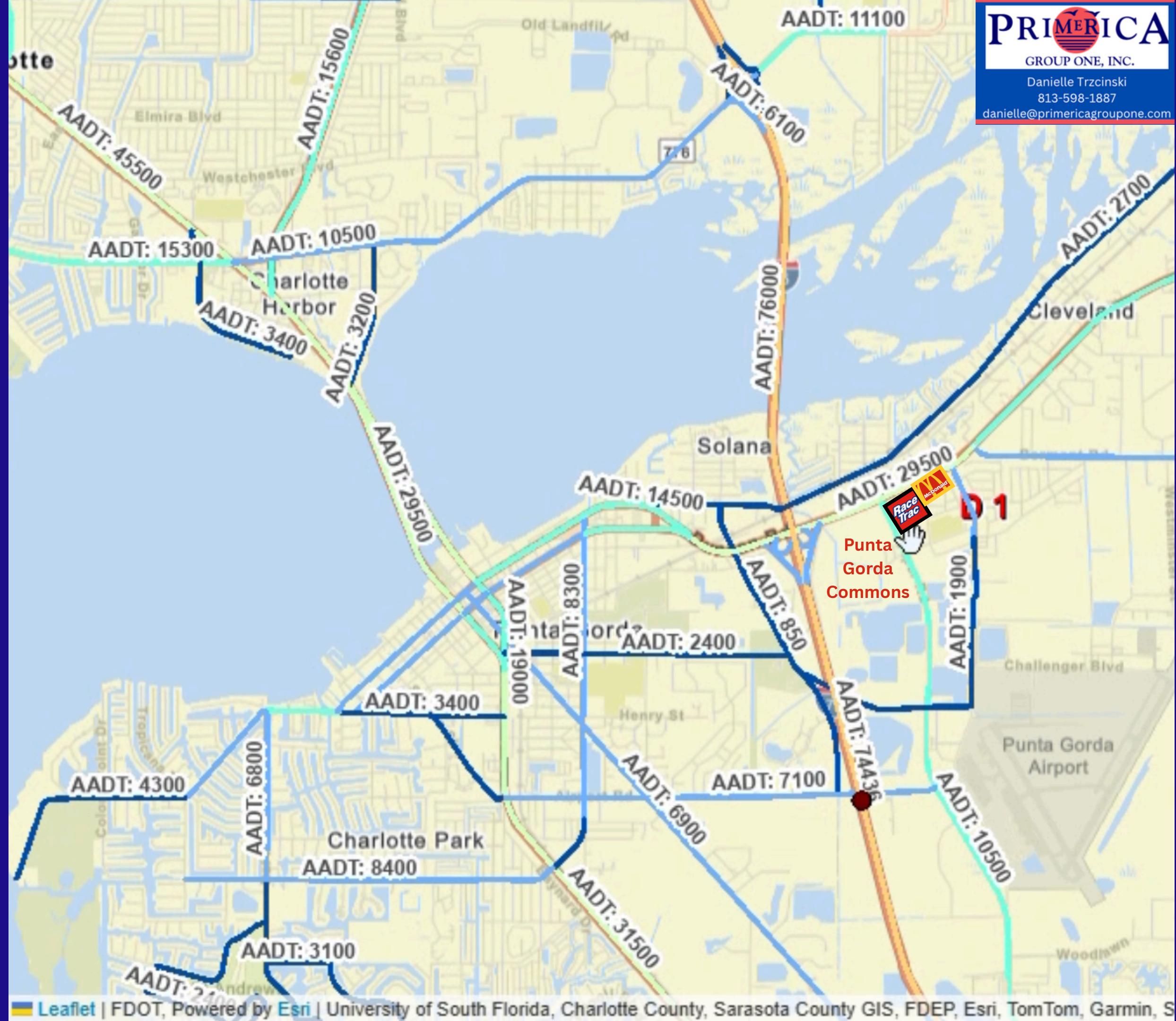
# PUNTA GORDA

# WEST COAST OF FLORIDA

Strategically positioned off I-75 and Highway 17

# ECAP zoning in Florida, Charlotte County near **PUNTA GORDA** **AIRPORT.**

**Designed to foster business growth with flexible rules for industrial, commercial, and logistics uses, offering streamlined permits.**



# Punta Gorda Commons

# Traffic Counts

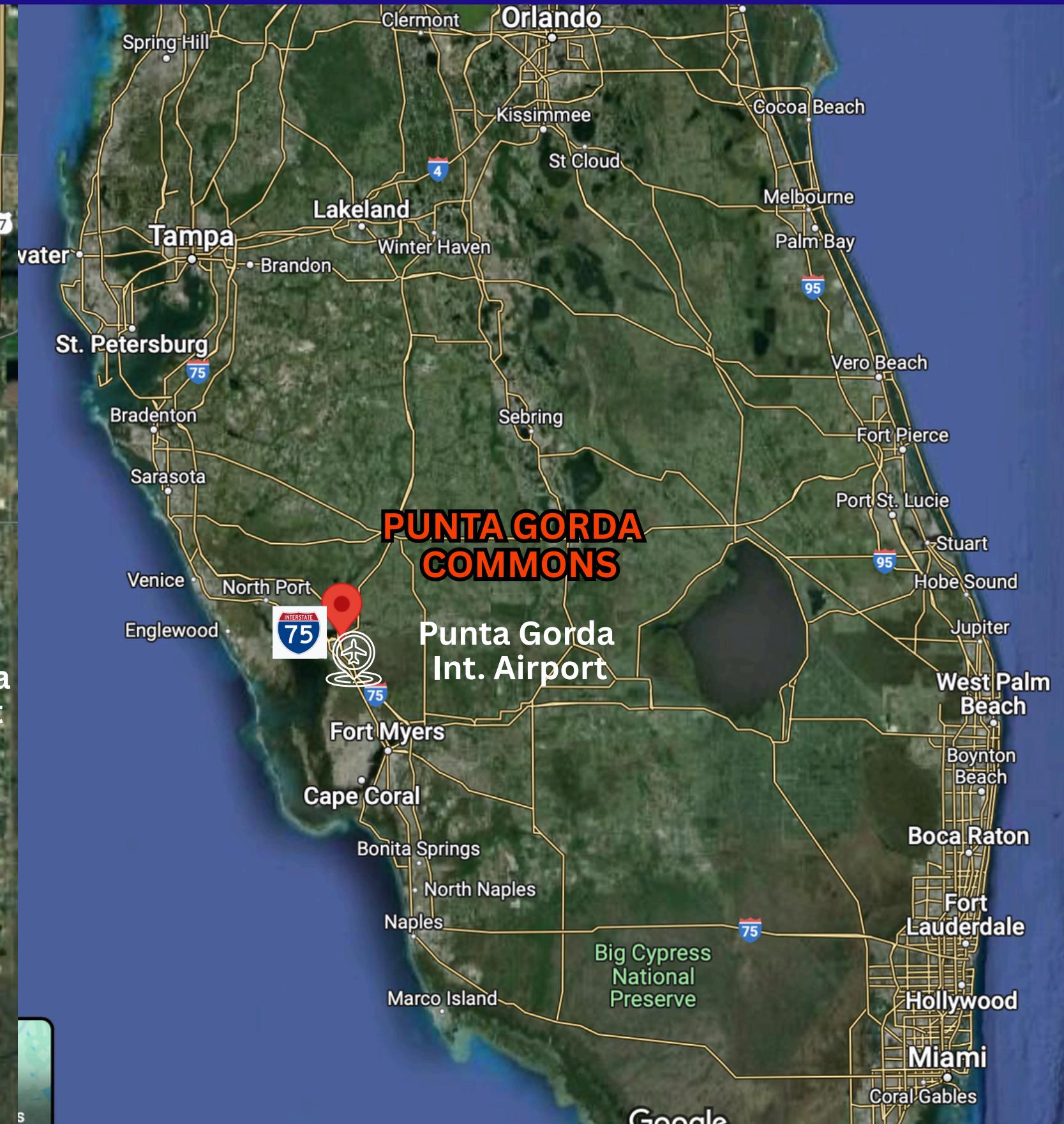
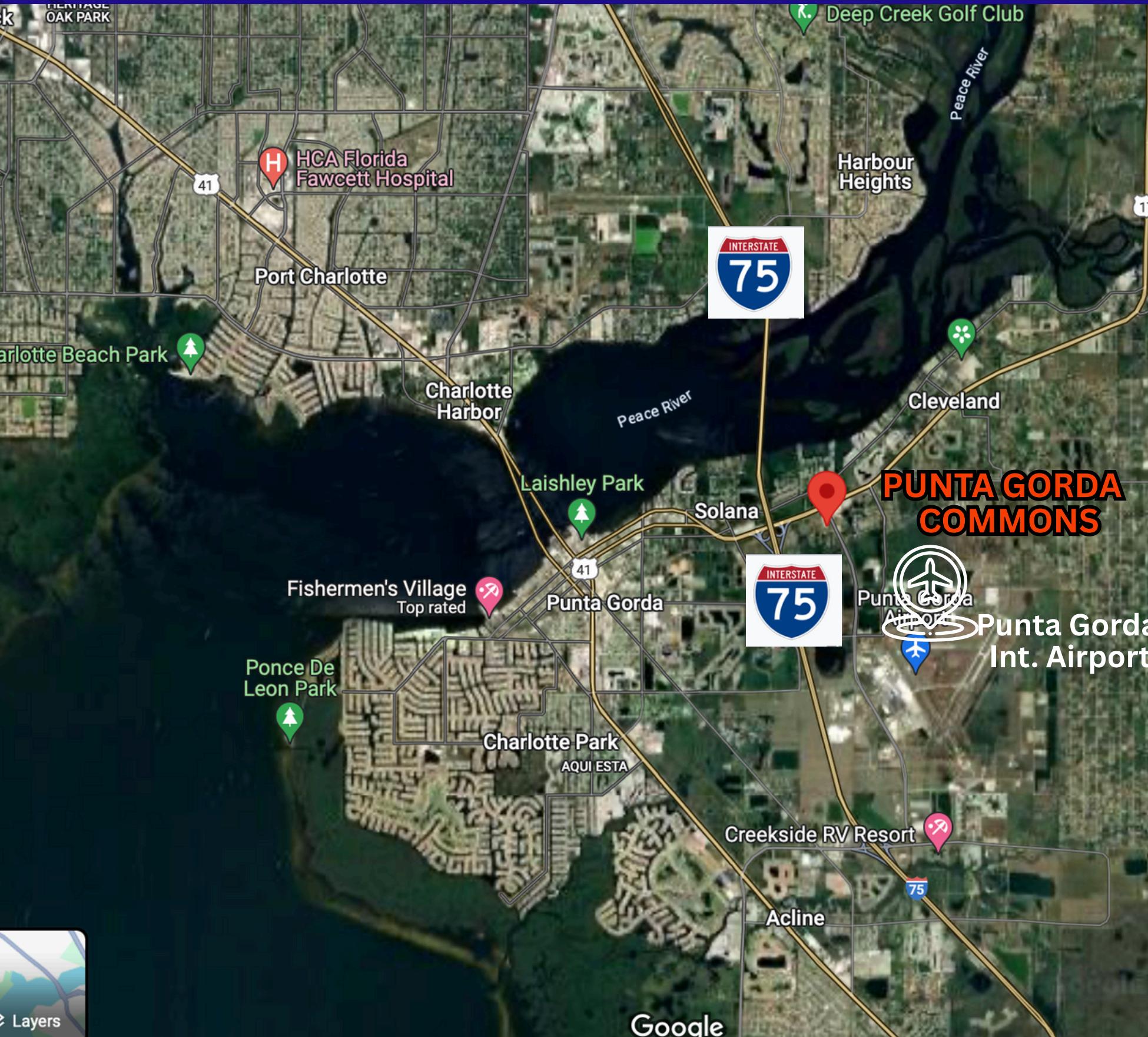
I-75	76,000
Highway 17	29,500
Piper Rd	10,500

Punta Gorda Commons is positioned along one of the region's most highly traveled corridors, delivering exceptional visibility and consistent daily traffic. A prime opportunity for developers seeking premier land on Florida's booming West Coast.

# PUNTA GORDA COMMONS

## MAIN GATEWAY TO PUNTA GORDA INTERNATIONAL AIRPORT

Strategically positioned just off I-75 and Highway 17, this high-growth corridor is within two miles of the international Punta Gorda Airport on Piper Road. An ideal opportunity for developers looking to capitalize on Florida's booming West Coast market.



# Punta Gorda Commons



**Ideally positioned immediately off I-75, the site sits along Highway 17—one of Florida's major east-west corridors spanning the entire state—and at Piper Road, providing direct access to Punta Gorda Airport.**

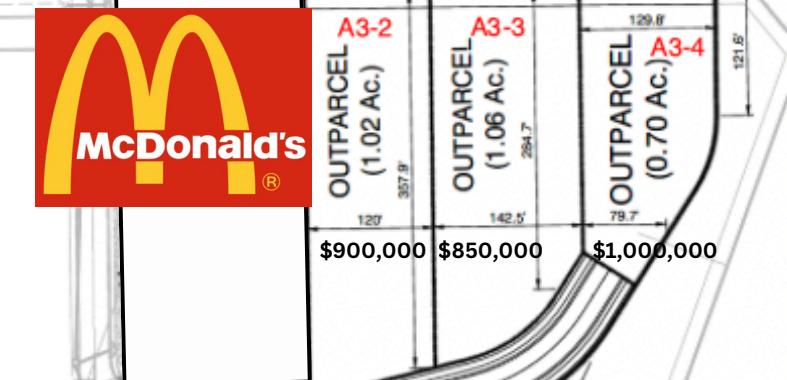
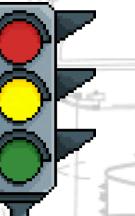
**This site offers unparalleled access, visibility, and regional reach for development.**



# **SOLD NATIONAL DISTRIBUTION COMPANY**

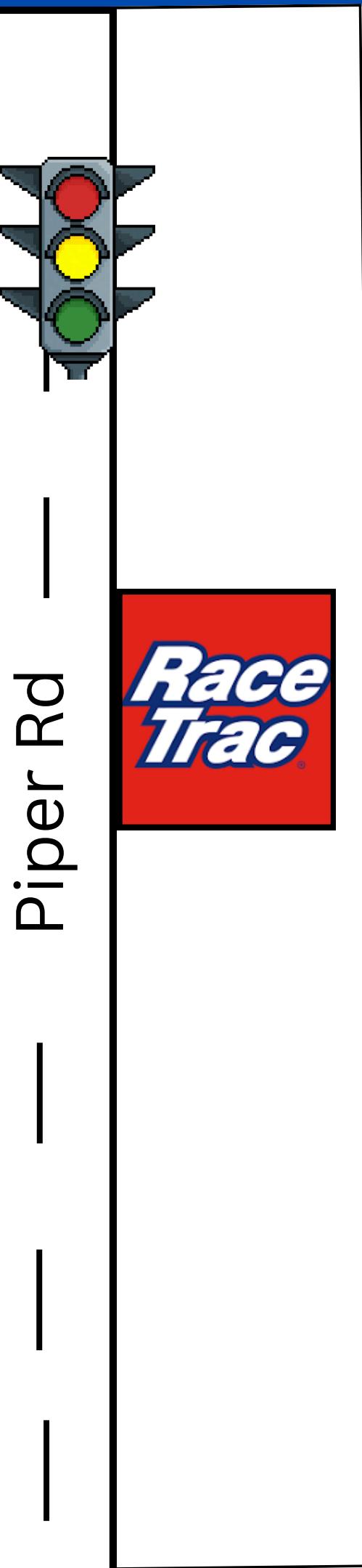
# UNDER CONTRACT

# PUNTA GORDA, FL



Danielle Trzcinski  
813-933-0629  
813-598-1887

danielle@primericagroupone.com

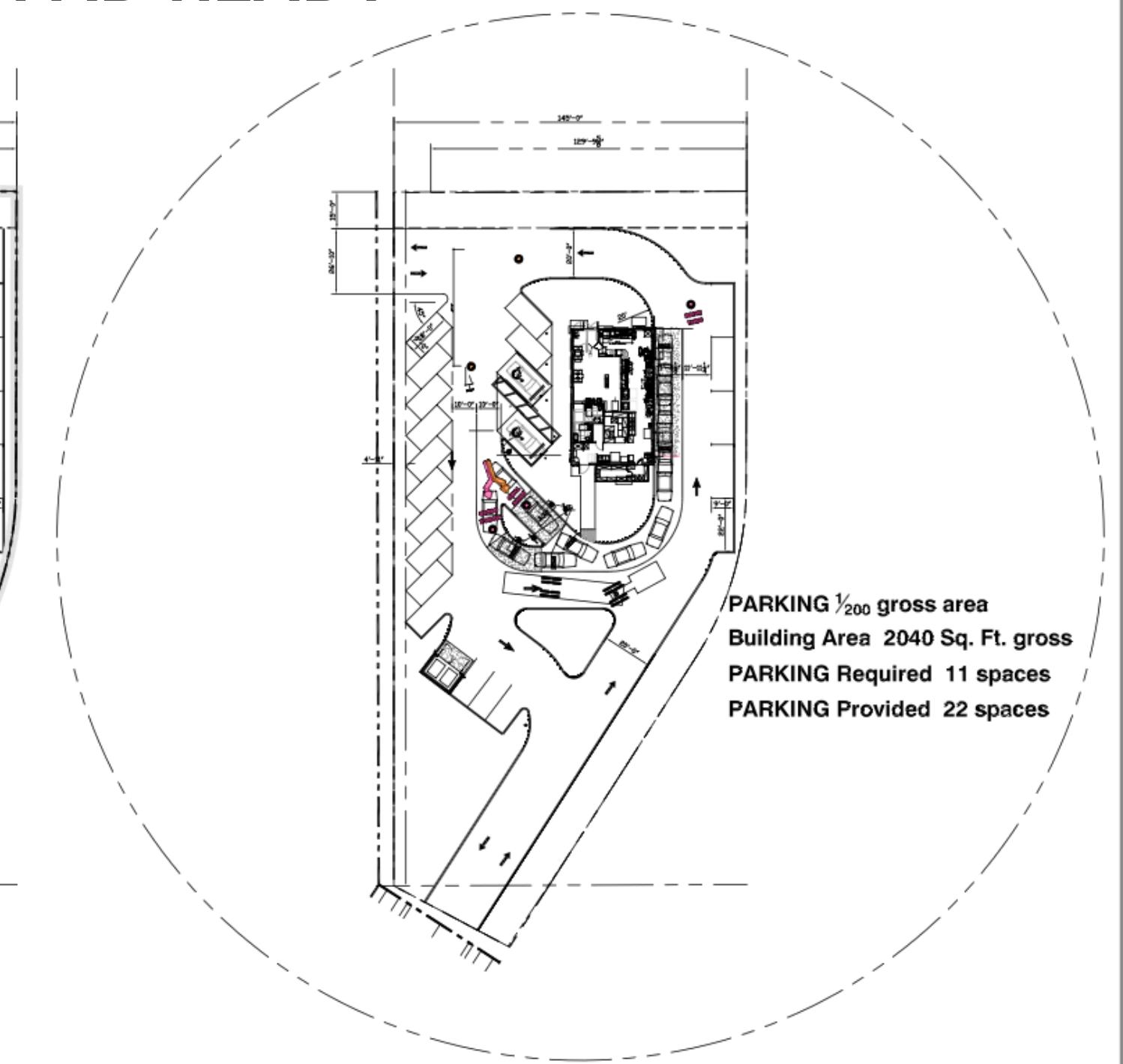


**EAST SIDE**

**Property for Sale or Ground Lease.**

**HIGHWAY 17**

**PAD READY**



# PUNTA GORDA COMMONS – MIXED-USE DEVELOPMENT OPPORTUNITY

## HIGHLIGHTS

- Bulk sale with all entitlements in place
- Approx. \$750,000+ per acre.
- ECAP mixed-use zoning
- Excellent access to US-17, I-75 & Piper Road
- Proximity to Punta Gorda Airport
- County development incentives available
- **TOTAL ACREAGE AVAILABLE: 17.63 acres. Net Usable Land.**
- **\$13.25 million for ALL All Cash Quick Close (60 Day)**

Punta Gorda Commons is a premier mixed-use commercial development site available in bulk with all entitlements in place, offering a streamlined path to development.

Strategically located, the property is bisected by the newly constructed four-lane Piper Road, a major north-south arterial providing direct access to Punta Gorda Int. Airport. U.S. Highway 17, which runs east-west across the entire state of Florida, further enhances regional connectivity. The site also offers immediate access to I-75, creating exceptional visibility and accessibility.

Located within Charlotte County, the property benefits from available development incentives and is zoned ECAP (Enterprise Charlotte Airport Park)—a mixed-use zoning district specifically designed to promote and enhance economic development.

The property is being offered in its entirety or may be divided into development tracts, as illustrated on the attached Preliminary Plat.

# PUNTA GORDA COMMONS

# MAIN GATEWAY TO PUNTA GORDA INTERNATIONAL AIRPORT



ECAP zoning in Florida, Charlotte County near Punta Gorda Airport, designed to foster business growth with flexible rules for industrial, commercial, aviation, and logistics uses, offering streamlined permits, excellent transportation access, and a supportive ecosystem for development like manufacturing, warehousing, and distribution

