



SELLSTATE
MAXIMUM PERFORMANCE REALTY

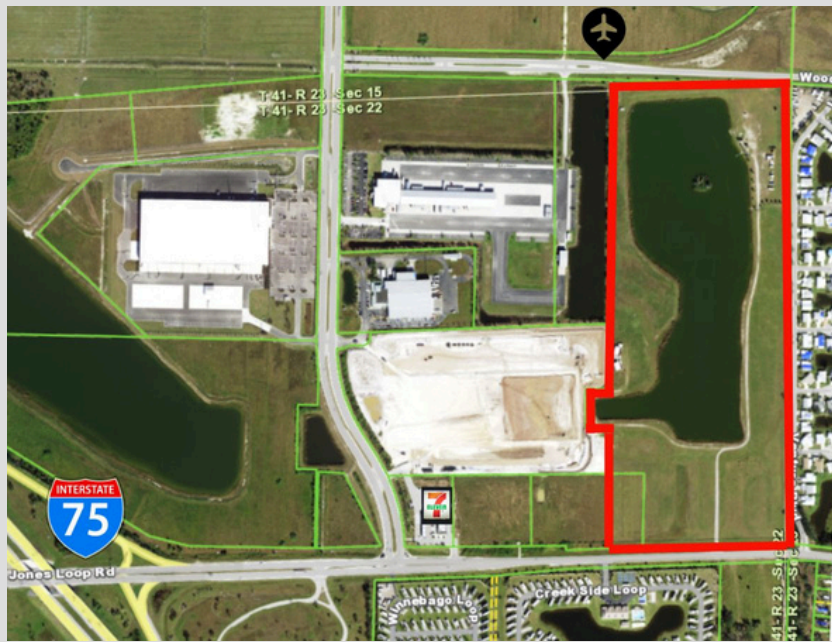
Offering Memorandum

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Property Summary

This is a rare opportunity to acquire **58.4 acres** of strategically located development land within Charlotte County's Enterprise Charlotte Airport Park (ECAP) — a fast-growing industrial and business corridor directly adjacent to Punta Gorda Airport and just minutes from I-75.



Zoned for a flexible mix of industrial, aviation, commercial, green tech, and government uses, this site is ideal for a wide range of high-impact users, developers, or end-users seeking a regional hub in Southwest Florida.

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Incentives

- Located in ECAP – A designated economic engine for Charlotte County
- Supportive permitting & zoning process
- Workforce availability from surrounding counties
- Attractive tax environment for business relocation
- Ideal for 250,000+ SF facilities



Permitted Uses

- ECAP Zoning Allows:
- Industrial, warehouse & distribution centers
- Green industry: solar, clean tech, hydrogen
- Aircraft hangars, MRO, and flight training facilities
- Building trades and contractor operations
- Government, medical, or vocational office campuses
- Hotels, retail, and restaurants (by location criteria)
- Wholesale operations and service businesses

Zoning supports large-scale, phased, or master-planned development.

Property Highlights

- Size: 58.4 Acres (subdividable by buyer)
- Zoning: ECAP – Mixed-use industrial/business
- Location: Adjacent to Punta Gorda Airport
- Access: Minutes to I-75, US-41, and Jones Loop Rd
- Utilities: Public water/sewer, electric, fiber available
- Topography: Level, development-ready

Investment Profile	
Asset Type Vacant Land	Industrial/Commercial Use
Zoning ECAP	Enterprise Charlotte Airport Park
Parcel Size	58.4 Acres (can be subdivided by buyer)
Utilities	At Site
Development	Shovel Ready
Asking Price	\$10,000,000



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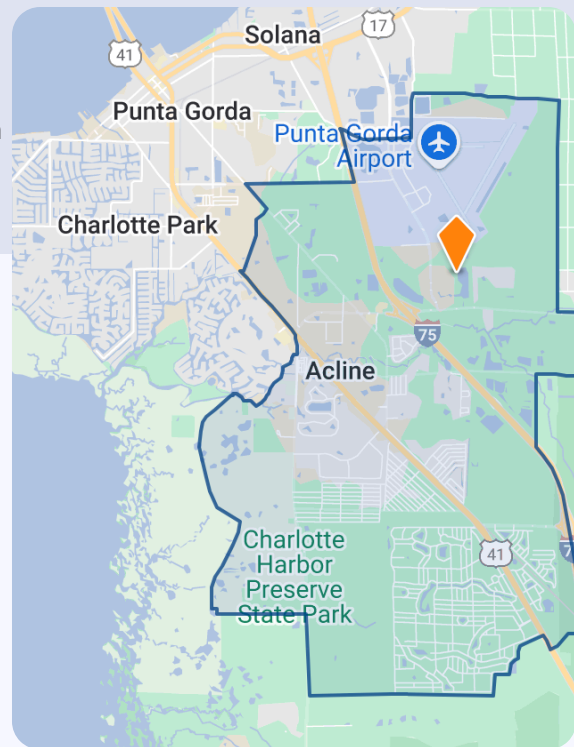
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Location Advantages

Strategically Positioned in a Growth Corridor:

- 0.2 miles to Punta Gorda Airport (PGD)
- 0.5 miles to I-75 interchange
- 10 minutes to downtown Punta Gorda
- 25 minutes to Fort Myers
- 45 minutes to Sarasota/Bradenton
- Near Cheney Brothers, Allegiant Air, FedEx, Arby's distribution





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Best Uses

- 250,000+ SF industrial park
- Green-tech or clean manufacturing
- Aviation services or MRO
- Government or vocational campuses
- Contractors needing large yard & office/showroom space
 - Airport-area hotel & service retail (with arterial access)



Site Features:

- Flat terrain, no major environmental encumbrances
- Stormwater-friendly elevation
- Surrounded by ECAP-zoned compatible parcels
- Supports phased or master-planned development

Nearest Commercial Ports

Port of Manatee

- Distance: ~45 miles northwest (about 1 hour drive via I-75)
- Location: Palmetto, FL

Use: Bulk cargo, container shipping, vehicles, perishables, etc.

Other Nearby Port Options:

- Port Tampa Bay (~80 miles north)
- Port Everglades (~140 miles southeast)
- PortMiami (~160 miles southeast)