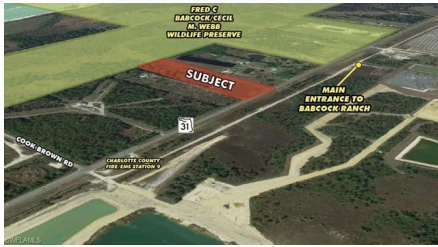




**Cross Property Customer Financial Report w/Photos**

**Lot & Land Customer Financial Report**



**General Information**  
**List Price:** \$750,000  
**MLS#:** 224014187  
**Address:** 12691 STATE ROAD 31  
 PUNTA GORDA, FL 33982  
 OA01 - Out of Area  
**GEO Area:** Charlotte  
**County:** Charlotte  
**Property ID:** 422524400003  
**Lot:** 0  
**Lot Type:** Acreage  
**Block/Bldg:** 0  
**Parcels:** 0  
**Zoning:** P  
**Legal Unit:** P  
**Potential Short Sale:** No  
**Virtual Tour URL:**  
**Land Use Code:** 99-Acreage Not Zoned Agricultrl  
**Other PIDs:**

ML# 224014187  
**Status:** Active (01/29/24)  
**Trans Type:** Sale  
**List Price/Acre:** \$75,000.00  
**Property Class:** Lot and Land  
**Subdivision:** NOT APPLICABLE  
**Development:** NOT APPLICABLE  
**Sec/Town/Rng:** 24/42/25  
**Foreclosed REO:** No

**Detailed Property Information**

**Property Information:** Located in "State Opportunity Zone" designated by chief executives of the State, offering consists of 10 acres non-conforming RV Park zoning (RVP needs minimum 15 acres with non- Agricultural Future Land Use), and Future Land Use of Agriculture. The rear of the property borders Fred C. Babcock/Cecil M. Webb Wildlife Management area, a State of Florida wildlife preserve. This unique development opportunity is across from the fast-developing Babcock Ranch, America's first solar-powered town, with 19,500 residential units and 680,000 solar panels. Easy access from Babcock Ranch, Fort Myers, Punta Gorda, North Fort Myers, Cape Coral, and Lehigh Acres

**Approx. Lot Size:** 334x1306x334x1306  
**Lot Size:** 10.00 (acres) / 435,600 (sqft)  
**Approx Sqft.Land:**  
**Rear Exposure:** W  
**Elevation:**  
**Lot Desc.:** See Remarks  
**Restrictions:** None/Other  
**Utilities:** None  
**Usage:** Other/See Remarks  
**Road:** Public Road  
**Sewer:** None  
**Water:** None  
**Subdivision Info:**

**Gas YN:**  
**Gas Description:**  
**Trees:**  
**Ground Cover:**  
**Land:**  
**Avail. Documents:**  
**View:** None/Other  
**Dock:**  
**Boat/Dock Info:**  
**Waterfront:** No  
**Waterfront Desc.:** None  
**Gulf Access:** No  
**Canal Width:** None

**Financial/Transaction Information**

**Total Tax Bill:** \$48  
**Tax Year:** 2023  
**Tax Desc:** County Only  
**HOA Fee:**  
**HOA Description:**  
**Master HOA Fee:**  
**Condo Fee:**  
**Transfer Fee:** \$0

ML# 224014187  
**Spec Assessment:**  
**Land Lease:**  
**Mandatory Club Fee:**  
**Rec. Lease Fee:** \$0

**One Time Fees**  
**Spec Assessment:**  
**Land Lease:**  
**Mandatory Club Fee:**  
**Rec. Lease Fee:** \$0  
**Other Fee:** \$0

**Approval:**  
**Terms:** Buyer Finance/Cash  
**Maintenance:** None  
**Possession:** At Closing  
**Special Info:**  
**Property Location:** Not Applicable  
**Legal Desc:** ZZZ 244225 P10 24 42 25 P-10 10 AC. M/L TH N1/2 OF S1/2 OF NE1/4 OF SE1/4 AKA P-10 301/184-85 363/655 583/817 585/439 593-2033 604/1636 COR967/280 1165/602 1536/1349 1778/126 E1791/239 1803/455 2851/603 CD2980/1842 3587/399  
**Listing Broker:** NRT Commercial LLC



**Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.**

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