

26082 SHORE DRIVE

16.82± ACRE RIVERFRONT PROPERTY IN PUNTA GORDA, FL

LSI
COMPANIES



OFFERING MEMORANDUM | LSI COMPANIES, INC.

OFFERING SUMMARY

Property Address: 26082 Shore Drive
Punta Gorda, FL 33950

County: Charlotte

Property Size : 16.82± Acres

Zoning: RE-1

Future Land Use: Low Density Residential (standard density of 5 du/acre)

Strap Number: 402333354001; 402333352003

Tax information: \$8,247 (2023)

LIST PRICE:

\$2,000,000

LSI
COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES EXECUTIVE



Christi Pritchett, CCIM
Sales Associate



OFFERING PROCESS

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

Christi Pritchett, CCIM | cpritchett@lsicompanies.com

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WWW.LSICOMPANIES.COM

EXECUTIVE SUMMARY

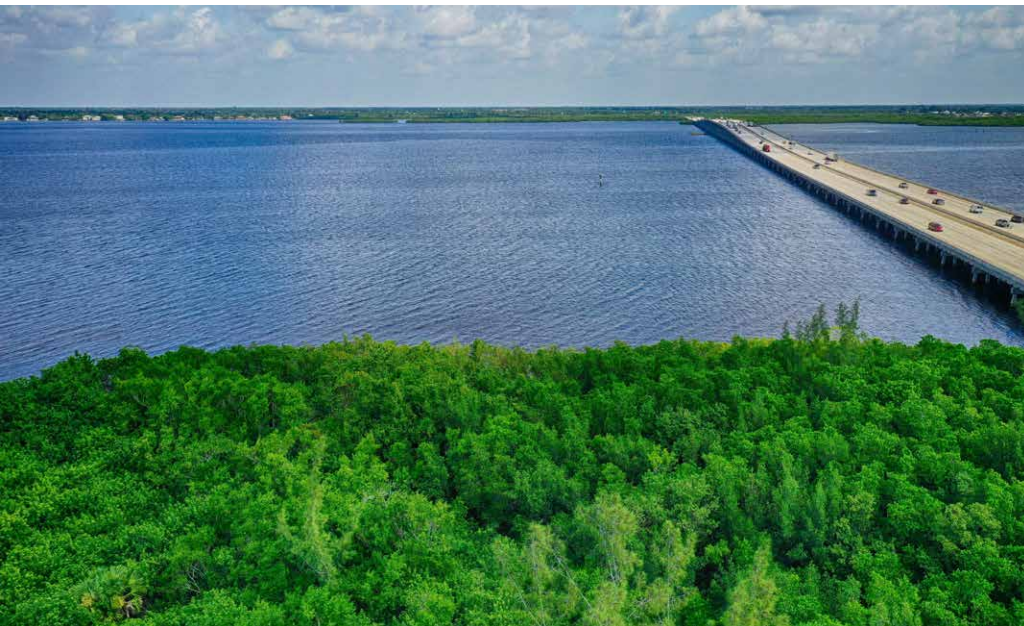
- 17± acre property well suited for an estate waterfront homesite or residential development with 550' of river frontage
- Once cleared, the property will offer unobstructed views of the Peace River and Charlotte Harbor as well as direct access to the Gulf of Mexico
- Two ingress/egress points on Shore Drive and Acacia Avenue
- Charlotte County Future Land Use of Low Density Residential potentially allows for up to 85 residential units with rezoning
- Located just minutes from Downtown Punta Gorda and I-75



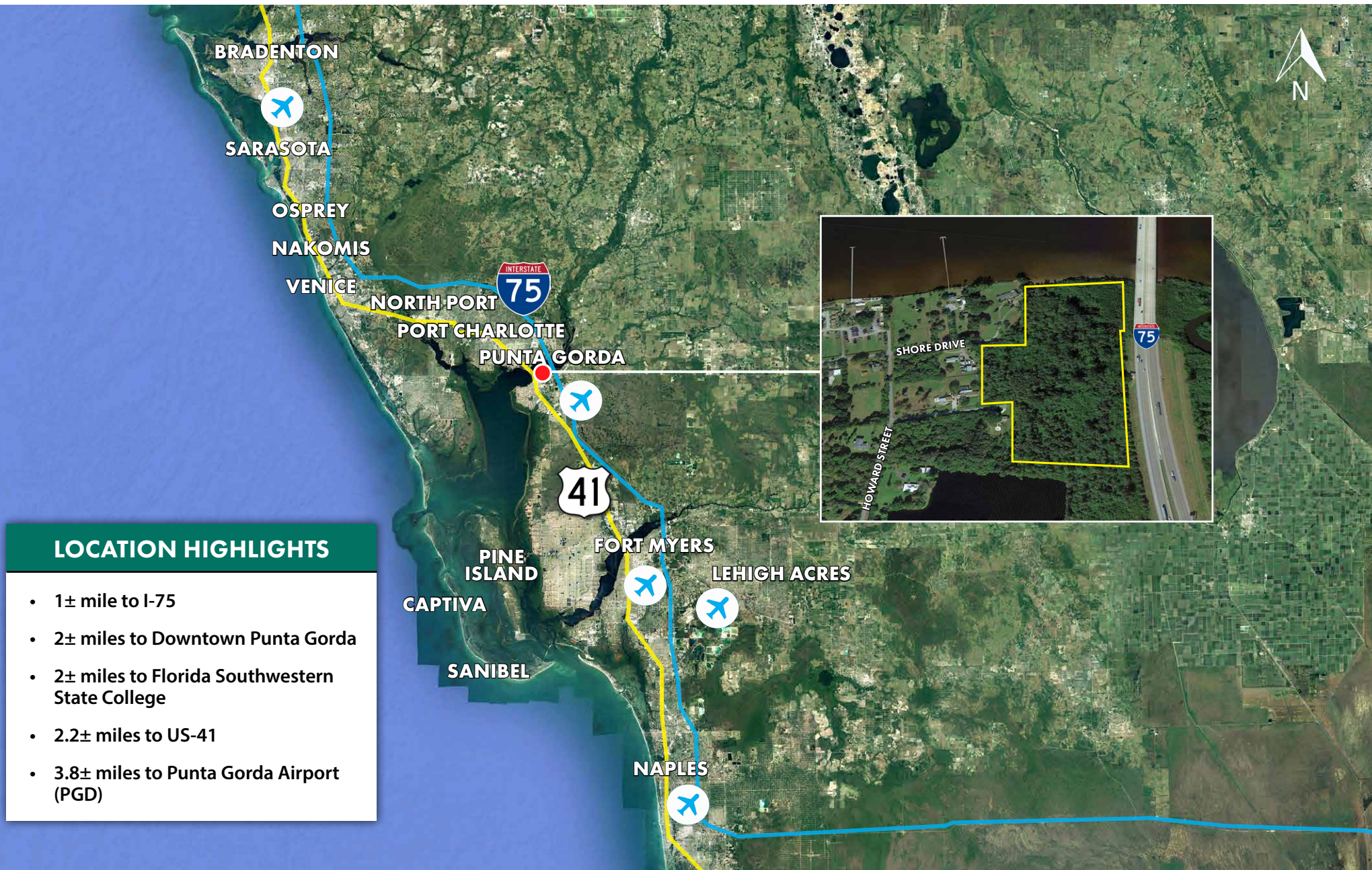
PROPERTY AERIAL



PROPERTY GROUNDS



LOCATION MAP





LSI COMPANIES

www.lsicompanies.com

LIMITATIONS AND DISCLAIMERS

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