

DEVELOPMENT OPPORTUNITY

2.08± ACRES

9350 KNIGHTS DRIVE, PUNTA GORDA, FL 33950

Boback
Commercial
Group
Commercial Sales & Leasing



FOR SALE - \$839,000

ABOUT THE PROPERTY

Commercial infill site with good access, located at I-75 & Jones Loop Road. Area of heavy commercial/retail activity. Directly adjacent to Knights Inn Motel, Pilot Travel Center, numerous fast-food establishments and the Wal Mart Supercenter is next door. Punta Gorda Airport and US 41 are just minutes away. Ideally located for a host of commercial uses.

PROPERTY FEATURES

- 2.08± Acres
- Frontage: 198 feet wide by 457 feet deep
- Zoning: CG - Commercial General (Charlotte County)
- Utilities: Water and Sewer
- R.E. Taxes: \$11,341.37 (2024)
- Strap#: 41232148003



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AREA DESCRIPTION

Fast expanding I-75 interchange area with easy access to all of Lee, Charlotte and Sarasota counties.

APPROVED USES (partial list)

- | | | |
|------------------------|------------------------------|---------------------------------------|
| ▣ Vet clinic, boarding | ▣ Vehicle wash | ▣ Hotel, motel |
| ▣ Convenience with Gas | ▣ Bar, nightclub, restaurant | ▣ Vehicle, boat, RV sales and service |
| ▣ Self storage | ▣ Assisted Living Facility | ▣ Tire store |

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