

For Sale



314± ACRES VACANT LAND

Development Opportunity in Punta Gorda, Florida

GREAT
FUTURE
DEVELOPMENT



Charlotte Harbor

Flows Directly into the Gulf of Mexico at Boca Grande Pass which is 15 Nautical Miles from the Boat Ramp Nearest the Property

Florida Native Keys & Marsh Land

Subject

Protected Land



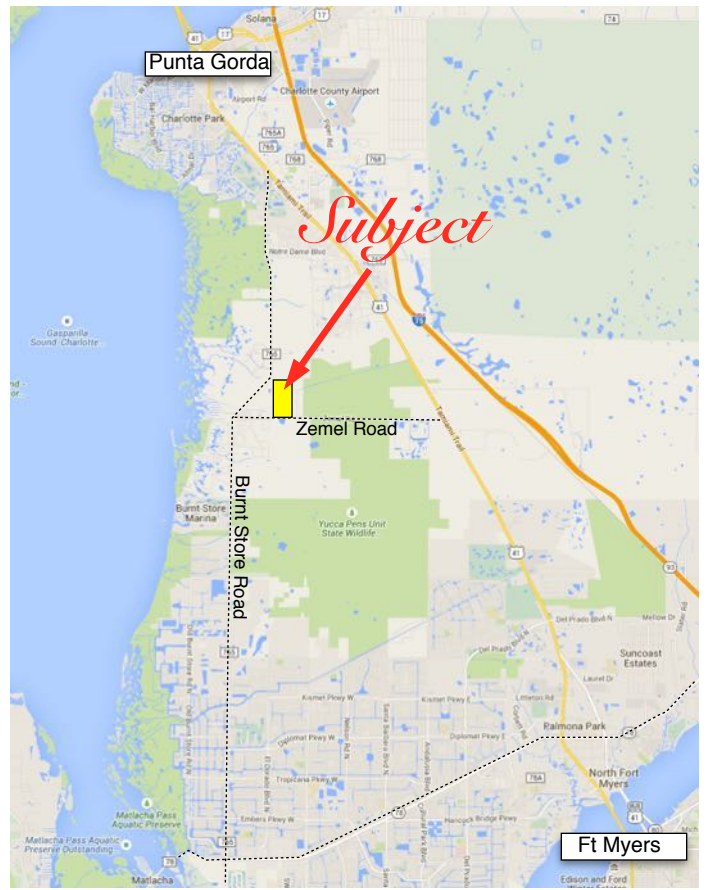
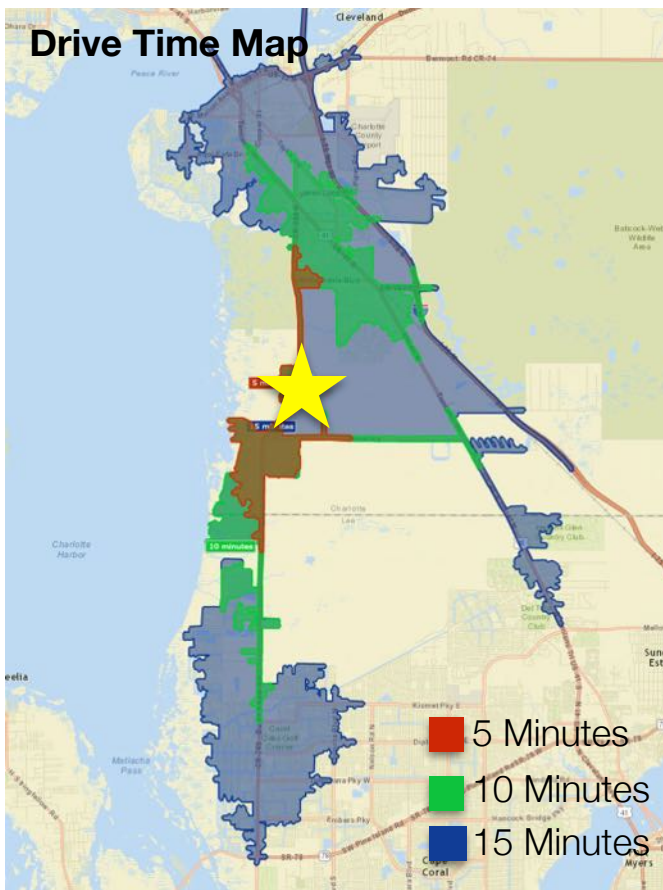
PRICE: \$2,669,000

Centrally Located... Yet Very Accessible

- ❖ 4 Miles West of US 41 in Punta Gorda
- ❖ 1/4 Mile to Intersection of Burnt Store Road
- ❖ Minutes to Fort Myers & Cape Coral
- ❖ Less than 3 Miles to Burnt Store Marina

Ideal Residential & Development Land

- ❖ Future Land Use: Residential & Commercial
- ❖ 1/2 Mile of Frontage on Zemel Road
- ❖ 2014 Taxes: \$2,973



The property, is well situated along Florida's gulf coast between Fort Myers and Punta Gorda. The site offers a perfect opportunity for single family residential development.

2015 Demographics

2015	5 Min	10 Min	15 Min
Population	1,555	10,186	34,676
Median Age	61.3	63.0	56.6
Median Income	\$50,776	\$47,834	\$51,802
Average Income	\$68,022	\$69,529	\$69,527

Offered By

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