

80±
Acres

OFFERING MEMORANDUM

BURNT STORE ROAD

17050 BURNT STORE ROAD, PUNTA GORDA, FL 33955

J. MICHAEL STRAHAN, ALC, CCIM, MAB

Broker Associate

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Eshenbaugh
LAND COMPANY

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Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

The opportunity is to purchase 80 acres located just off of Burnt Store Road in Punta Gorda. It's currently zoned PD and has approvals for 270 townhouse units.

There are multiple developments within Burnt Store Village. Also, Burnt Store Road was recently widened to a 4-lane road.

This listing has a Dual Variable Commission rate.

LOCATION DESCRIPTION

The property is located at 17050 Burnt Store Road in Punta Gorda in Charlotte County. It's adjacent to the Woodlands Estates community. Access is provided by taking Harborside Blvd. from Burnt Store Road.

The property is centrally located as it's only 10 minutes to US 41 and less than 15 minutes to I-75. It's also in close proximity to Cape Coral (10 minutes), downtown Punta Gorda (15 minutes), Fort Myers (20+ minutes), and it's only an hour to Naples & Sarasota.

PROPERTY SIZE

80.0 Acres

ZONING

PD

PRICE

\$2,300,000

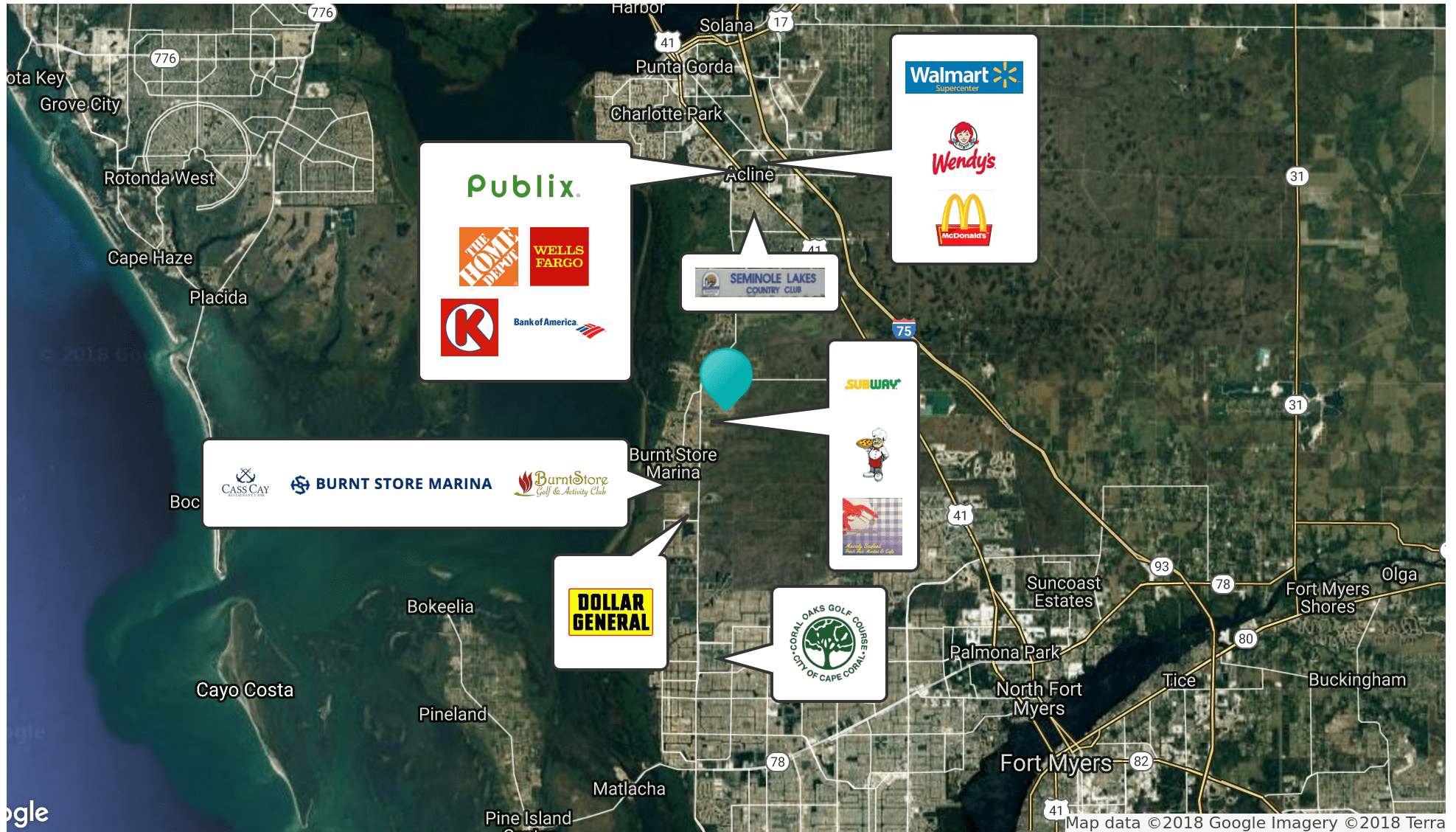
BROKER CONTACT INFO

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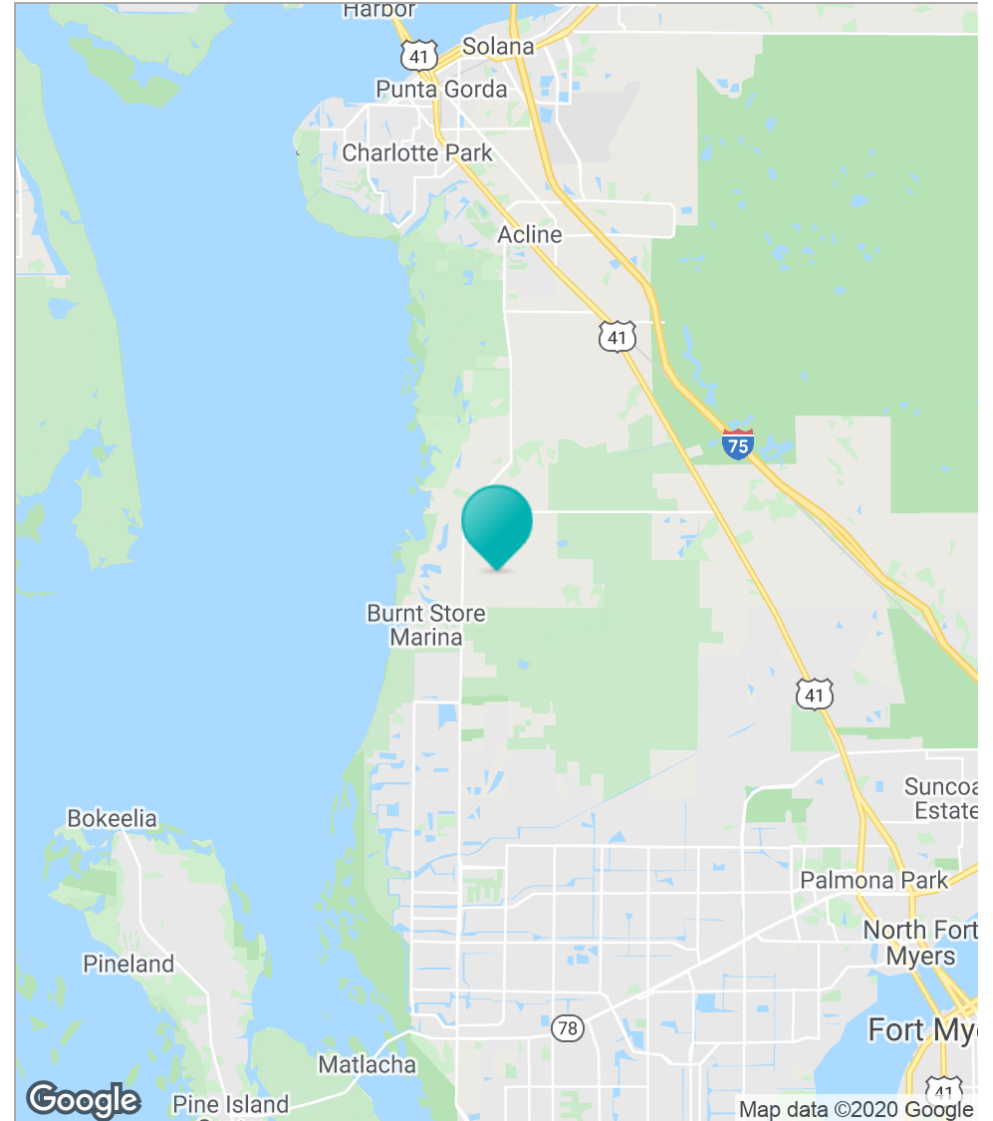
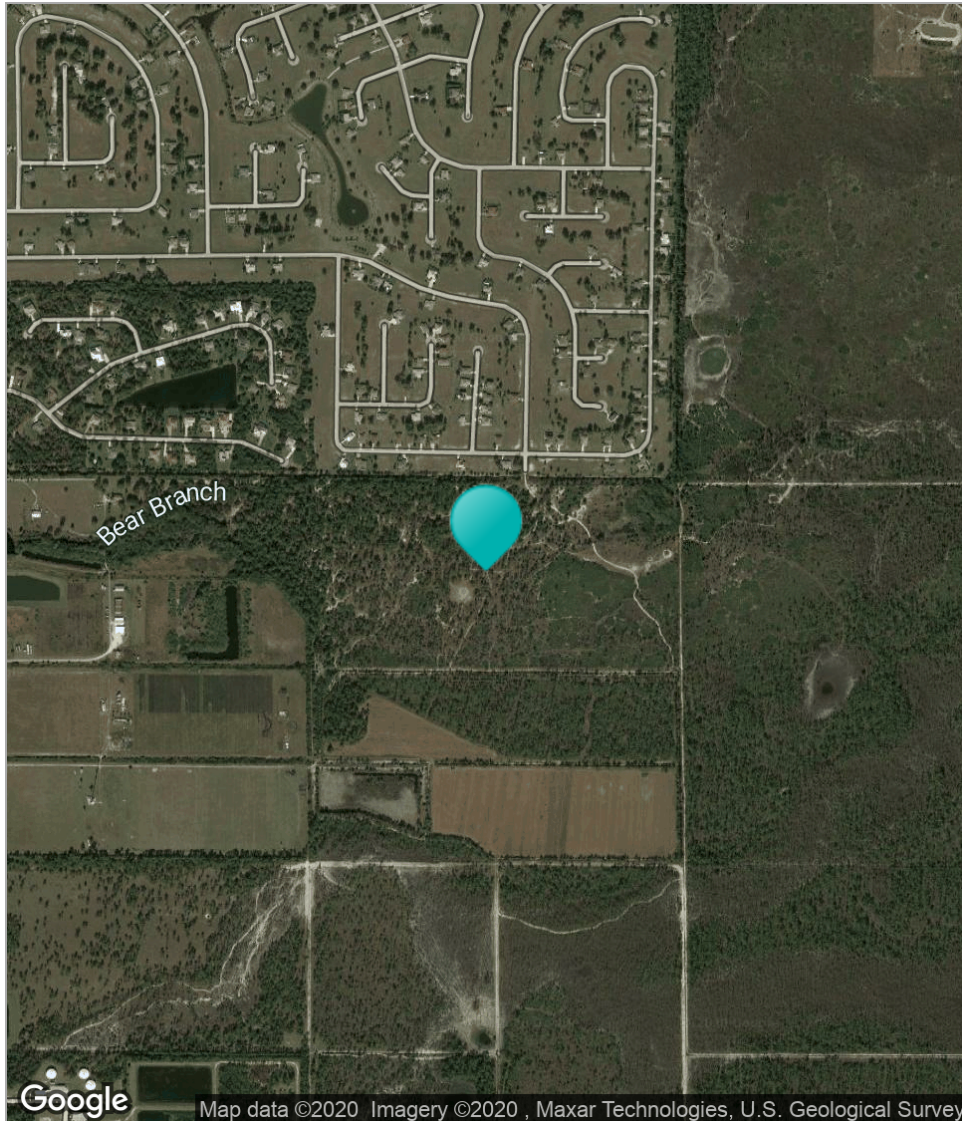
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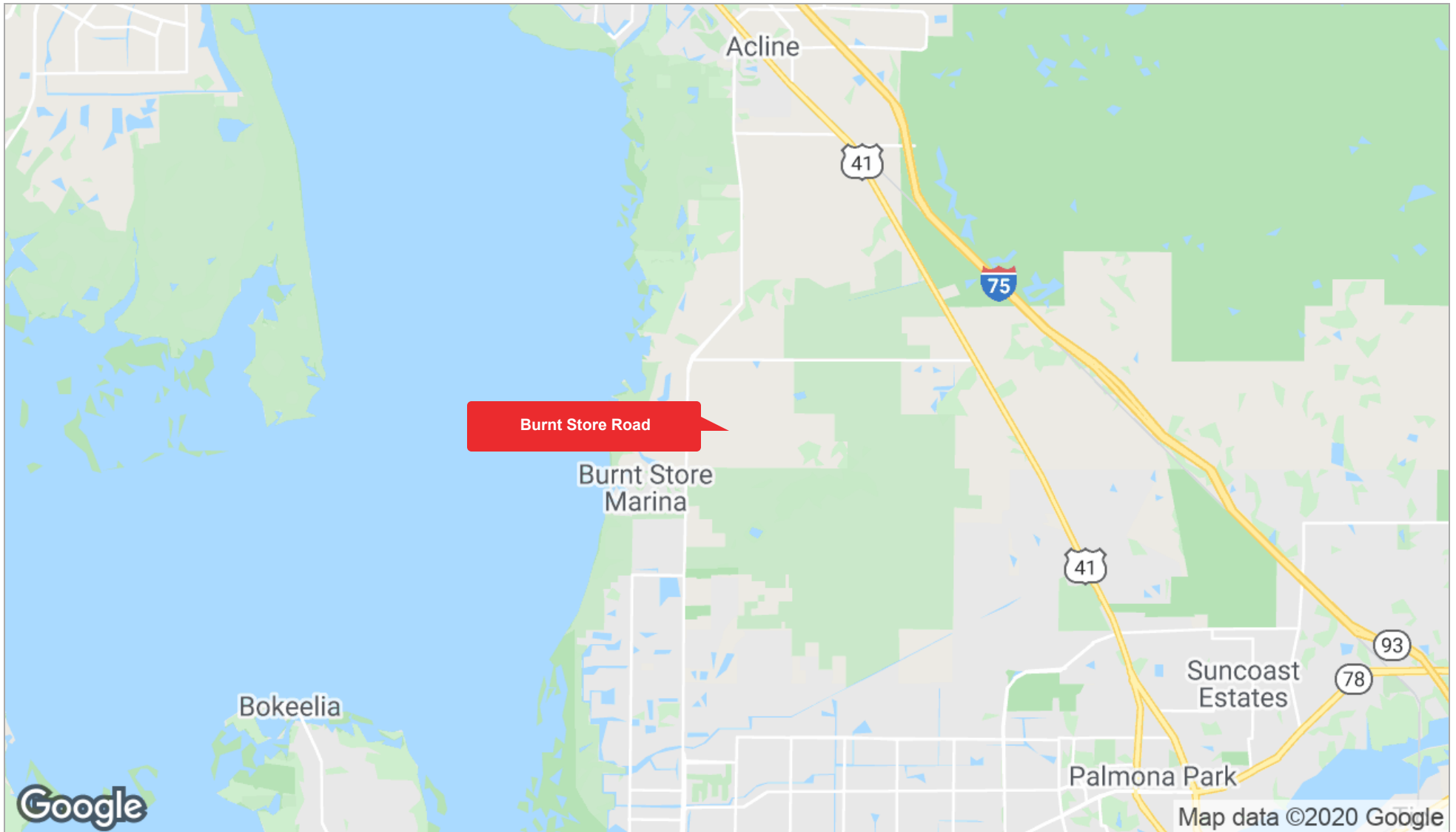


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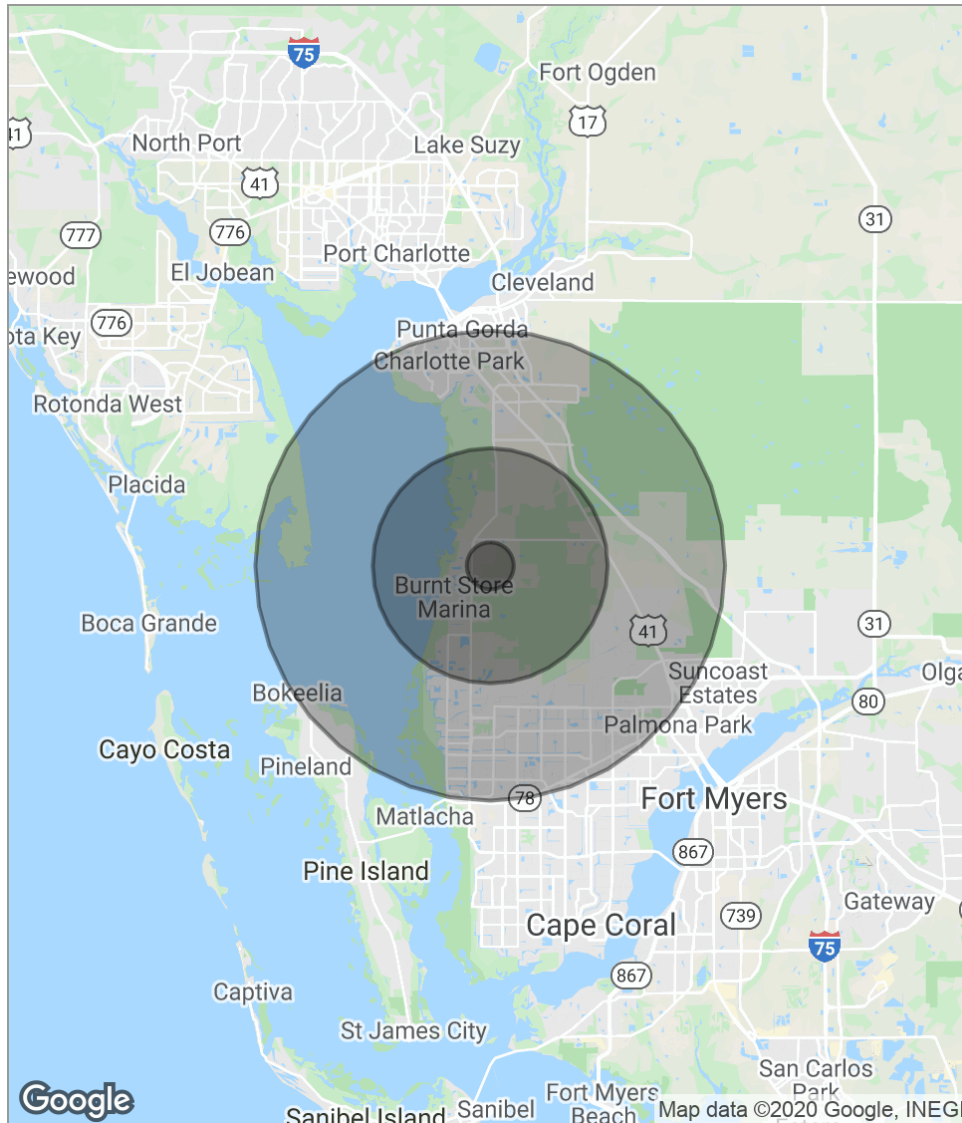




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POPULATION	1 MILE	5 MILES	10 MILES
Total population	315	10,388	73,143
Median age	58.5	53.6	48.6
Median age (Male)	58.9	53.2	48.0
Median age (Female)	58.3	54.7	49.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	135	4,528	29,987
# of persons per HH	2.3	2.3	2.4
Average HH income	\$72,787	\$75,376	\$66,749
Average house value	\$155,321	\$135,801	\$248,149

** Demographic data derived from 2010 US Census*