



US 41 Frontage

Punta Gorda, FL • Charlotte County

40 +/- Acres

Great Property for Outdoor Recreation and Future Limited Development



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Centrally Located Between Fort Myers and Punta Gorda, Close to I-75

- 4 +/- Miles to I-75
- 9 +/- Miles to Burnt Store Marina
- 10 +/- Miles to Fort Myers
- 12 +/- Miles to Punta Gorda

**The Burnt Store Marina
is only 9 miles away
for great boating and fishing
in Charlotte Harbor
with access to the Gulf of Mexico!**

This is a great property for outdoor recreation and future limited development. Located centrally between Fort Myers and Punta Gorda, it is close to great shopping, entertainment, restaurants, I-75, and the 80,000-acre Babcock-Webb Wildlife Management Area. The Burnt Store Marina is only 9 miles away for great boating and fishing in Charlotte Harbor with access to the Gulf of Mexico!

Acreage: 40 +/- acres

Sale Price: \$780,000

Price per Acre: \$19,500

Site Address: 16700 Tamiami Trail (US 41),
Punta Gorda, FL 33955

Road Frontage: 1,450 +/- FT on US 41/Tamiami Trail

Water Source & Utilities: None along frontage; water to south in Lee County

Land Cover: Heavily wooded

Current Use: Timber

Potential Uses: Hiking, horseback riding, motorcross, paintball, nature, outdoor activities, Burnt Store Marina is only 9 miles for great fishing and boating.

Zoning/FLU:

- Ag/Burnt Store Limited Development
- Limited development to include gas station, lumberyard, church, 1 unit/10 acres

Income Features: Limited development to include gas station, 1 unit/10 acres, church, farm equipment dealership, or other

Parcel IDs: Portions of 422432100002 and 422432300001

GPS: 26 deg, 46' 52.73" N; 81 deg, 56' 27.53" W

Directions:

- Approximately half way between Ft. Myers and Punta Gorda on the west side US 41, and one mile north of Lee/Charlotte County line.
- 1,450 +/- FT road frontage along major highway; close to I-75

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www.SREland.com/US41Frontage



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