

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

This property consists of 80 acres of residential land located just off of Burnt Store Road in Punta Gorda. It's currently zoned PD (Planned Development) with approval for up to 270 townhouses. There are utilities to the site and there is a lift station along the northern boundary.

It is located in a growing area as there are multiple new developments occurring within Burnt Store Village and Punta Gorda.

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.

SIZE

80 acres

VIRTUAL TOUR

<https://kuula.co/share/collection/7DF3Z?>

[logo=1&info=0&logosize=124&fs=1&vr=0&initload=0&thumbs=1](https://kuula.co/share/collection/7DF3Z?logo=1&info=0&logosize=124&fs=1&vr=0&initload=0&thumbs=1)

PRICE

\$3,300,000

Aerial



Aerial



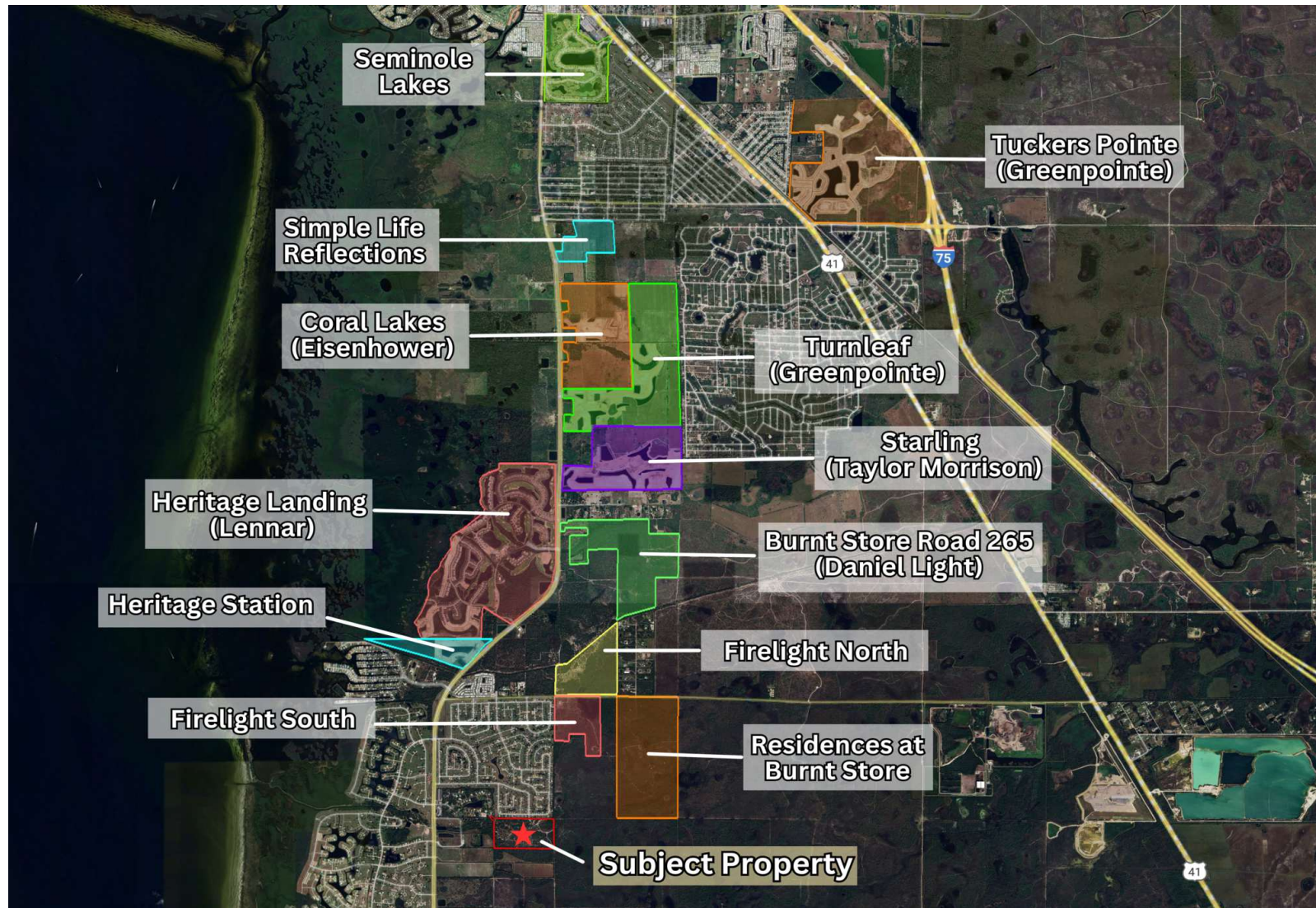
Aerials



Site Plan



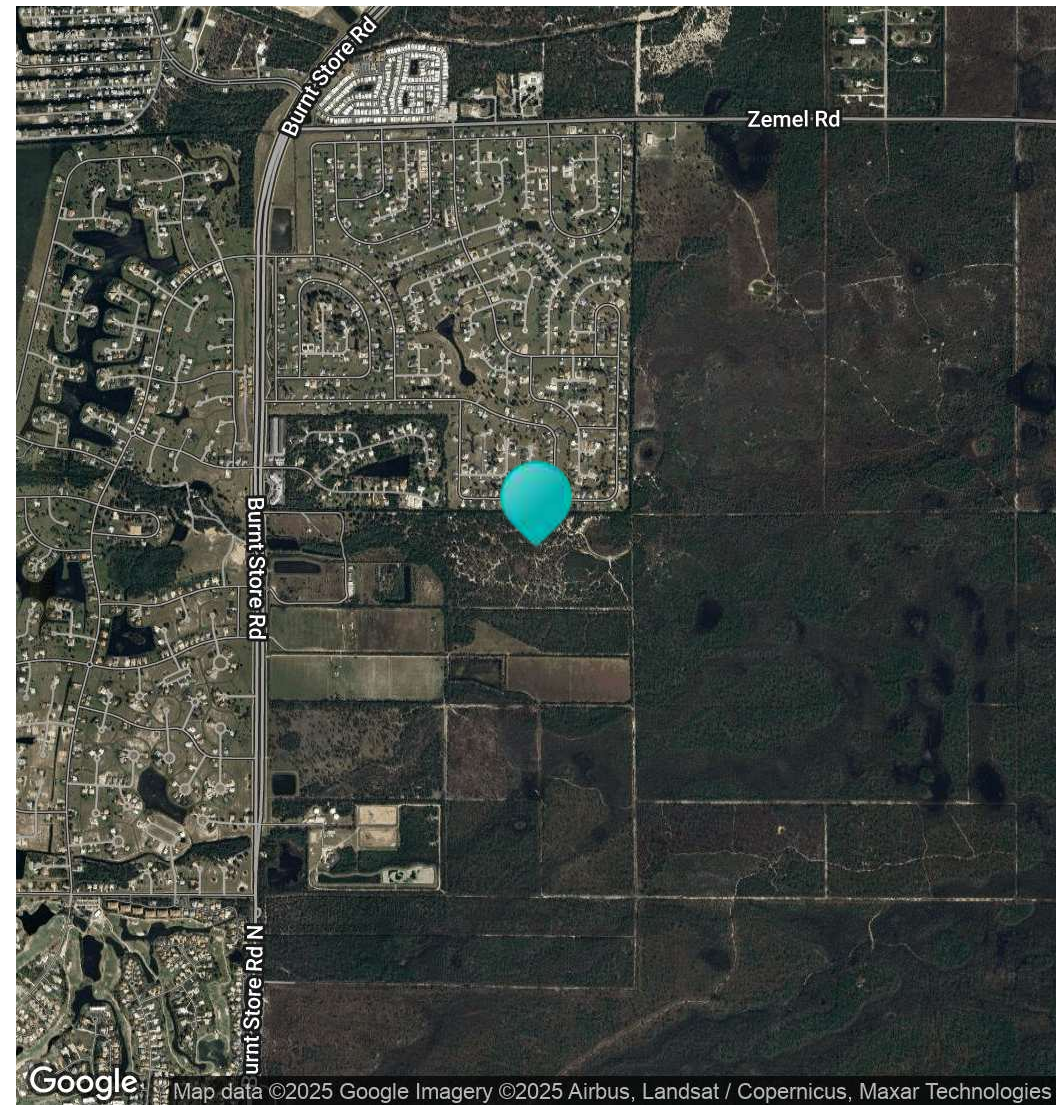
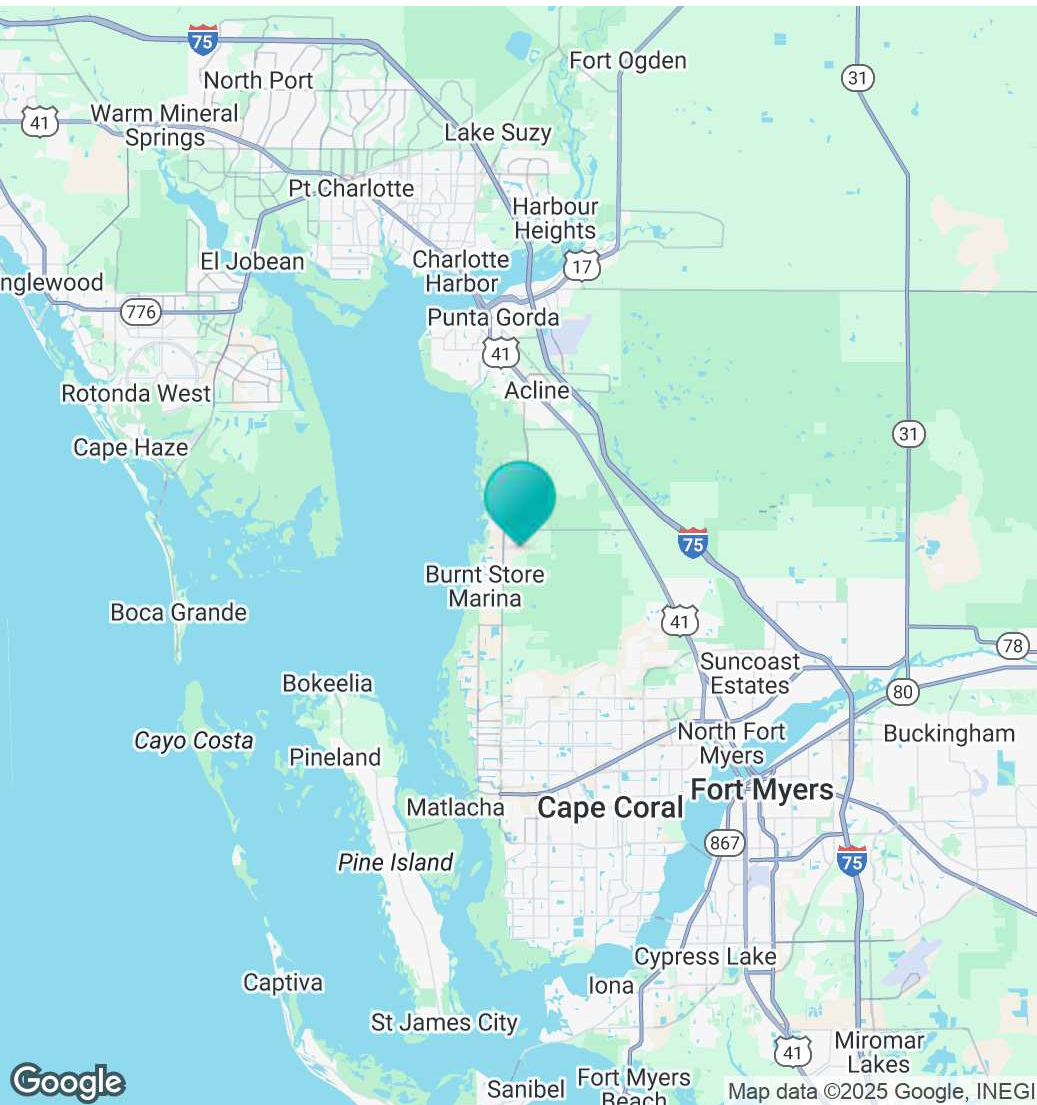
Neighboring Developments



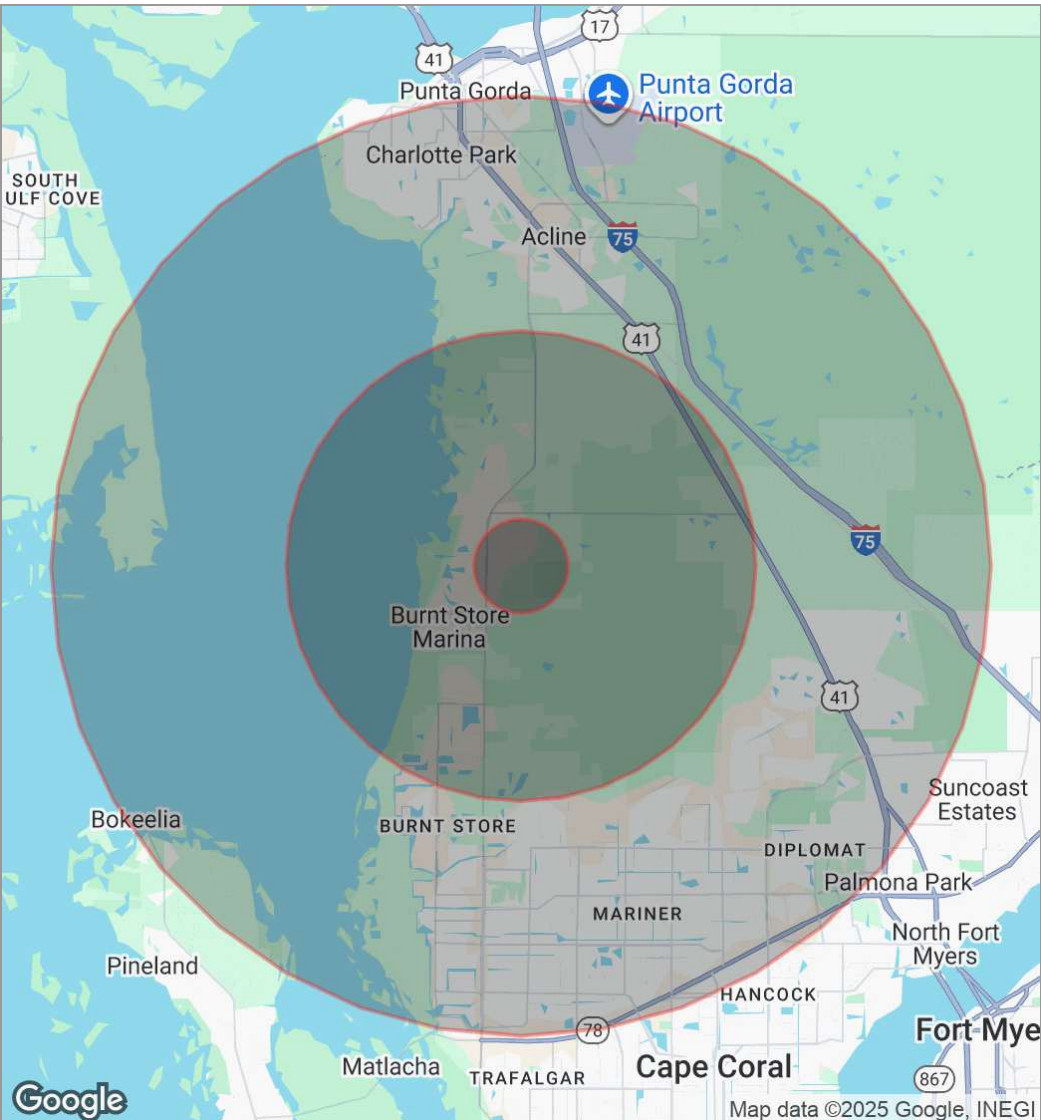
Retailer Map



Location Maps



Demographics Map



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 2020 ACS - US Census

Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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