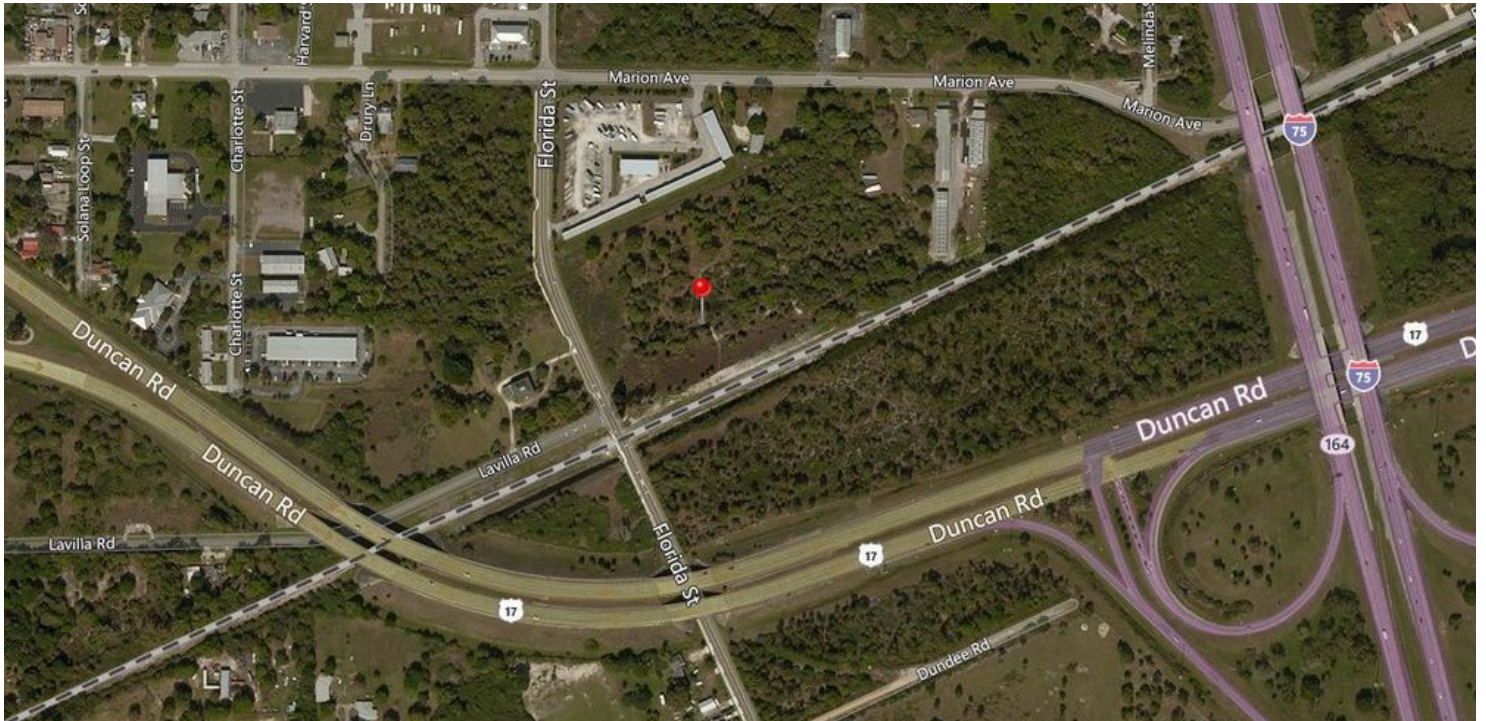


# Land For Development

## 6250 Florida St Punta Gorda Fl.

6250 Florida Street, Punta Gorda, FL 33950



### OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	4.3 Acres
Zoning:	CG
Market:	Punta Gorda
Submarket:	Port Charlotte
Price / SF:	\$3.47

### PROPERTY OVERVIEW

This property is located just 1.25 miles from Punta Gorda Isles and has easy access from Highway 17 as well as Interstate 75. The I-75 interchange is less than .5 miles from the site. Punta Gorda Airport is just 1.25 miles away via Florida street.

Edison community college is located just 1.1 mile from the site on Florida Street. The location is ideal for either market rate multi family housing or a Storage Facility offering modern facilities and possibly RV storage.

This area is just beginning to get developed and will grow dramatically as the college develops and the airport continues to grow.

Currently Punta Gorda airport serves over 1.2 Million passengers annually and is growing at a 20% annual rate. It has surpassed Sarasota airport in traffic as of 2017. With the addition of the University of Michigan Flight school in 2019 the demands on this area will continue to increase.

### PROPERTY HIGHLIGHTS

- less than .5 miles from I-75 ramp
- Just 1.2 miles from Punta Gorda Isles
- Less than 1.5 Miles from Punta Gorda Airport

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