



# 9.62 ACRES MURDOCK CIRCLE AREA WITH EXCEPTIONAL ACCESS

19500 Peachland Blvd, Port Charlotte, FL 33948

# SALE



## OFFERING SUMMARY

Sale Price:	\$4,000,000
Available SF:	
Lot Size:	9.62 Acres
Zoning:	Industrial General, IG
Market:	Punta Gorda
Submarket:	Port Charlotte - North Port
Traffic Count:	43,500
Price / SF:	\$9.55

## PROPERTY OVERVIEW

9.62 Acres less than a mile from Murdock Circle. This property fronts on both Veterans Boulevard and Peachland Boulevard. It has two existing curb cuts on each main street providing access and egress for both directions of travel. The property has city water and sewer, power, is cleared to the dirt, and is currently generating income from month-to-month land use tenants. Approved plans exist for a multiple warehouse complex, but the potential for this property is only limited by your imagination. It is in close proximity to shopping, entertainment, multi family housing, and has quick access to Highway 75. If that is not enough, it has been appraised at \$4.6 million dollars.

Do not miss out on this exceptional opportunity.

## PROPERTY HIGHLIGHTS

- 9.62 acres less than a mile from Murdock Circle
- Frontage on both Veterans Blvd & Peachland Blvd
- Two curb cuts on each main street for access from both directions
- Close to Shopping, Entertainment & Multifamily Housing
- City Water & Sewer, Power, Cleared to Dirt
- Quick Access to I-75

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