

AIRPORT 20

20± ACRES IN THE PUNTA GORDA AIRPORT COMMERCE PARK



PIPER ROAD



BEAUTIFUL BOUNDARIES



OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

OFFERING SUMMARY

Property Address: 8497/8498/8432 Woodward Rd.
Punta Gorda, FL 33982

County: Charlotte

Property Type: Vacant Commercial/Industrial Land

Property Size (Acres): 20± Acres

Zoning: Enterprise Charlotte Airport Park
(ECAP)

Utilities Available: Charlotte County water & sewer;
all available to the site

Strap Number: 412314400038; 412314400039;
412314400040

Number of Parcels: 3

Tax Information: \$535.75 (2022)

LIST PRICE

\$2,999,000 | \$3.44 PSF

LSI
COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES AGENT



Christi Pritchett, CCIM
Sales Associate



OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

Christi Pritchett - cpritchett@lsicompanies.com | 239.489.4066

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THE OPPORTUNITY

- 20± acre commercial/industrial development site with utilities and offsite stormwater retention in place.
- Partially improved, pad-ready site within the Airport Commerce Park adjacent to the Punta Gorda Airport.
- Many potential uses within the ECAP zoning district, including Commercial, Industrial, Manufacturing, Distribution, and Office.
- Centrally located to serve all of SWFL from Tampa to Naples with quick access to I-75

JONES LOOP ROAD



PROPERTY AERIAL



PROPERTY AERIAL



ECAP DISTRICT ZONING



ECAP DISTRICT ZONING

The ECAP zoning district allows a variety of mixed uses including Commercial, Retail, Industrial, Manufacturing, Transportation, Distribution, Research, Educational Facilities, Hotel, Motel, Medical Office and General Office. Opportunities for qualified businesses to obtain tax credits through Charlotte County to promote growth in this area.

The maximum lot coverage by commercial buildings shall not exceed 50% and the maximum floor area ratio shall not exceed 1.0. The maximum lot coverage by industrial buildings shall not exceed 40% and maximum floor area ratio shall not exceed 1.0. The maximum building height shall not exceed 90'.

** Please inquire for a complete list of allowable uses within the ECAP zoning district.*

AREAS OF INTEREST

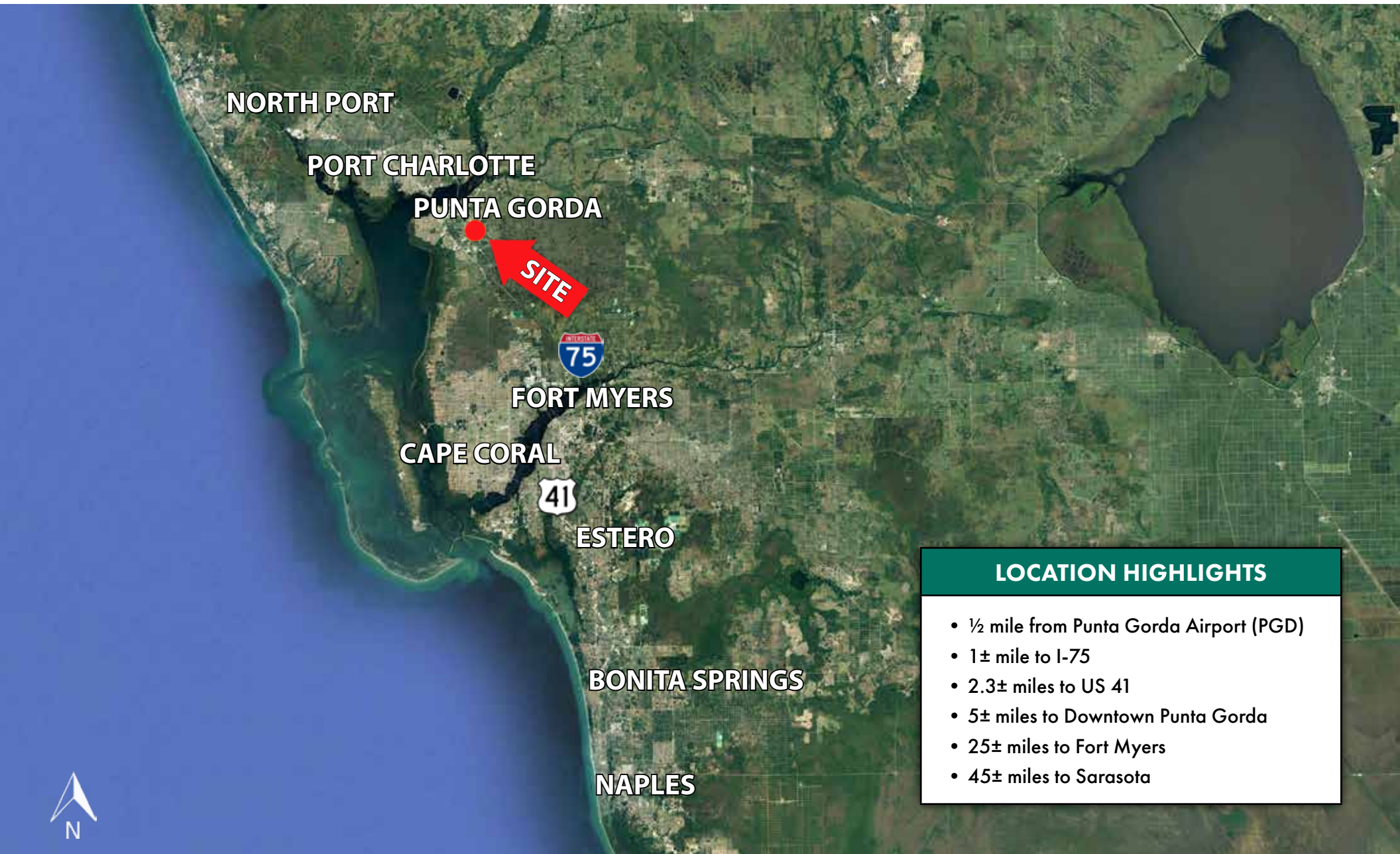


DISTRIBUTION RADIUS



62% of the Florida population is accessible within a 3± hour drive from the property.

LOCATION MAP



LOCATION HIGHLIGHTS

- ½ mile from Punta Gorda Airport (PGD)
- 1± mile to I-75
- 2.3± miles to US 41
- 5± miles to Downtown Punta Gorda
- 25± miles to Fort Myers
- 45± miles to Sarasota



BEAUTIFUL BOUNDARIES



LSI COMPANIES

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.