

Commercial Real Estate Brokerage

A marketing company licensed to broker real estate



OMI-Zoned Parcel For Sale Close to El Jobean Road

10,000 SF

1479 Castlerock Ln, Port Charlotte, FL 33948

\$49,900



Howard J. Corr CCIM
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REAL ESTATE SERVICES

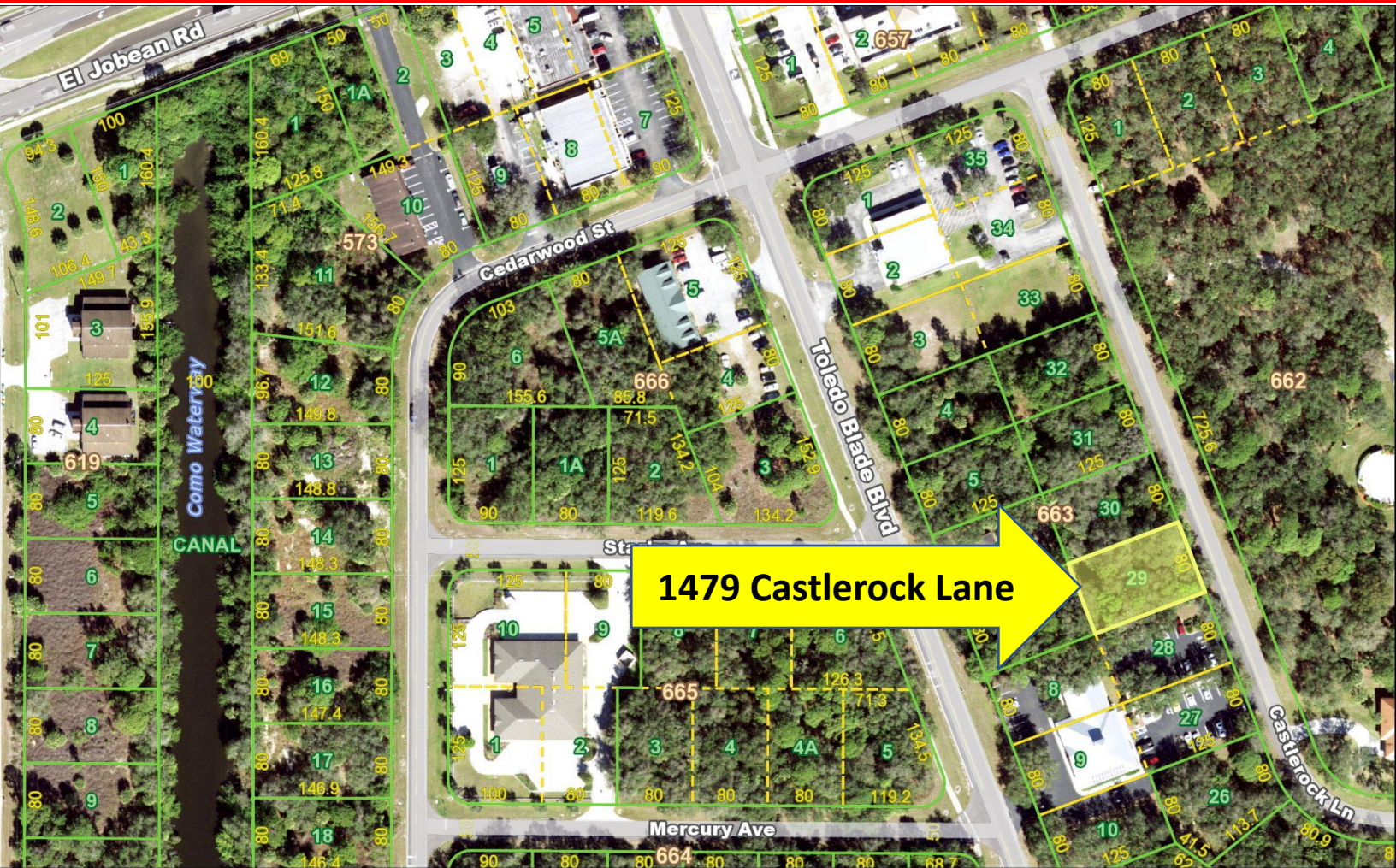
941.740.1215

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

1479 Castlerock Lane

Port Charlotte, FL 33948



AVAILABLE FOR SALE

\$49,900

LAND AREA: 10,000 SF

This vacant 10,000 SF OMI-zoned parcel is located in the neighborhood behind the RaceTrac on El Jobean Road in Port Charlotte adjacent to Paradise Dental on Castlerock (across from St. Maximilian's), west of the Port Charlotte Town Center and east of the West Port Subdivision. Click the link below for permitted/conditional/special exception/prohibited uses:

https://library.municode.com/fl/charlotte_county/codes/code_of_ordinances?nodeId=PTIILADEGRMA_CH3-9ZO_ARTIIDIRE_S3-9-39OFMEINOM

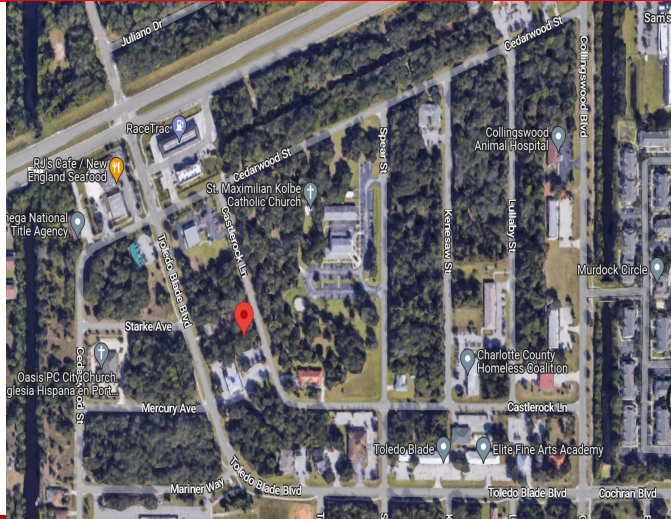


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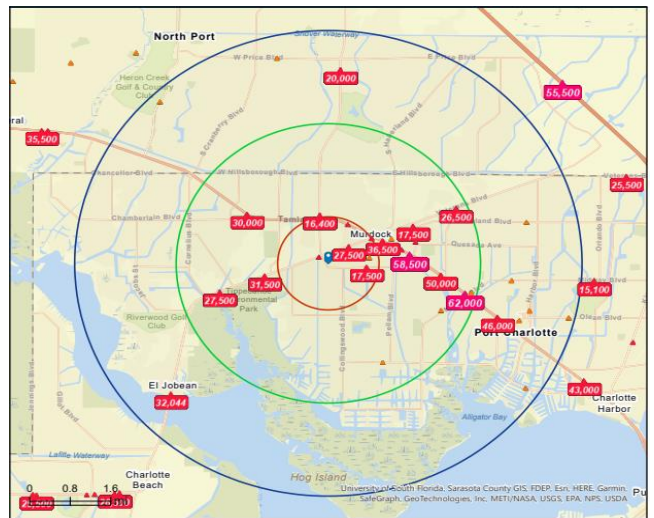
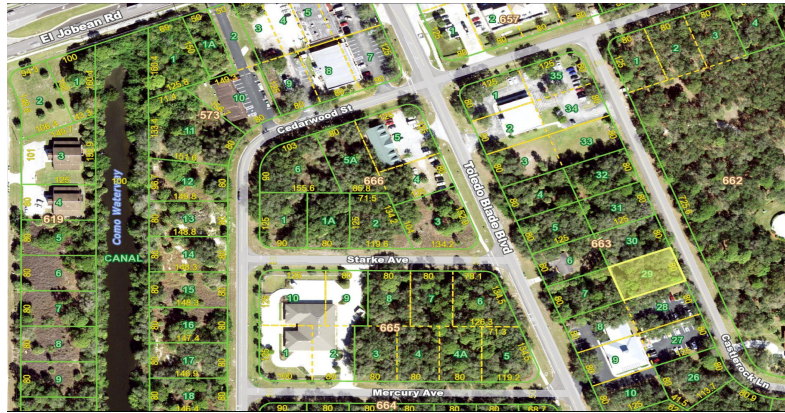
EXECUTIVE SUMMARY



PROPERTY DETAILS	
Address:	1479 Castlerock Lane, Port Charlotte, Florida 33948
Land Area:	10,000 SF
Sale Price:	\$49,900
Zoning:	OMI

SITE SUMMARY

This vacant 10,000 SF OMI-zoned parcel is located in the neighborhood behind the RaceTrac on El Jobean Road in Port Charlotte adjacent to Paradise Dental on Castlerock (across from St. Maximilian's), west of the Port Charlotte Town Center and east of the West Port Subdivision.



Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	2,562	27,244	87,219
Median Age:	50.7	51.3	51.1
Households:	1,002	11,580	36,634
Median Home Income:	\$54,922	\$58,105	\$59,715
Per Capita Income:	\$29,288	\$34,706	\$34,534

Traffic Volume

Collection Street	Cross Street	Traffic Vol	Year	Distance
El Jobean Rd	Murdock Circle	27,500	2022	< .5 mile
Tamiami Trl	Toledo Blade Blvd	16,400	2022	1 mile
Tamiami Trl	Moss Drive	30,000	2022	2 miles
Veterans Blvd	Cochran Blvd	26,500	2022	3 miles



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ABOUT CORR COMMERCIAL ADVISORS



Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



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MISSION STATEMENT

The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

EXPECTATIONS

Today's transactions involve specific skills for managing and solving multifaceted real estate challenges. We meet these challenges head-on by remaining current and knowledgeable of the markets we serve. We commit ourselves and resources to provide professional quality service to address the specific needs of our clients.

CERTIFICATIONS

Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is the designation candidate awarded the coveted CCIM pin.



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CONFIDENTIALITY & DISCLAIMER STATEMENT



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