

DEVELOPMENT LAND FOR SALE

I-75 CORRIDOR & CHARLOTTE COUNTY'S ECAP

8428 - 8436 HOLMES BOULEVARD, PUNTA GORDA, FL 33982



- **TOTAL SIZE:** 5± ACRES
- **SALE PRICE:** \$1,470,150 (\$6.75/SF)
- **PROPERTY TYPE:** ECAP Zoned Land

PROPERTY FEATURES

- Site is Cleared & Filled
- D.O. & Building Plans Available for Three (3) Buildings Totaling 27,000 SF
- Multiple Potential Uses Including Commercial, Retail, Industrial, Governmental, & Aviation Related Uses
- Zoned ECAP
(Enterprise Charlotte Airport Park)



Please Contact:
The Industrial Team

Adam Bornhorst
Vice President

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

YOUR LOCAL MARKET EXPERT

11215 Metro Parkway, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com



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PERMITTED ECAP ZONE USES

INDUSTRIAL USES Including: Manufacturing, Warehousing, Distribution, and Outside Storage

2022 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	684	8,434	27,552
Est. Households	380	3,705	13,238
Est. Average HH Income	\$71,823	\$74,124	\$82,525

TRAFFIC COUNTS	
Piper Road	7,400
Jones Loop Road	3,000
Interstate 75	66,204

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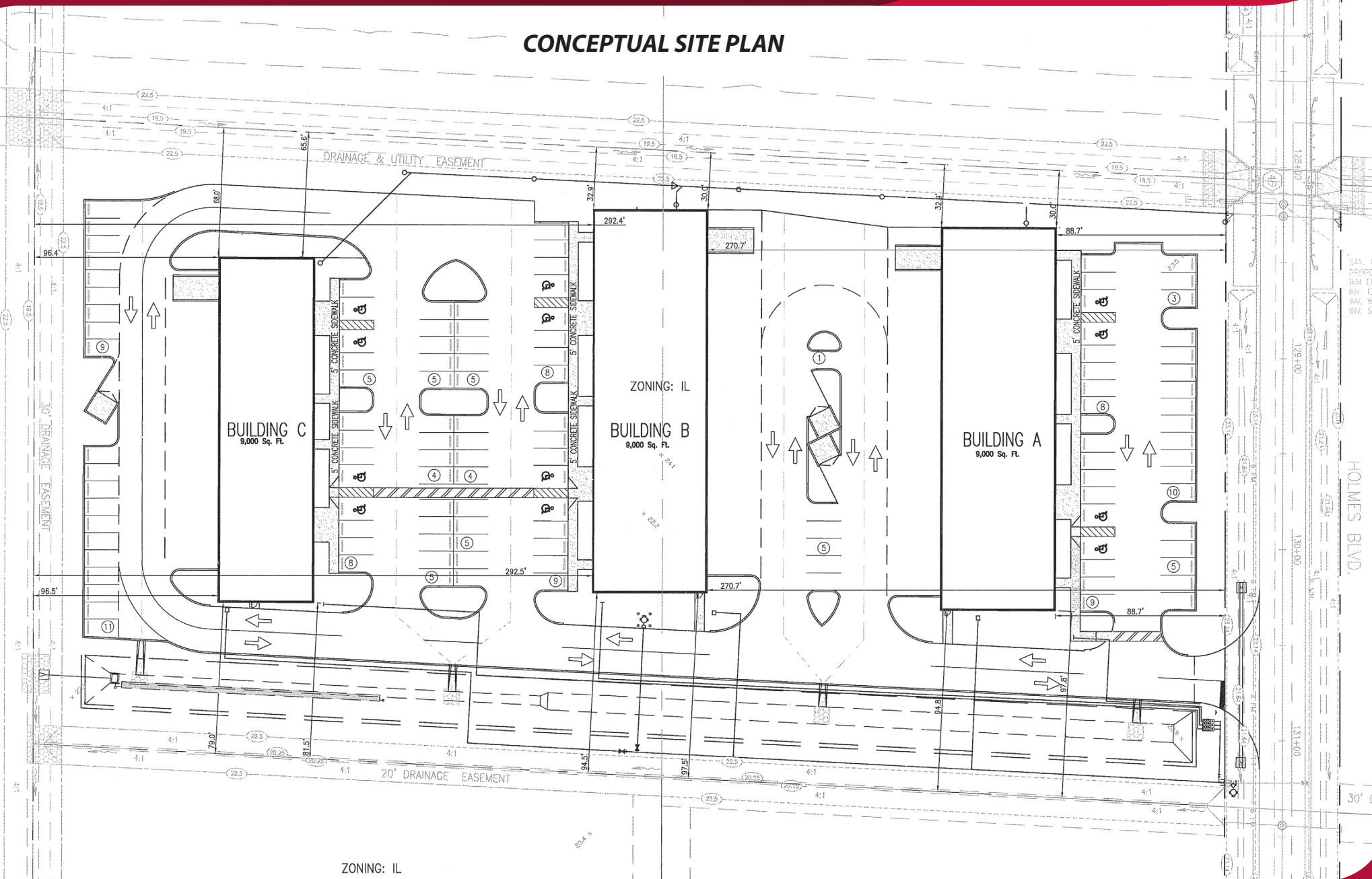


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CONCEPTUAL SITE PLAN



ZONING: IL

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