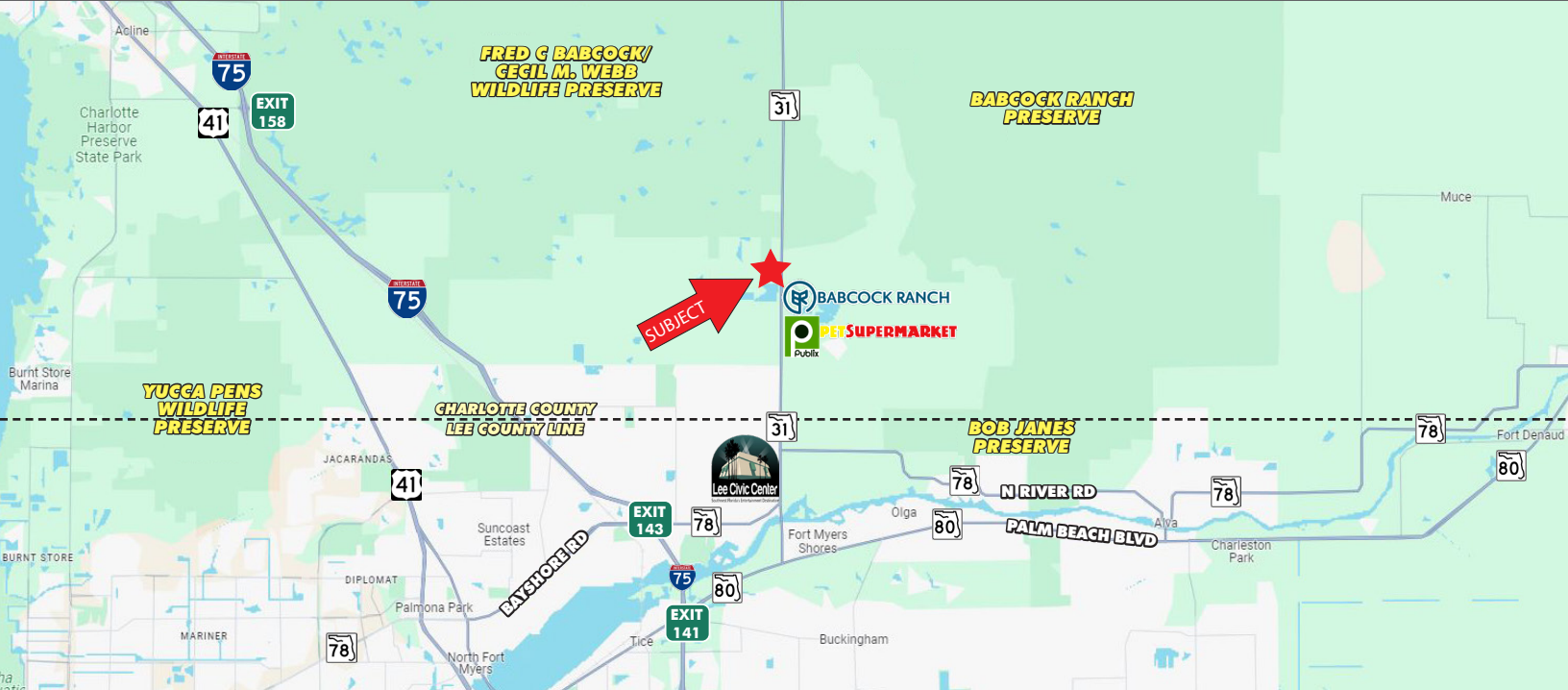


RV/MOTORHOME PARK SITE LOCATED IN AN OPPORTUNITY ZONE

FOR SALE

12691 STATE ROAD 31, PUNTA GORDA, FL 33982



PRICE: \$650,000 @ \$1.49 PSF or \$65,000/Acre or \$8,125/RV Site

TERMS: Seller financing for qualified purchaser with 30% down

SIZE: 10± Acres (333.5'± frontage x 1,306'±)

LOCATION: 2.3± miles north of the Lee County line, 7± miles north of Palm Beach Boulevard, across from the town of Babcock Ranch

ZONING: RVP-Recreational Vehicle Park (Charlotte County) 8 Units/Acre [Click Here for Uses](#)

F.L.U.: Agriculture

RE TAXES: \$47.53 (2023 - with Tax Exemption)

PARCEL ID: 422524400003

DEVELOPMENT OPPORTUNITY

Offering consists of 10 fully fenced acres with non-conforming RV Park zoning allowing 8 pads per acre, for a potential for a total of 80 pads designated for Recreational Vehicles, Travel Trailers, and Motorhomes. The rear of the property borders Fred C. Babcock/Cecil M. Webb Wildlife Management area, a State of Florida wildlife preserve. Located in a "State Opportunity Zone" designated by chief executives of the State. This unique development opportunity is across from the fast developing Babcock Ranch, America's first solar-powered town, with 19,500 residential units and 680,000 solar panels. Easy access from Babcock Ranch, Fort Myers, Punta Gorda, North Fort Myers, Cape Coral, and Lehigh Acres. 10 acres of adjacent property may also be available to be purchased. Property can also be used for a single family home, subject to rezoning it to AG.

CONTACT

FRED KERMANI, CCIM, AIA
Partner
239.659.4960

Fred.Kermani@CREConsultants.com
CREConsultants.com/FredKermani

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

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RV/MOTORHOME PARK SITE LOCATED IN AN OPPORTUNITY ZONE

FOR SALE

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LOT DIMENSIONS



HIGHLIGHTS

- 334'± (Frontage on State Road 31) x 1,306'±
- Across from Babcock Ranch development
- 2.3± mile North of the Lee County line, 5.5± miles North of the Lee Civic Center and 7± miles North of Palm Beach Blvd
- Located in an "Opportunity Zone" which allows investors to defer and reduce the amount of tax they owe on capital gains

NEIGHBORING BABCOCK RANCH DEVELOPMENT



CONTACT

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CREConsultants.com/FredKermani

2023 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
EST. POPULATION	815	2,241	54,173
EST. HOUSEHOLDS	326	836	21,798
EST. MEDIAN HOUSEHOLD INCOME	\$73,469	\$86,802	\$67,155
TRAFFIC COUNT (2023)	7,200 AADT		

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