



Rampart Blvd. AADT: 13,600

Heritage Lake Blvd.

PARCEL A  
1.24± Acres

PARCEL B  
0.91± Acres

# RAMPART BOULEVARD COMMERCIAL

LAND DEVELOPMENT OPPORTUNITY - PORT CHARLOTTE, FL

**LSI**  
COMPANIES

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

# OFFERING SUMMARY

Location: 25355 Rampart Blvd., and 2010 Willow Hammock Cir., Port Charlotte, FL

County: Charlotte

Property Size: 2.15± Gross Acres | 93,654± Sq. Ft.  
Lot A: 1.24± Acres  
Lot B: 0.91± Acres

Zoning: Commercial General (CG)

Future Land Use: Commercial

Utilities: Water, sewer, and electric in place

Number of Parcels: 2

Property ID: 402317203002, 402317202001

2023 Tax Information: Total \$7,596.65  
Lot A: \$4,799.78  
Lot B: \$2,796.87

TOTAL LIST PRICE:

**\$388,991**

**LOT A: \$270,072 | LOT B: \$118,919**

**LSI**  
COMPANIES

Land Solutions

LSI COMMERCIAL

Development Solutions

## SALES EXECUTIVES



**Hunter Ward, CCIM, ALC**  
Broker Associate



**Justin Milcetic**  
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.

**Hunter Ward, CCIM, ALC** - [hward@lsicompanies.com](mailto:hward@lsicompanies.com)

**Justin Milcetic** - [jmilcetic@lsicompanies.com](mailto:jmilcetic@lsicompanies.com)

**(239) 489-4066**

[WWW.LSICOMPANIES.COM](http://WWW.LSICOMPANIES.COM)

## EXECUTIVE SUMMARY



LSI Companies is pleased to present a rarely available commercial land development opportunity on Rampart Boulevard in Port Charlotte, Florida.

This 2.15± acre property is exceptionally suited and zoned for a variety of commercial uses. The site is comprised of two parcels, which can be acquired collectively or individually. Parcel A spans 1.24± acres with 150 linear feet of frontage on Rampart Boulevard. Parcel B covers 0.91± acres, running adjacent to Parcel A, making this a highly coveted opportunity for development.

The site features fully developed commercial pads, complete with water, sewer, and electricity already in place. With its strategic location and versatile zoning, this property presents an opportune investment for developers, business owners, and investors.

## PROPERTY HIGHLIGHTS

**SOLD**

- Located in a robust residential area with very limited commercial land available.
- Commercial General (CG) zoning has a multitude of approved uses.
- The two parcels are available for separate or combined purchase.
- Located at the entrance to Heritage Lake Park, a 470 multi-family unit community
- Adjacent to the property is Deep Creek, a 3,500 acre subdivision with 7,200 single family homes.
- High visibility and excellent ingress from Rampart Boulevard. Additional access through Willow Hammock Circle.



## APPROVED USES

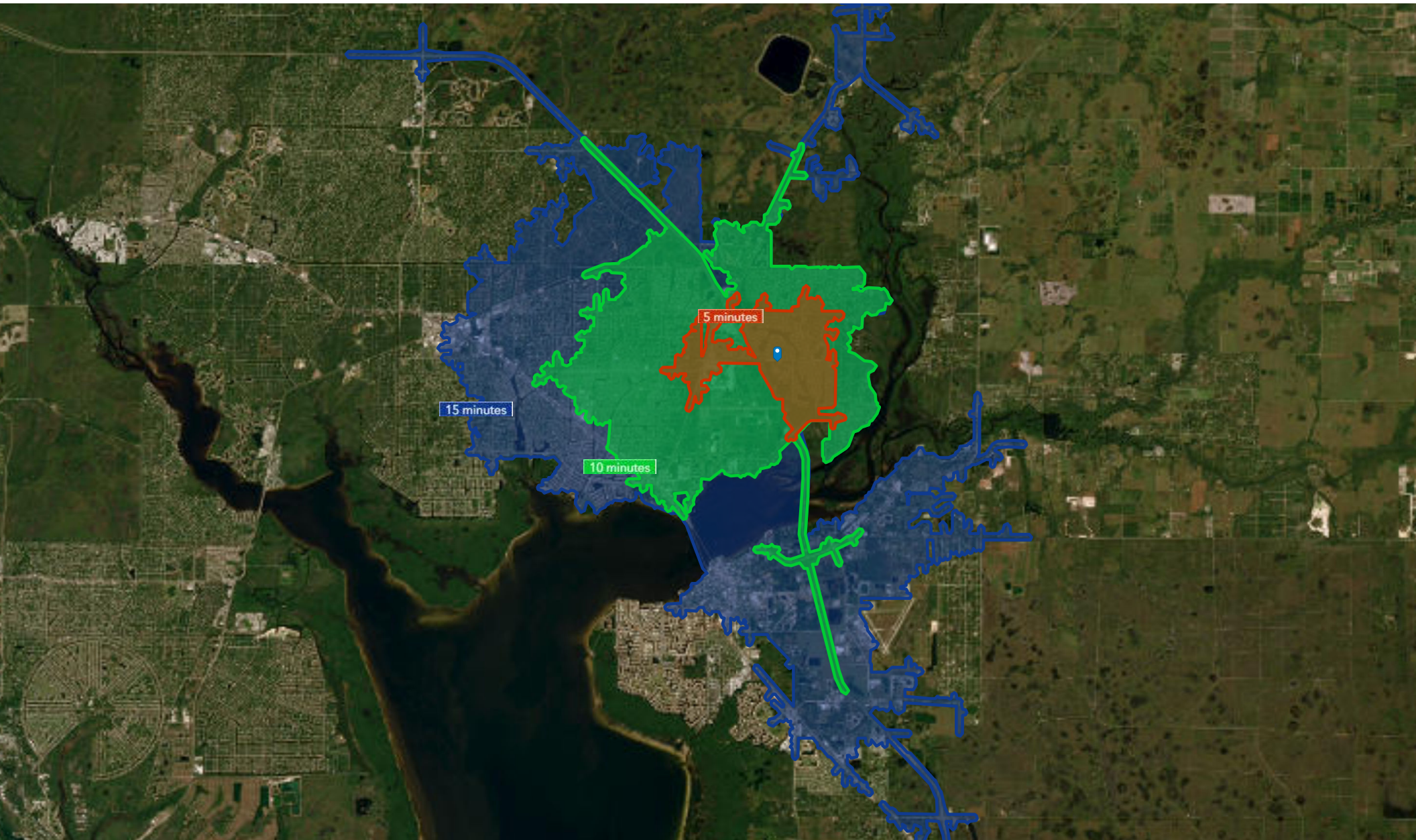


- Assisted Living Facility
- Bank
- Bar
- Car Wash
- Day Care Center
- Drug Store/Pharmacy
- Dry Cleaner/Laundromat
- Gas Station
- Hotel/Motel
- Liquor/Package Store
- Medical/Dental Office
- Mini Warehouse/Self Storage
- Model Home
- Nursing Home
- Office
- Place of Worship
- Restaurant
- Retail
- Outdoor Storage (special exception required)

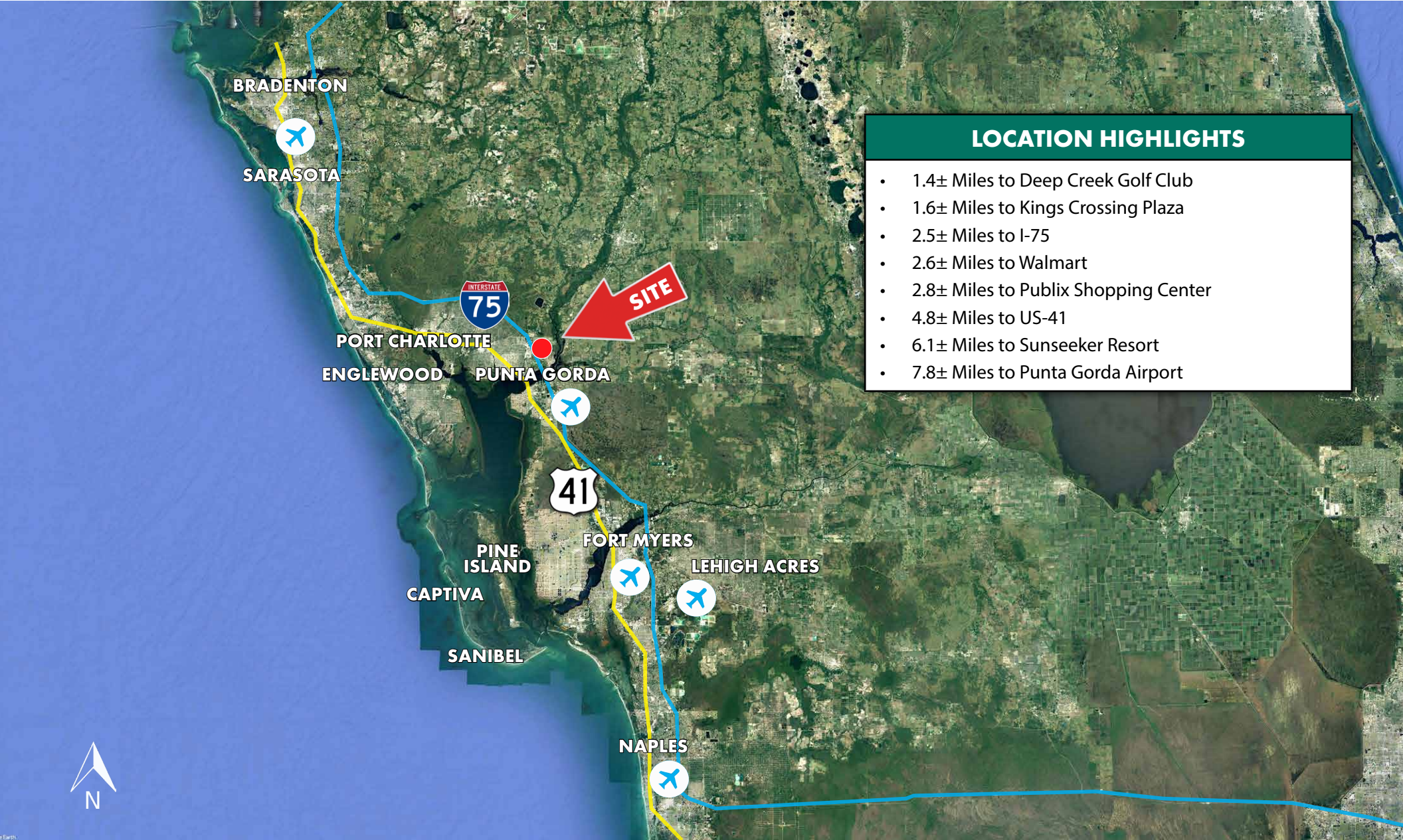
# RETAIL MAP



## DRIVE TIME MAP



# LOCATION MAP



## LOCATION HIGHLIGHTS

- 1.4± Miles to Deep Creek Golf Club
- 1.6± Miles to Kings Crossing Plaza
- 2.5± Miles to I-75
- 2.6± Miles to Walmart
- 2.8± Miles to Publix Shopping Center
- 4.8± Miles to US-41
- 6.1± Miles to Sunseeker Resort
- 7.8± Miles to Punta Gorda Airport







# LSI COMPANIES

Land Solutions, a branch of LSI Companies, was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, LSI Companies is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management, and residential/commercial land marketing specialties. The LSI Companies team consists of highly skilled professionals with expertise in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management, and land zoning and planning.