

JONES LOOP & I-75 INTERCHANGE

CHARLOTTE COUNTY, FLORIDA

LSI
COMPANIES



I-75 - 66,204± AADT

Cheney Brothers
C-231



Publix
DISTRIBUTION CENTER



CHARLOTTE HARBOR BUSINESS CENTER
139,200 SQ. FT.

FedEx
UNDER CONSTRUCTION

PIPER ROAD

JONES LOOP ROAD

OFFERING MEMORANDUM | LSI COMPANIES, INC.

PROPERTY SUMMARY

Property Address: 26700 Jones Loop Rd
Punta Gorda, FL 33982

County: Charlotte

Property Type: Vacant Commercial/
Industrial Land

Property Size: 46.15± Gross Acres

Zoning: Enterprise Charlotte
Airport Park (ECAP)

Utilities: All Available

STRAP Number: 412322100005

LIST PRICE
\$10,500,000
\$5.22 PSF

LSI
COMPANIES

WWW.LSICOMPANIES.COM



SALES TEAM



Justin Thibaut, CCIM
President & CEO



Christi Pritchett, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Christi Pritchett, CCIM
cpritchett@lsicompanies.com
(941) 916-9525

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.



**FLORIDA GULF COAST
75 LOGISTICS CENTER**
378,000 SQ. FT.



- One of the last remaining I-75 interchange parcels available between Port Charlotte and Naples.
- Centrally located to serve all of Southwest Florida from Tampa to Naples with quick access to I-75.
- Many potential uses within the ECAP zoning, including warehousing, distribution, manufacturing, hotel, motel, gas stations and general retail/sales.
- 18± acres of existing lake, which may be utilized for storm water management for impervious development constructed on the net developable acres.
- Adjacent to the under-construction 250,000 sq. ft. FedEx distribution center and surrounded by new development activity.

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PROPERTY AERIAL



**CHARLOTTE HARBOR
BUSINESS CENTER**
139,200 SQ. FT.

SFE
SOUTHEASTERN FREIGHT LINES

SUNCOAST BEVERAGE
SALES

**FLORIDA GULF COAST
75 LOGISTICS CENTER**
378,000 SQ. FT.



CREEK SIDE
RV RESORT
BY TAG

FedEx

PIPER ROAD

JONES LOOP ROAD



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CHARLOTTE HARBOR
BUSINESS CENTER
139,200 SQ. FT.



FLORIDA GULF COAST
75 LOGISTICS CENTER
378,000 SQ. FT.



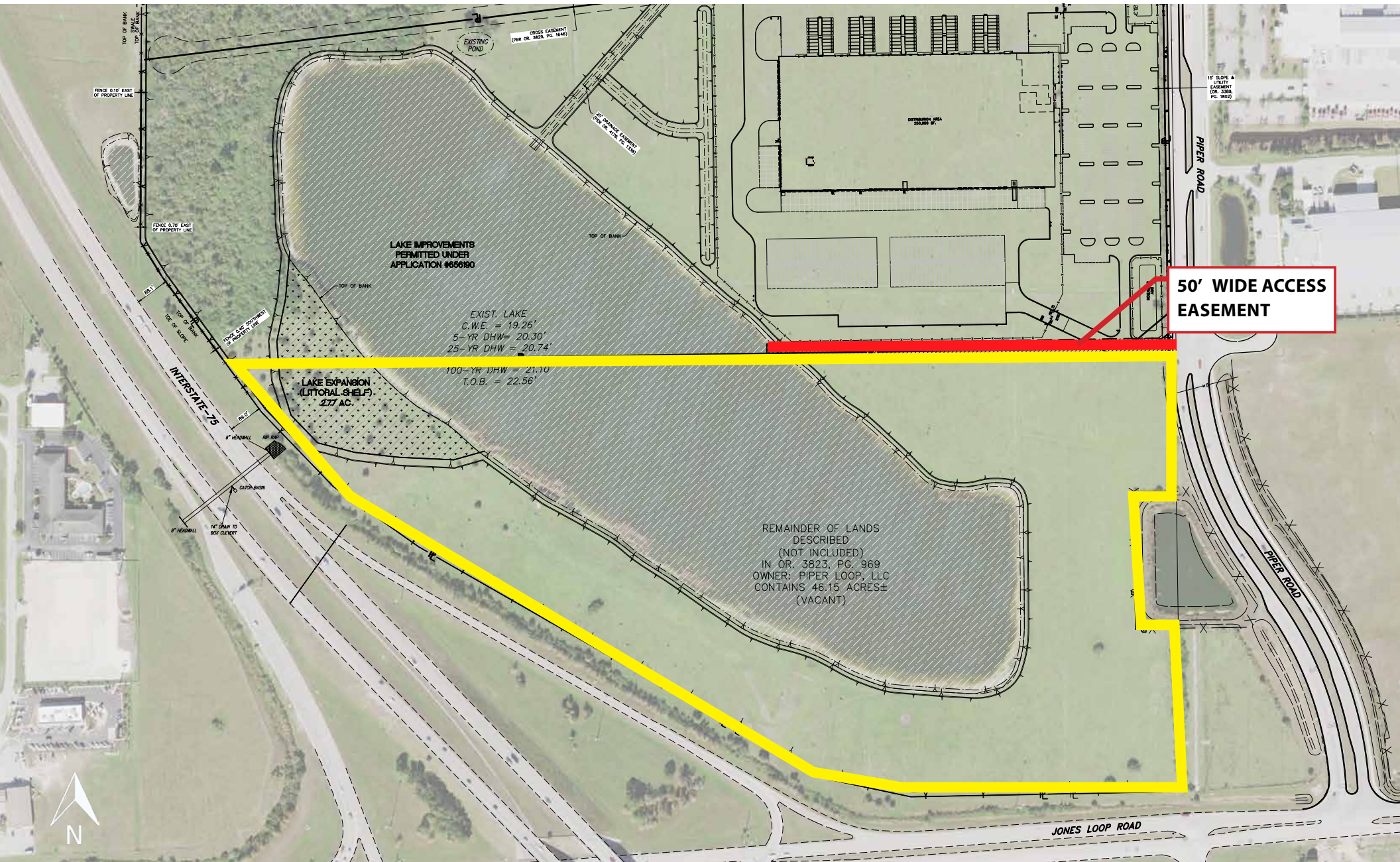
PIPER ROAD JONES LOOP ROAD



INTERSTATE 75 - 66,204± AADT



ACCESS EASEMENT



50' WIDE ACCESS EASEMENT

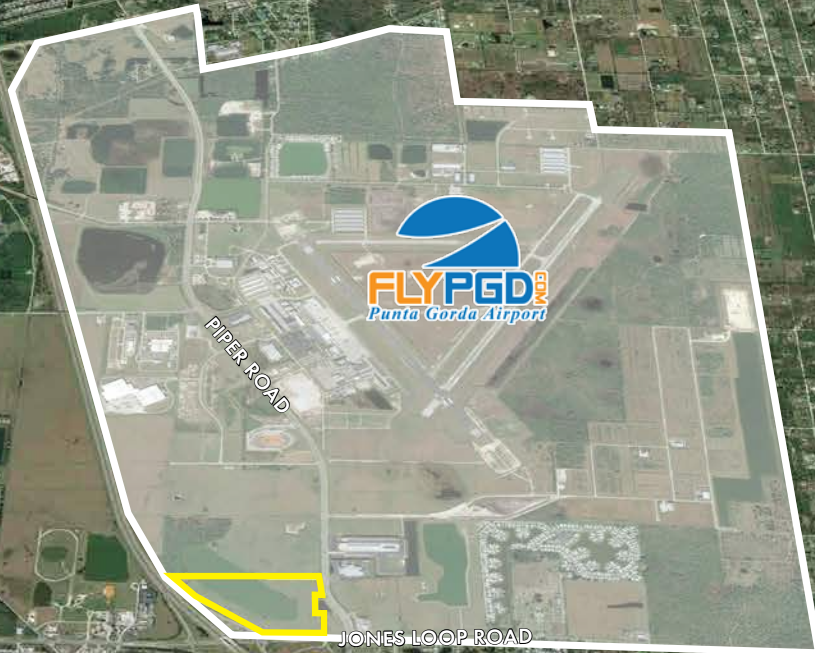
**DOWNTOWN
PUNTA GORDA**

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*



PROPERTY AERIAL





PGD is off I-75 on Florida's southwest coast between Sarasota and Ft. Myers, just minutes from Charlotte Harbor. Sun Country and Allegiant provide low-cost, nonstop air service to more than 50 destinations.

Owned and operated by the Charlotte County Airport Authority, PGD is an important transportation and economic asset for the region, providing hundreds of on-site jobs, space for business and aviation tenants, and more than \$1.7 billion in total economic output.

Air Carrier	12,012
Air Taxi	1,454
GA Local	38,467
GA Itinerant	49,326
Military	1,993
2023 TOTAL	103,252
* Does not include Air Show ops	
* 2022 Total 86,539	

2023 Annual Airport Operations

Based Aircraft:

- Single Engine 331
- Multi Engine 36
- Jet 21
- Helicopter 11
- Ultra light 4
- Glider 1
- **TOTAL 404**

* 2022 Total 372

Commercial Air Service



PGD's 2023 Total Passenger Count: 1,901,819 (3.02% INCREASE over 2022)

General Aviation

- **T- Hangars:**
 - 241 T-Hangars
 - 11 End Units
 - 252 Total Units
- **FY 2023 T-Hangar Revenue: \$900,602**
- **152 currently on wait list**
- **Average time on wait list = 24 months**

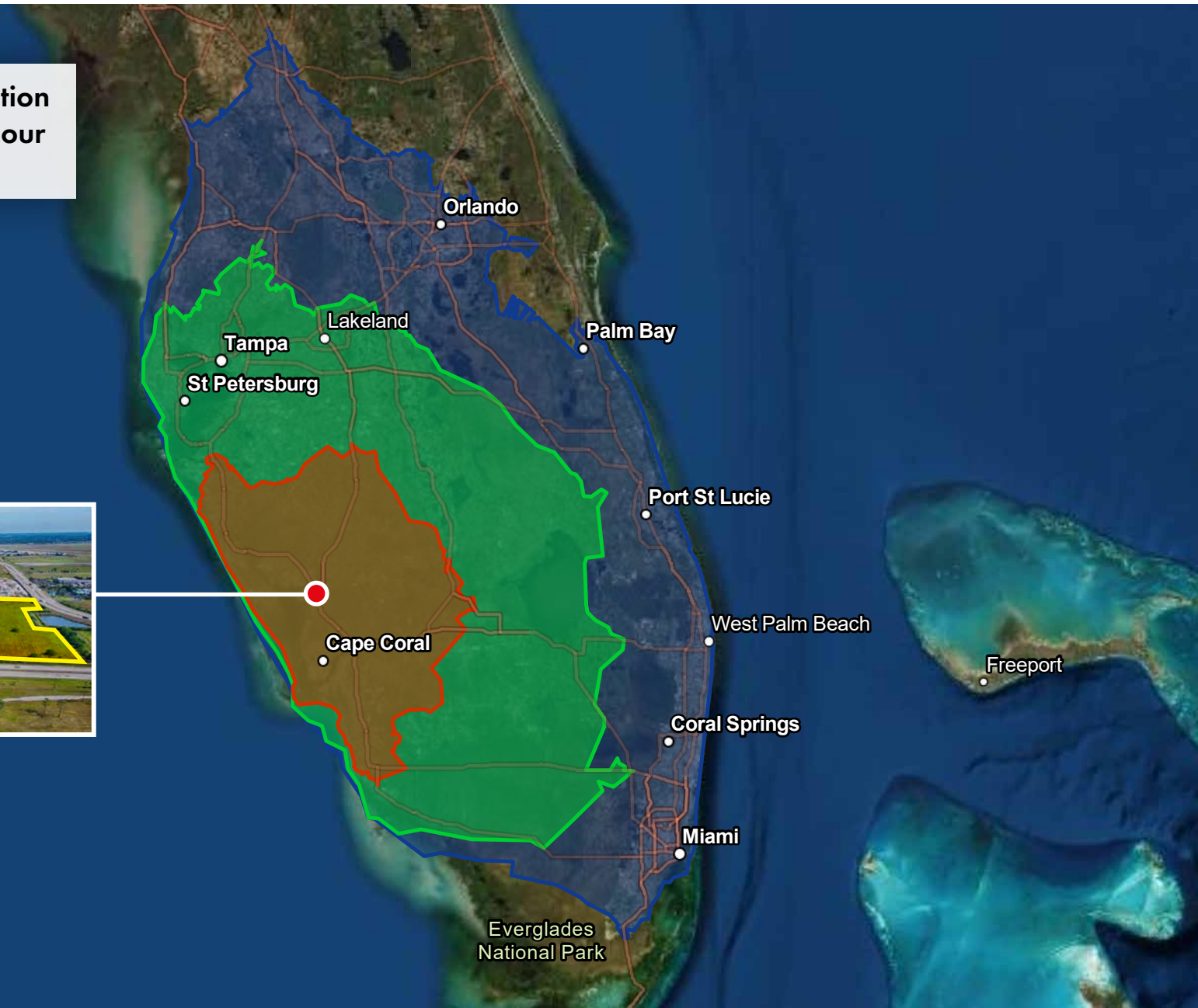


INDUSTRIAL CONCEPT PLAN

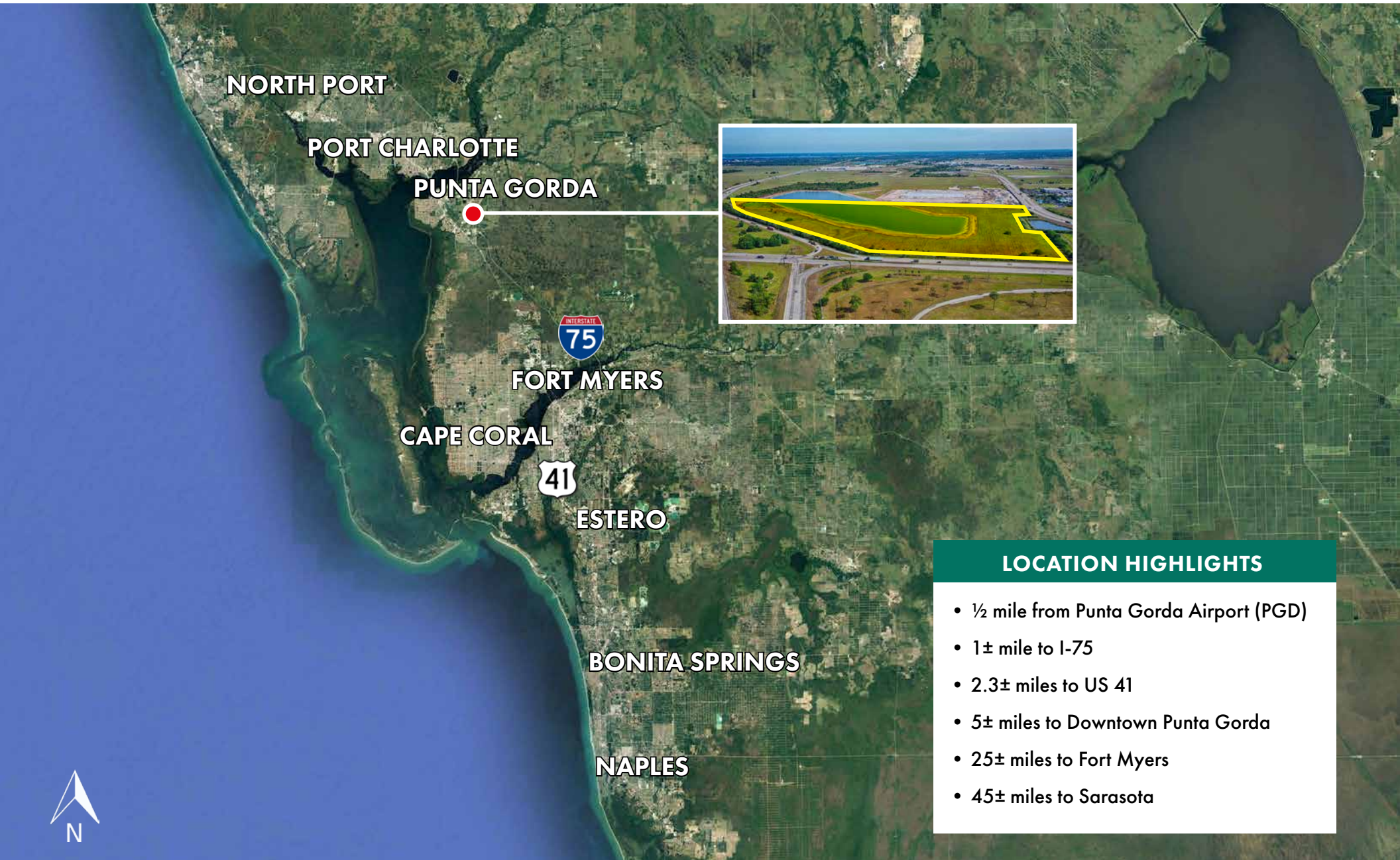




62% of the Florida population is accessible within a 3± hour drive from the property.



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





LSI

COMPANIES

www.lsicompanies.com

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.