

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

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www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

This property consists of 80 acres of residential land located just off of Burnt Store Road in Punta Gorda. It's currently zoned PD (Planned Development) with approval for up to 270 townhouses. There are utilities to the site and there is a lift station along the northern boundary.

It is located in a growing area as there are multiple new developments occurring within Burnt Store Village and Punta Gorda.

LOCATION DESCRIPTION

The property is located at 17050 Burnt Store Road in Punta Gorda in Charlotte County. It's adjacent to the Woodlands Estates community. Access is provided by taking Harborside Blvd. from Burnt Store Road.

The property is centrally located as it's only 10 minutes to US 41 and less than 15 minutes to I-75. It's also in close proximity to Cape Coral (10 minutes), downtown Punta Gorda (15 minutes), Fort Myers (20+ minutes), and it's only an hour to Naples & Sarasota.

SIZE

80 acres

ZONING

PD

PRICE

\$3,300,000

Aerial



80± Acres

Aerial



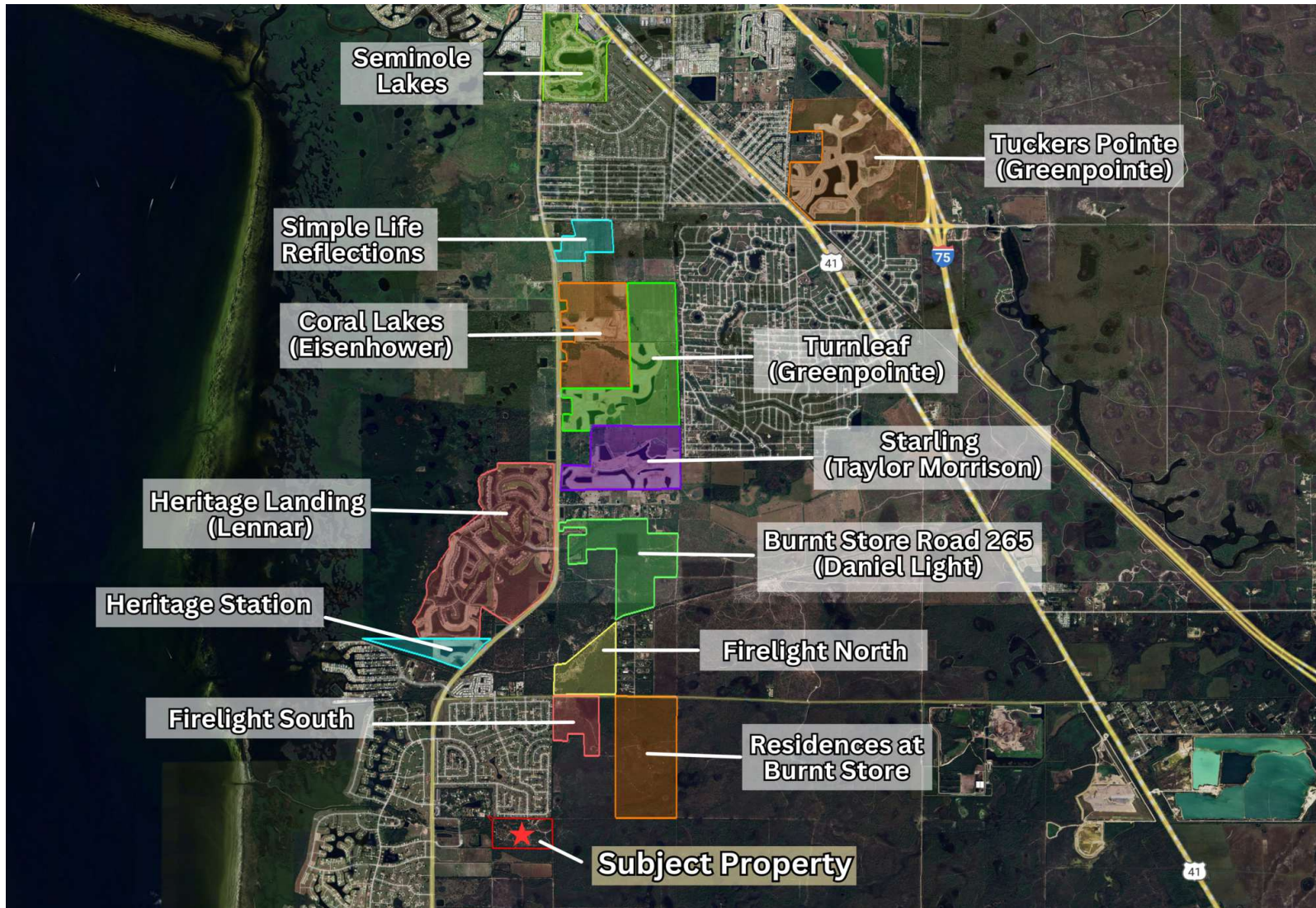
Aerials



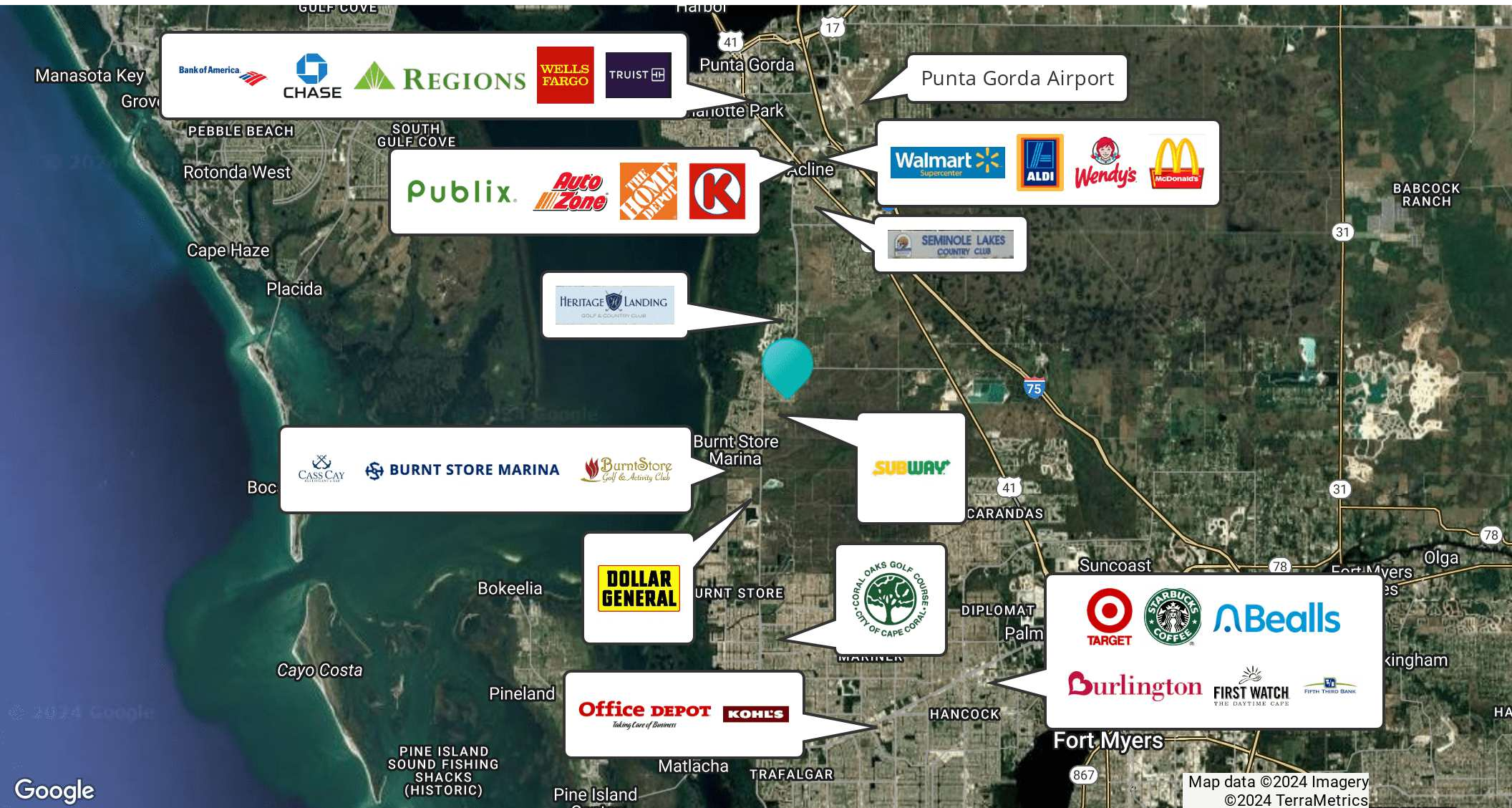
Site Plan



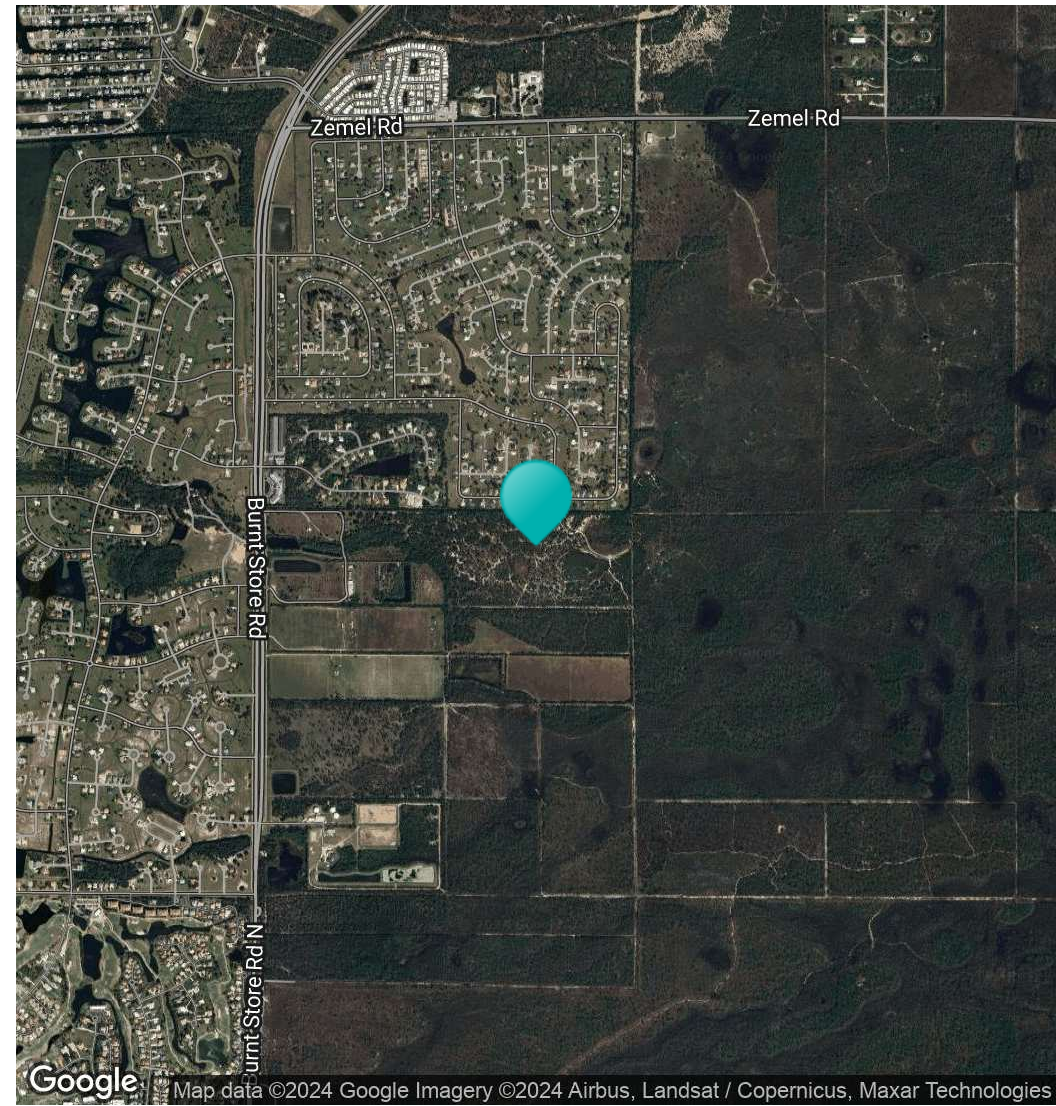
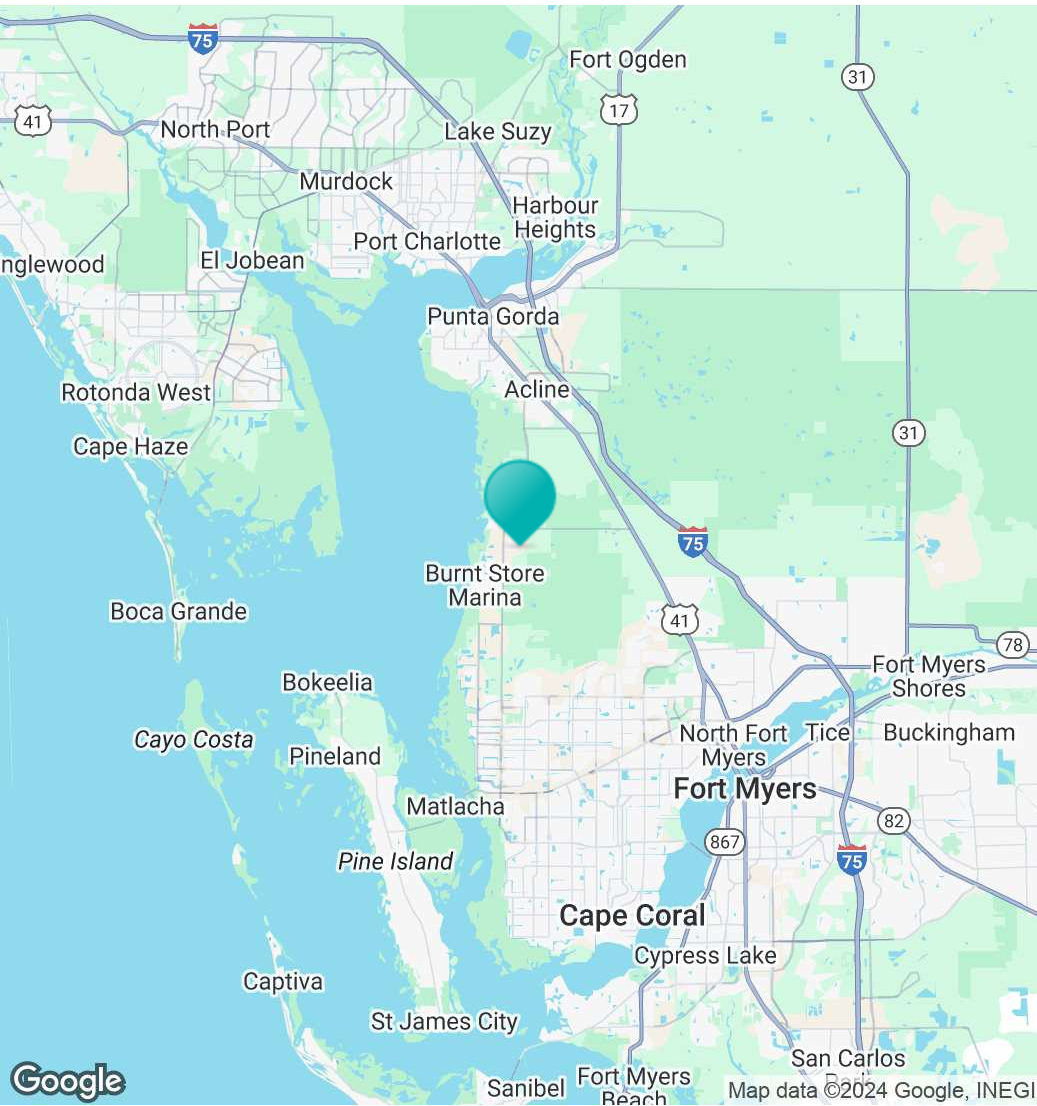
Neighboring Developments



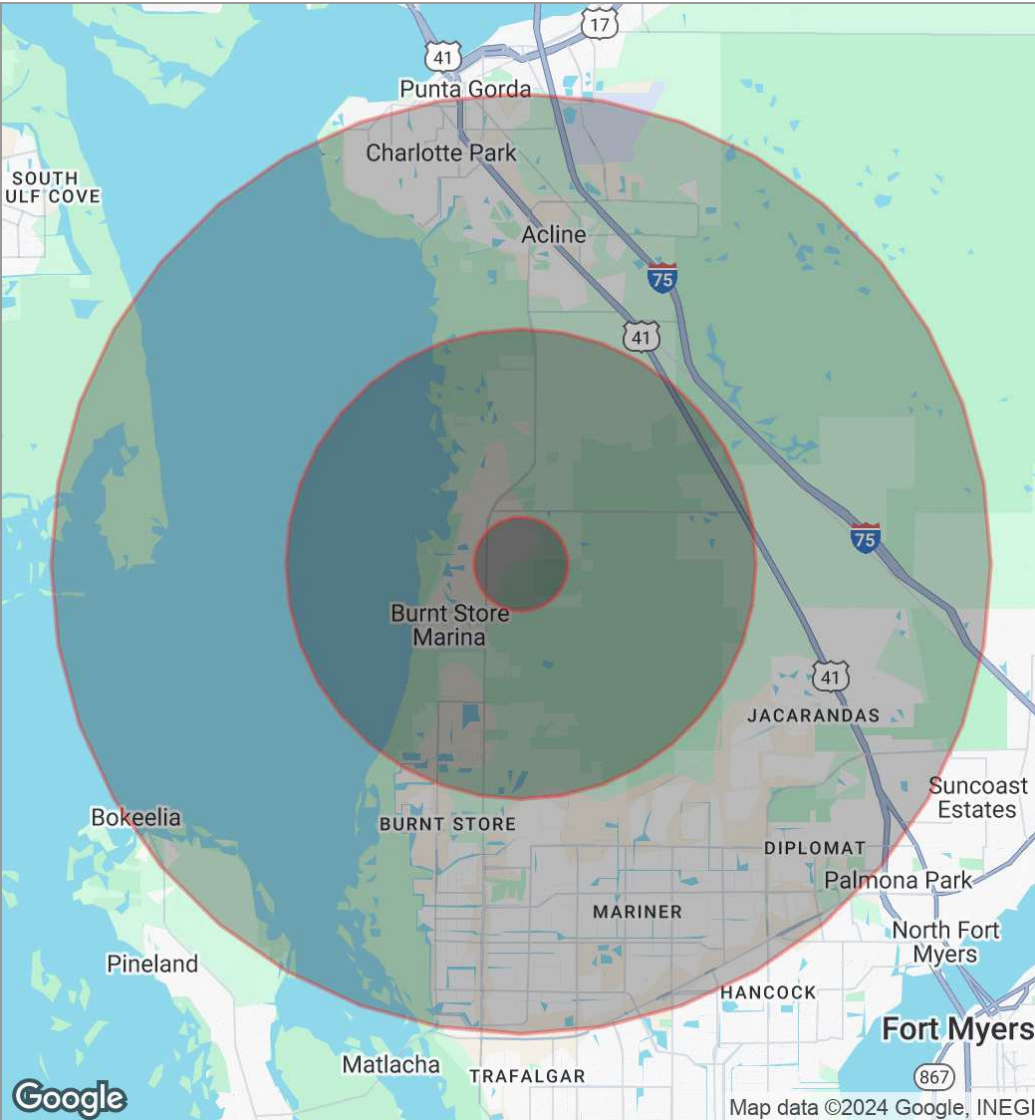
Retailer Map



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	315	10,388	73,143
Median age	58.5	53.6	48.6
Median age (Male)	58.9	53.2	48.0
Median age (Female)	58.3	54.7	49.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	135	4,528	29,987
# of persons per HH	2.3	2.3	2.4
Average HH income	\$72,787	\$75,376	\$66,749
Average house value	\$155,321	\$135,801	\$248,149

* Demographic data derived from 2020 ACS - US Census

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.