

We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

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Property Description



PROPERTY DESCRIPTION

Harbor Sunsets Ranch is an 80-acre ranch situated in the Burnt Store area of Punta Gorda. The ranch consists of improved pasture, woods, and a pond.

The northern portion is mostly dry and cleared, presenting potential for development or building a home or two. In contrast, the southern half of the property is primarily wooded, which could be ideal for recreational use. Utilities will be well and septic.

The property is currently zoned AG (General Agriculture) with a future land use of Burnt Store Limited Development. The soil types include Oldsmar, Hallandale, Boca, Felda, and Pineda.

LOCATION DESCRIPTION

The property is located at 14266 Burnt Store Road in Punta Gorda in Charlotte County. However, access is via Green Gulf Blvd.

It is centrally located, being only 6 minutes to US 41 and less than 10 minutes to I-75. It's also in close proximity to Cape Coral (20 minutes), downtown Punta Gorda (20 minutes), Fort Myers (30 minutes), and it's only an hour to Naples & Sarasota.

SIZE

80 acres

ZONING AND FUTURE LAND USE

Zoning: AG (General Agriculture)

Future Land Use: Burnt Store Limited Development (up to two units per acre)

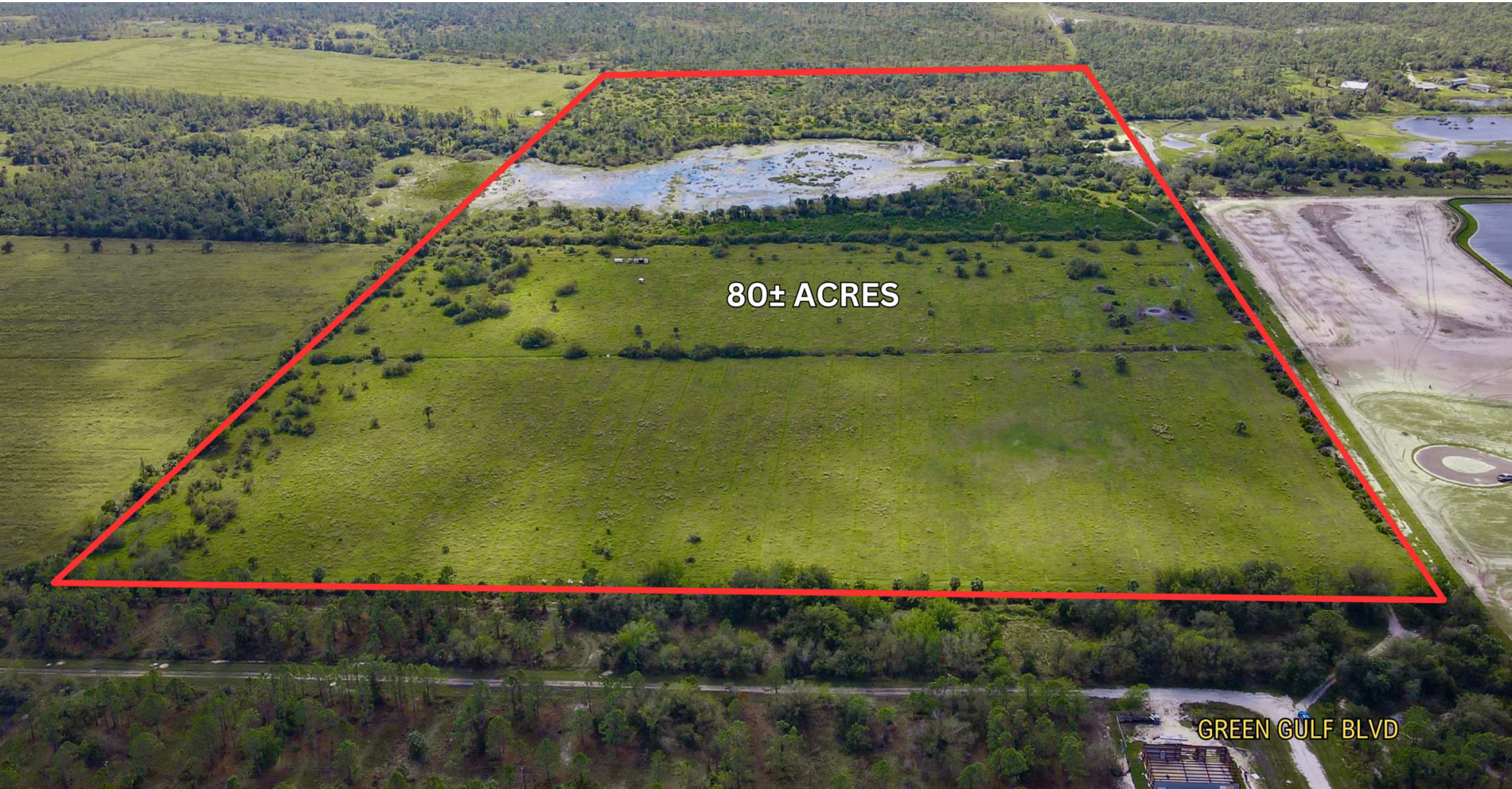
PRICE

\$3,000,000

Aerial



Aerial



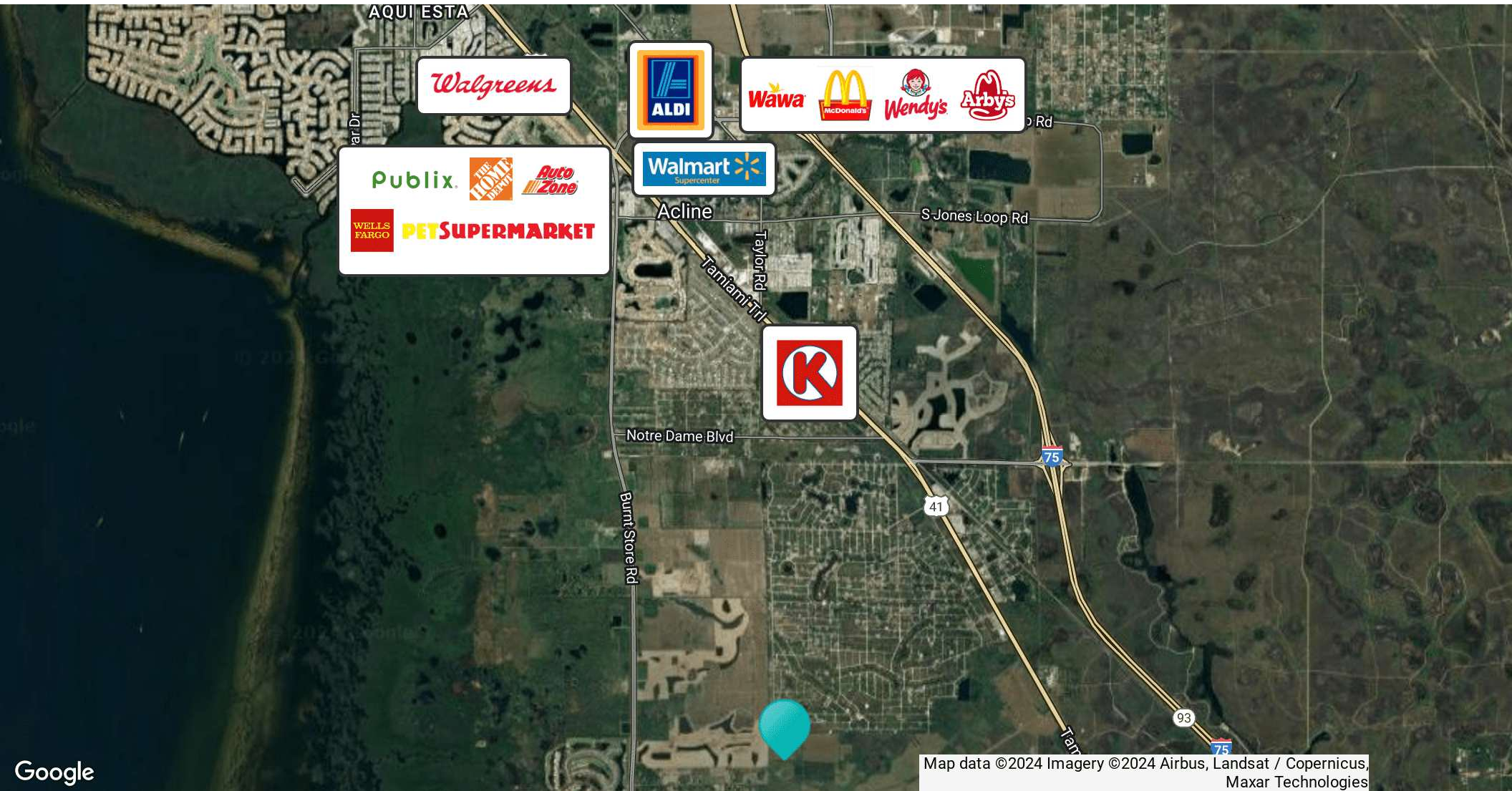
Additional Photos



Additional Photos

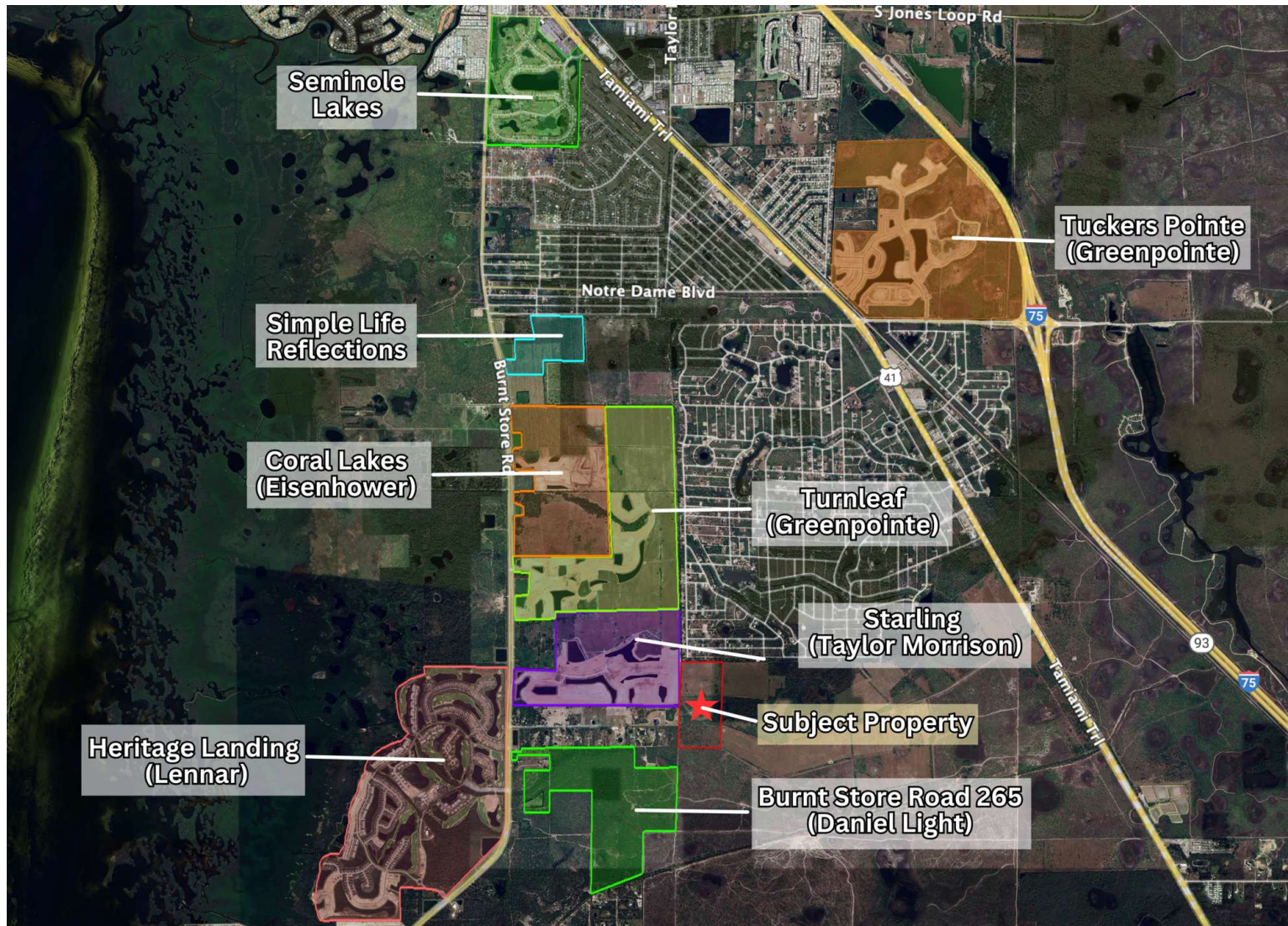


Retailer Map



Google

Development Map



Demographics Map & Report

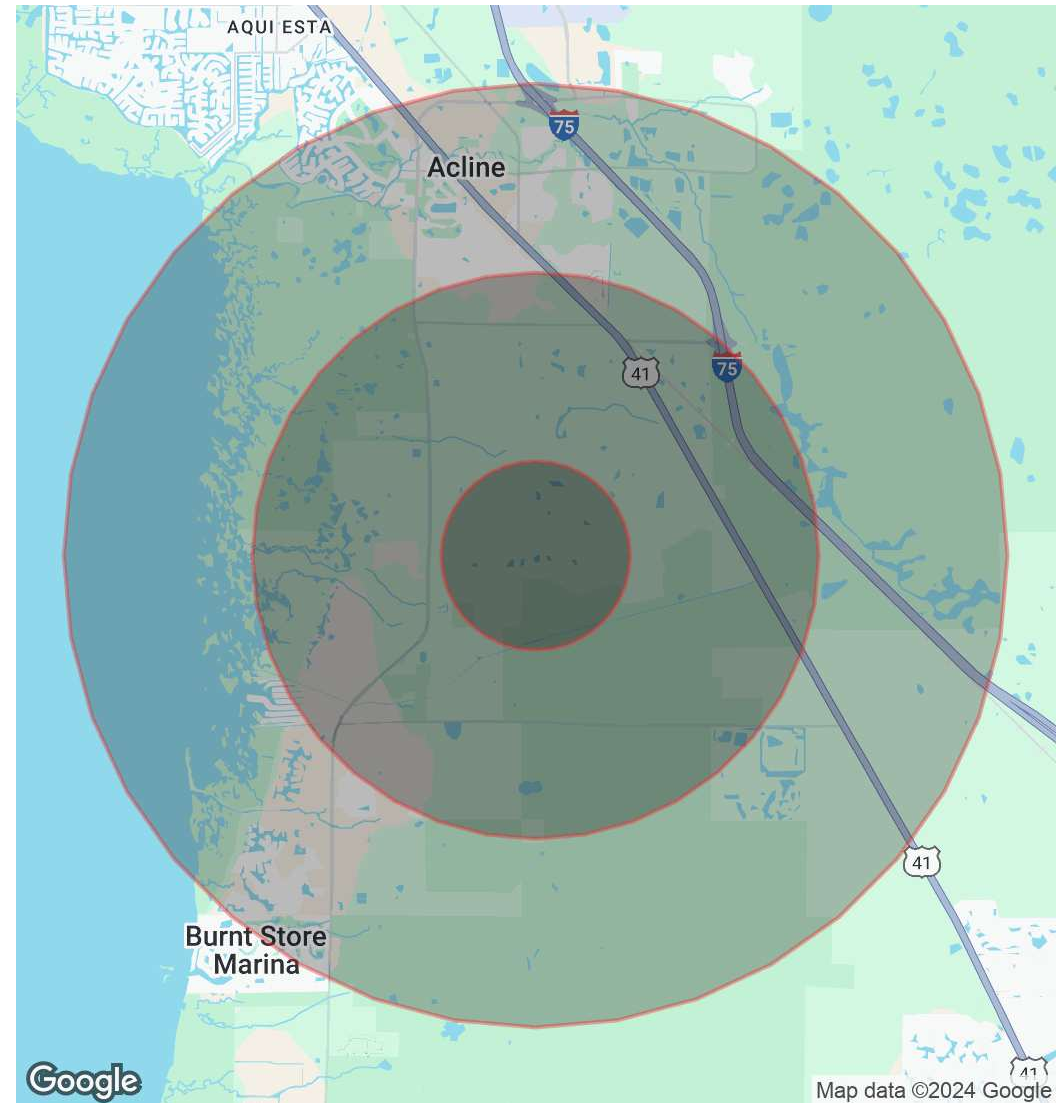
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	175	3,761	13,841
Average Age	53	55	59
Average Age (Male)	52	55	59
Average Age (Female)	53	56	59

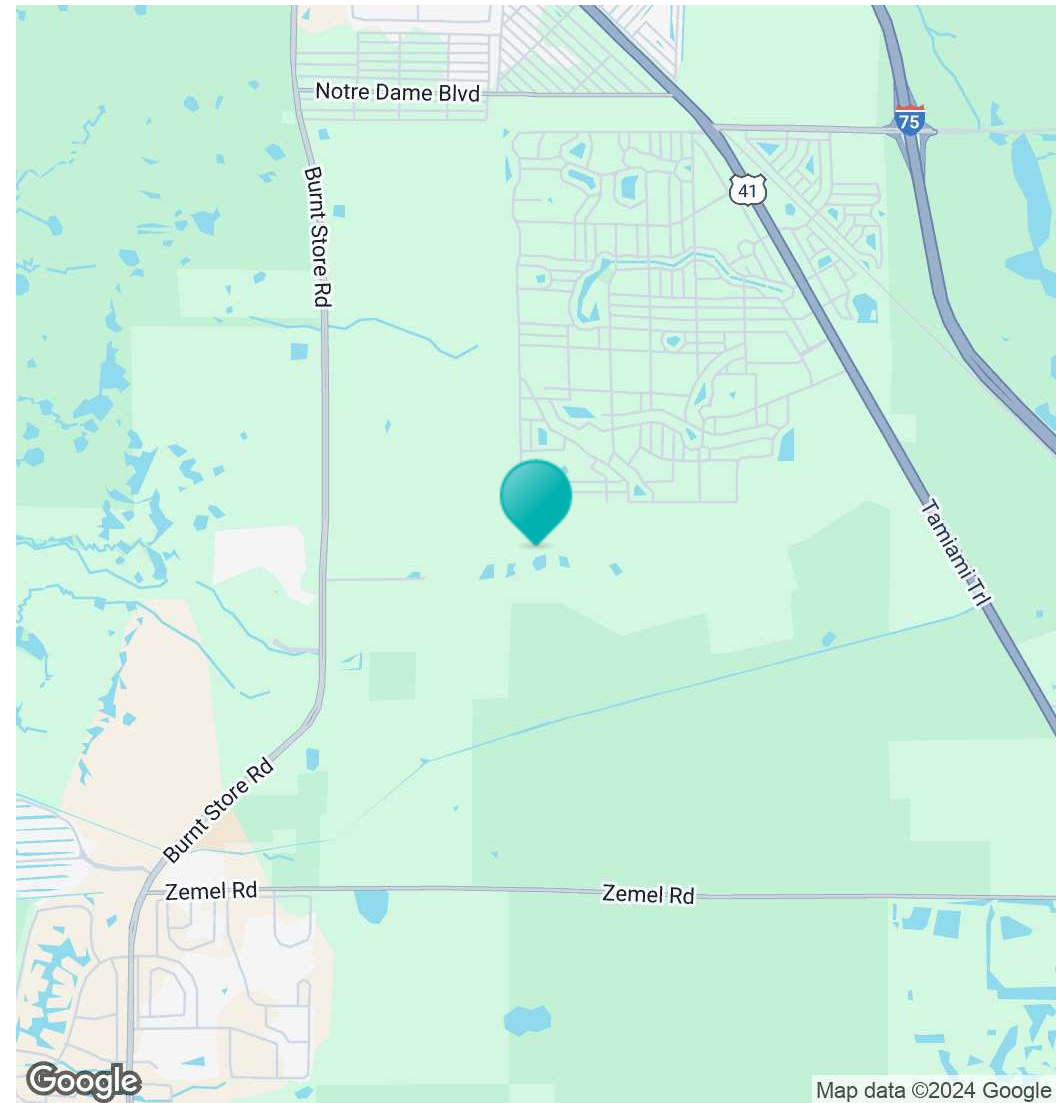
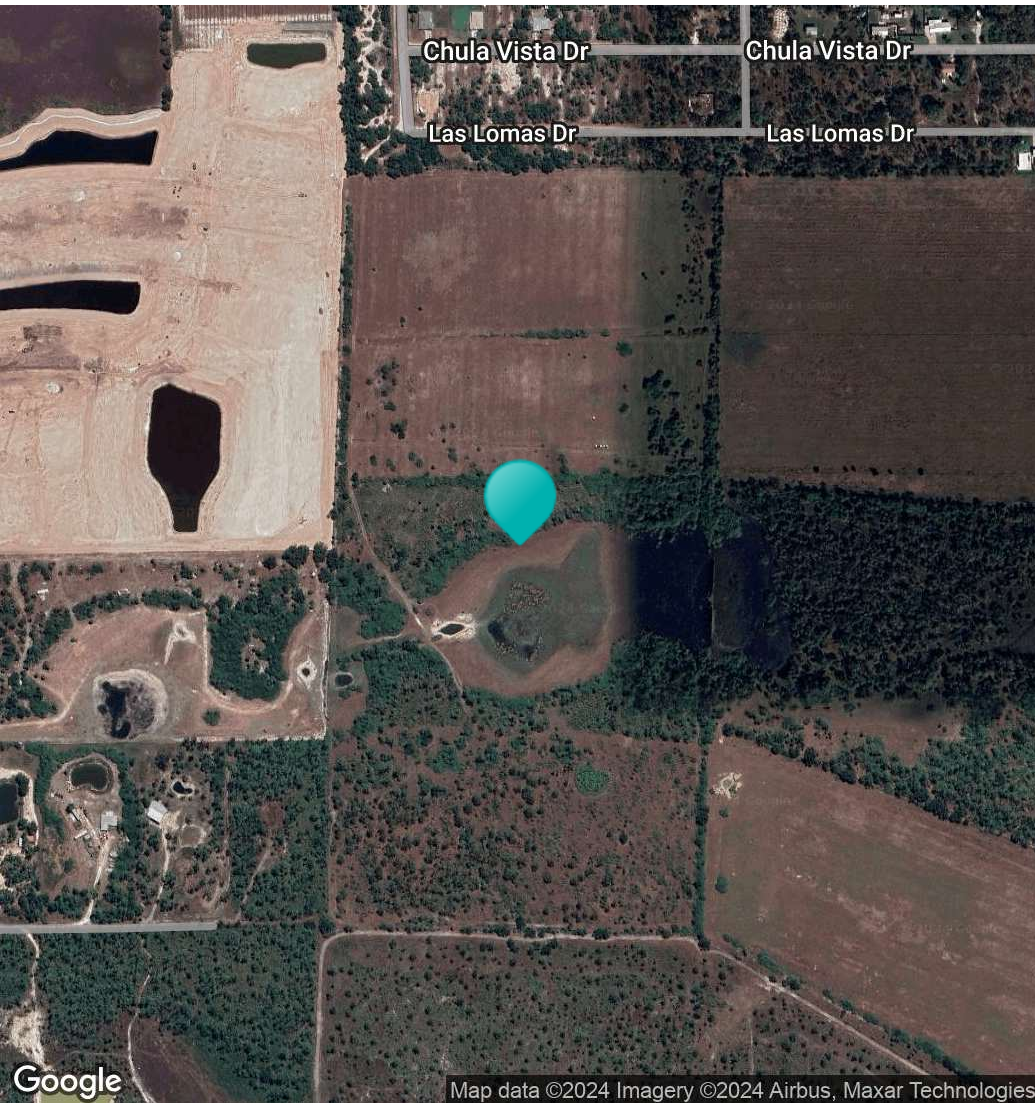
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	79	1,768	6,605
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$77,121	\$86,857	\$98,636
Average House Value	\$282,997	\$313,633	\$365,270

Demographics data derived from AlphaMap



Location Maps



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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.