

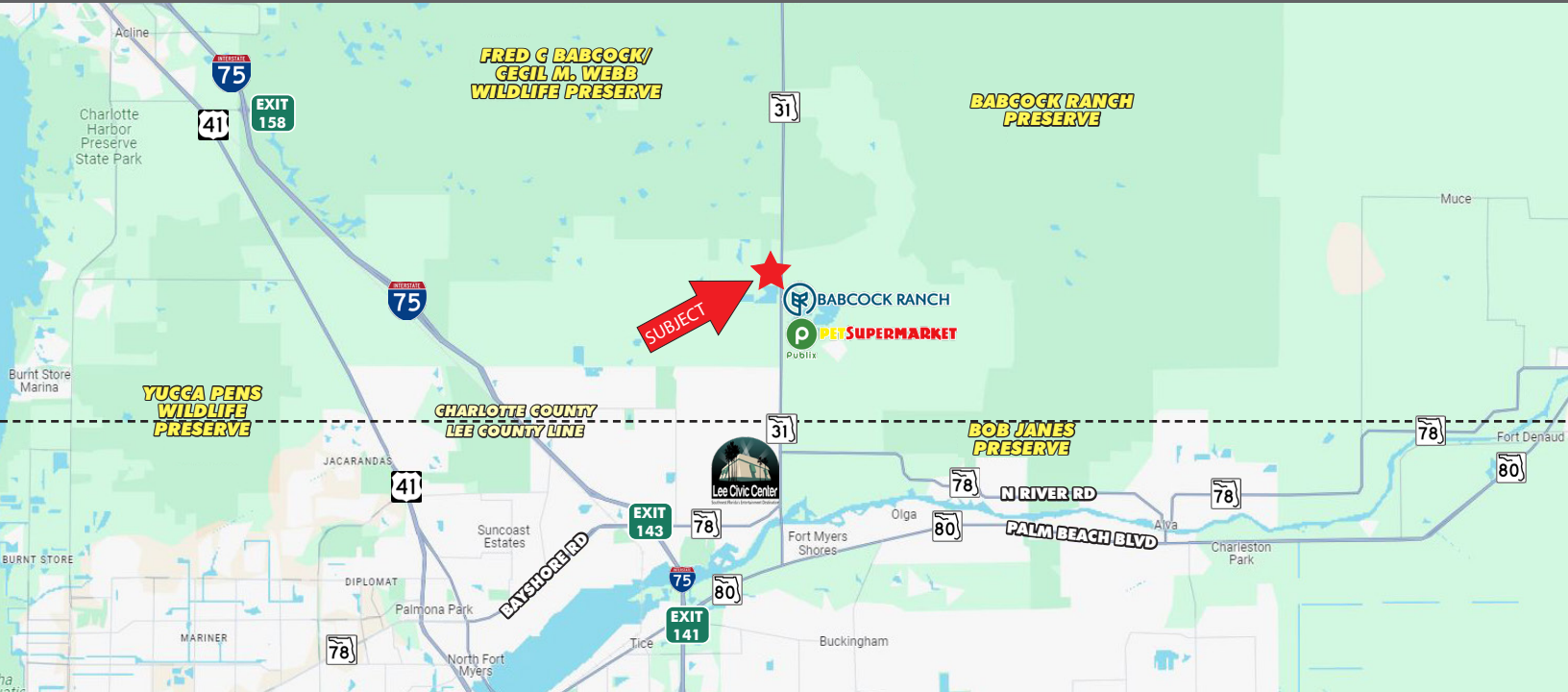
POTENTIAL RV PARK SITE

LOCATED IN AN OPPORTUNITY ZONE



FOR SALE

12691 STATE ROAD 31, PUNTA GORDA, FL 33982



- PRICE:** \$750,000.00 at \$75,000/Acre
- TERMS:** Seller financing for qualified purchaser with 30% down at 7% interest/year
- 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:** Non-Conforming RVP-Recreational Vehicle Park (Charlotte County), potential 8 Units/Acre
[Click Here for Uses](#) (Code Requires 15 Acres Minimum)
- F.L.U.:** Agriculture
- FLOOD ZONE:** X [Click here for description](#)
- RE TAXES:** \$45.69 (2024 - with Tax Exemption)
- PARCEL ID:** 422524400003

Offering consists of 10 fully fenced acres with non-conforming RV Park zoning (8 pads per acre), for a potential total of 80 pads designated for Recreational Vehicles and Travel Trailers, subject to resolving the Zoning and F.L.U. discrepancies. 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. Florida Gulf Coast University plans to build a 125,000 sft new academic building at Babcock Ranch. 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.

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08/26/25

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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
- FGCU is planning to build a 125,000 SF new Academic Building in Babcock Ranch.
**Click Here for Article

NEIGHBORING BABCOCK RANCH DEVELOPMENT



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2024 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
EST. POPULATION	894	2,341	59,794
EST. HOUSEHOLDS	358	881	24,304
EST. MEDIAN HOUSEHOLD INCOME	\$106,251	\$105,698	\$75,757
TRAFFIC COUNT (2025)	9,000 AADT		