

OFFERING MEMORANDUM

Charlotte Ranchette Subdivision

40± ACRE DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 7008 Grove Blvd, Punta Gorda, FL 33982

County: Charlotte

Property Size: 40± Acres

Zoning: AG (Agricultural)
1 Dwelling per 1.25 AC platted lot

Future Land Use: Agricultural

No. of Parcels: 32

LIST PRICE:

\$1,900,000

\$47,500 Per Acre

SALES EXECUTIVE



Alex Jusko
Broker Associate



DIRECT ALL OFFERS TO:

Alex Jusko
alex@sjfre.com
(239) 471-8575

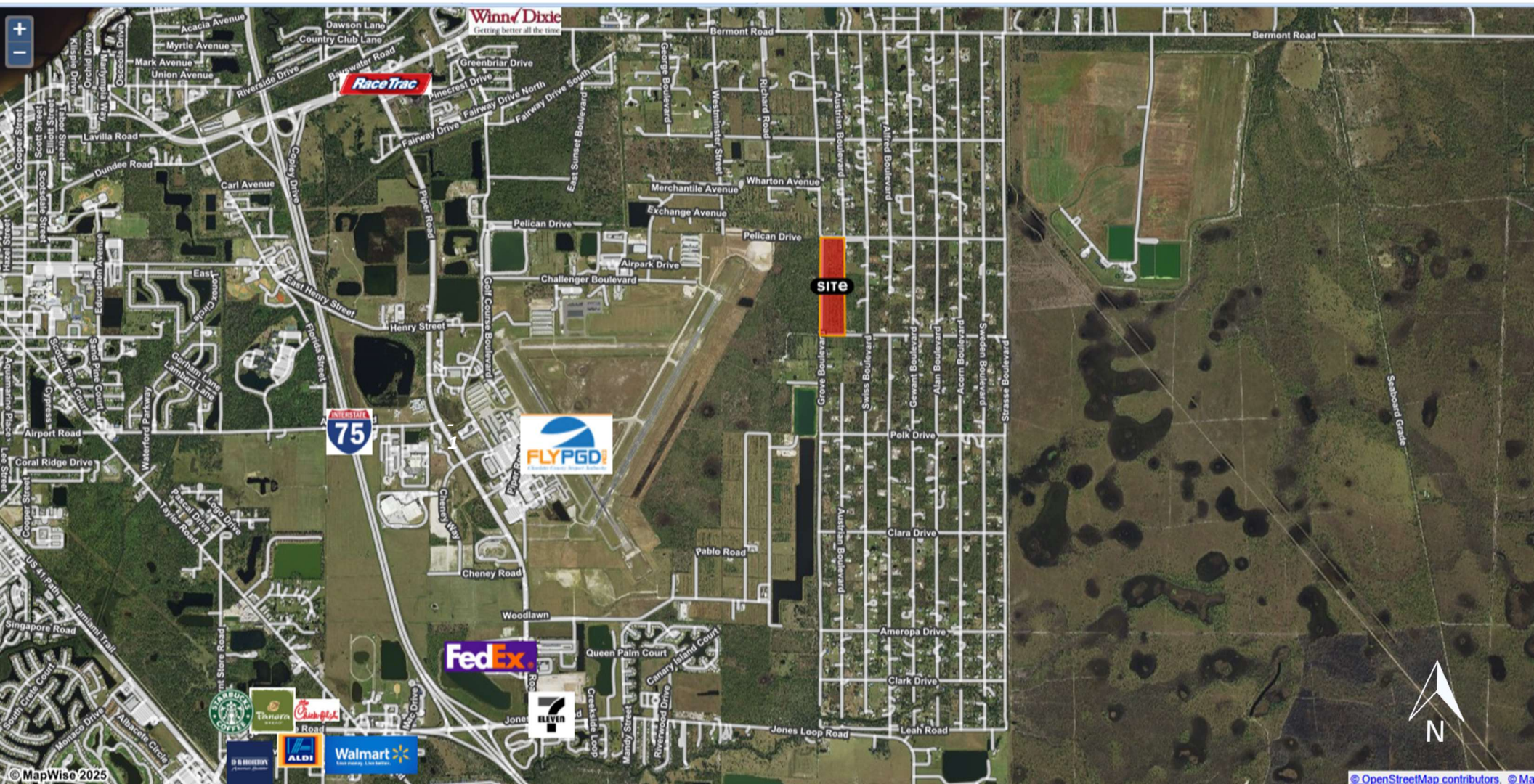
OFFERING PROCESS

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.

PROPERTY HIGHLIGHTS



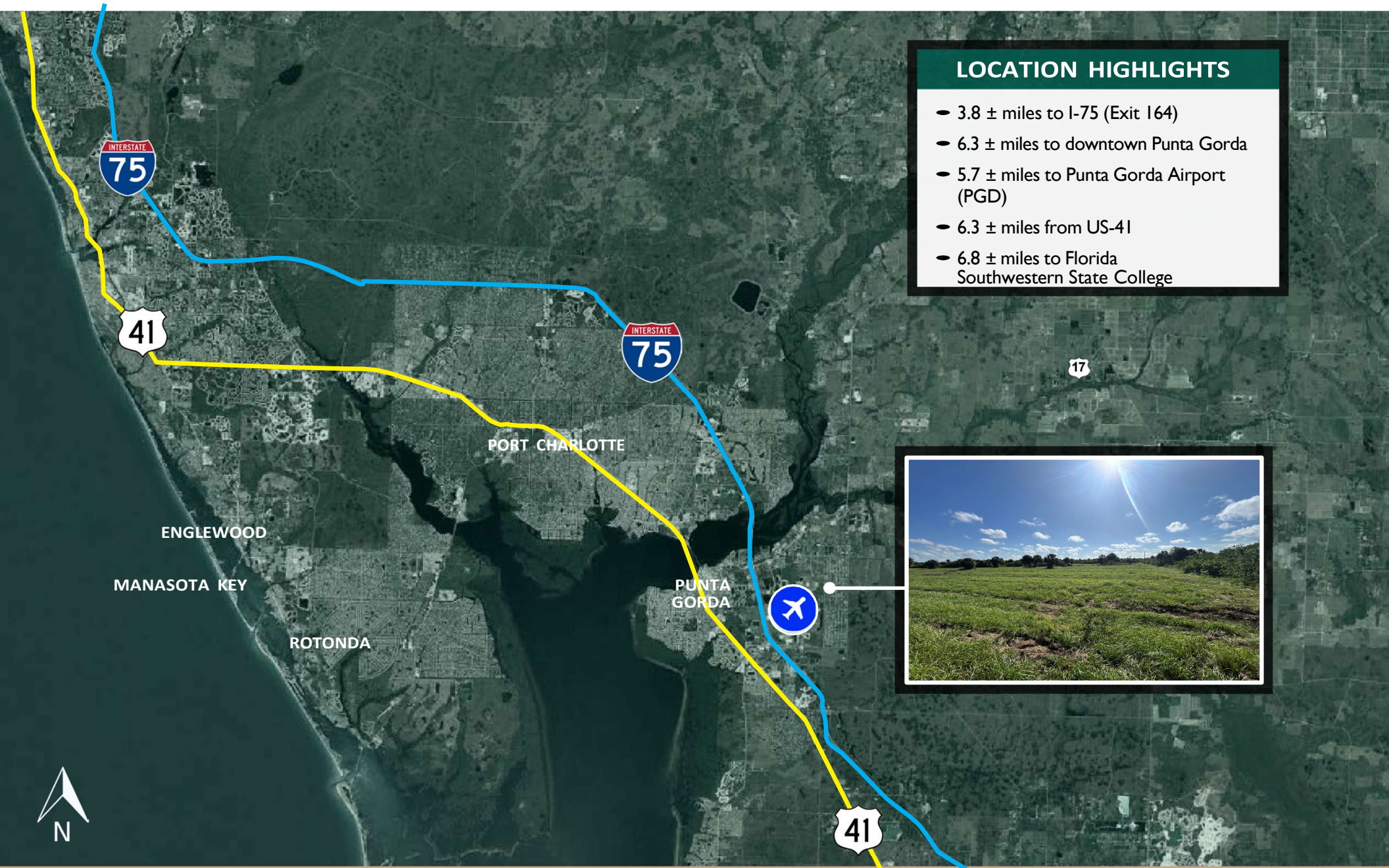
AREAS OF INTEREST



PROPERTY PHOTOS



LOCATION MAP



LOCATION HIGHLIGHTS

- 3.8 ± miles to I-75 (Exit 164)
- 6.3 ± miles to downtown Punta Gorda
- 5.7 ± miles to Punta Gorda Airport (PGD)
- 6.3 ± miles from US-41
- 6.8 ± miles to Florida Southwestern State College

