

100+/- Acres in Fort Ogden, FL
South DeSoto County
600 +/- Unit (Zoned RMF-6) Opportunity



Where Active People Want to Live!!



600 unit Housing Opportunity

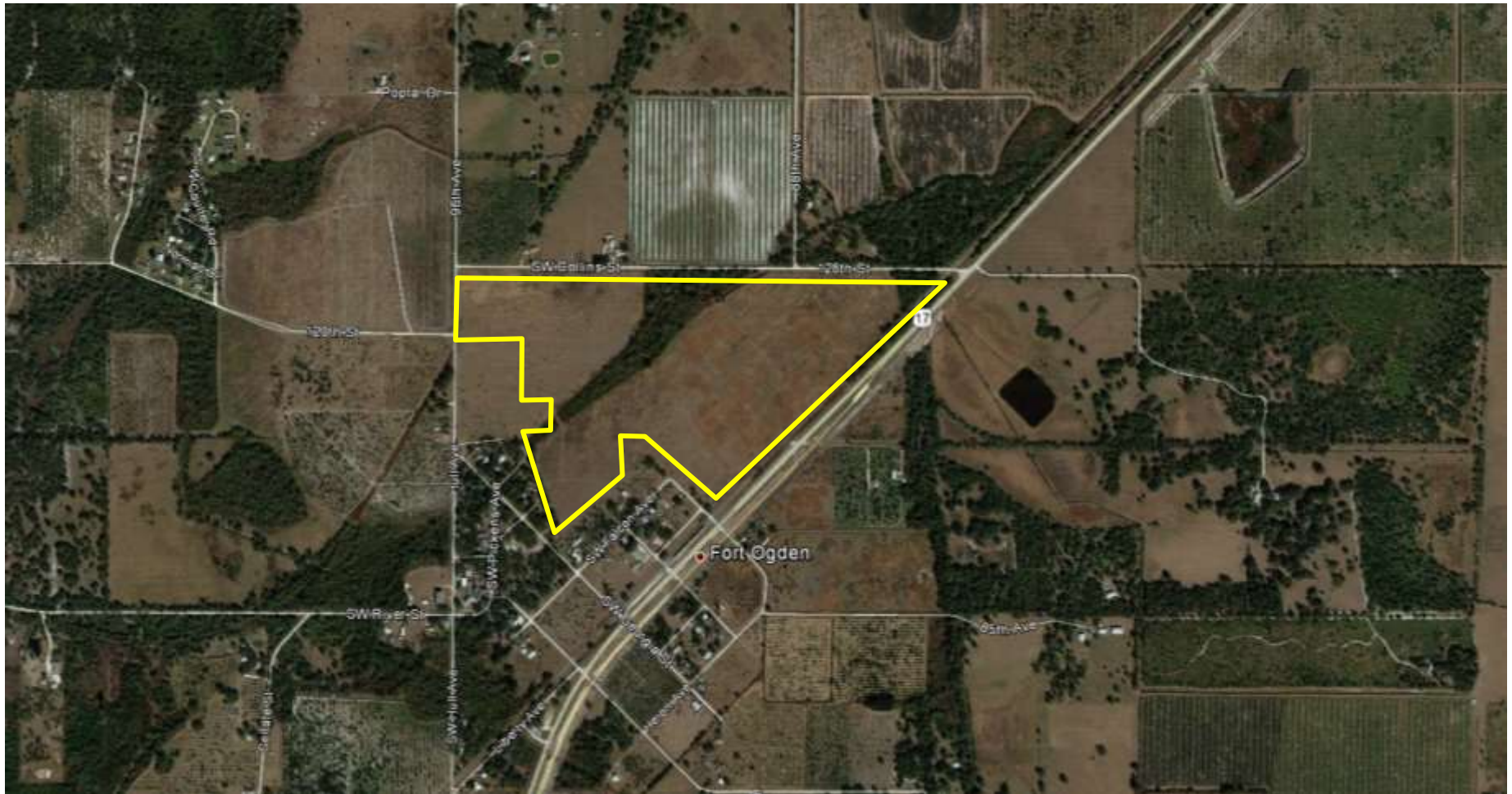
- Zoned for 6-units per Acre (only \$5K per Door!)
- No Impact Fees
- NO Capital Charges for Public Utilities (worth millions!!)
- Access from 3 sides of paved roads
- Visibility and location
- Convenient—15 minutes to both Punta Gorda or Arcadia



Gordon 'Mac' Martin, ALC, Broker
Phone 863-990-2322

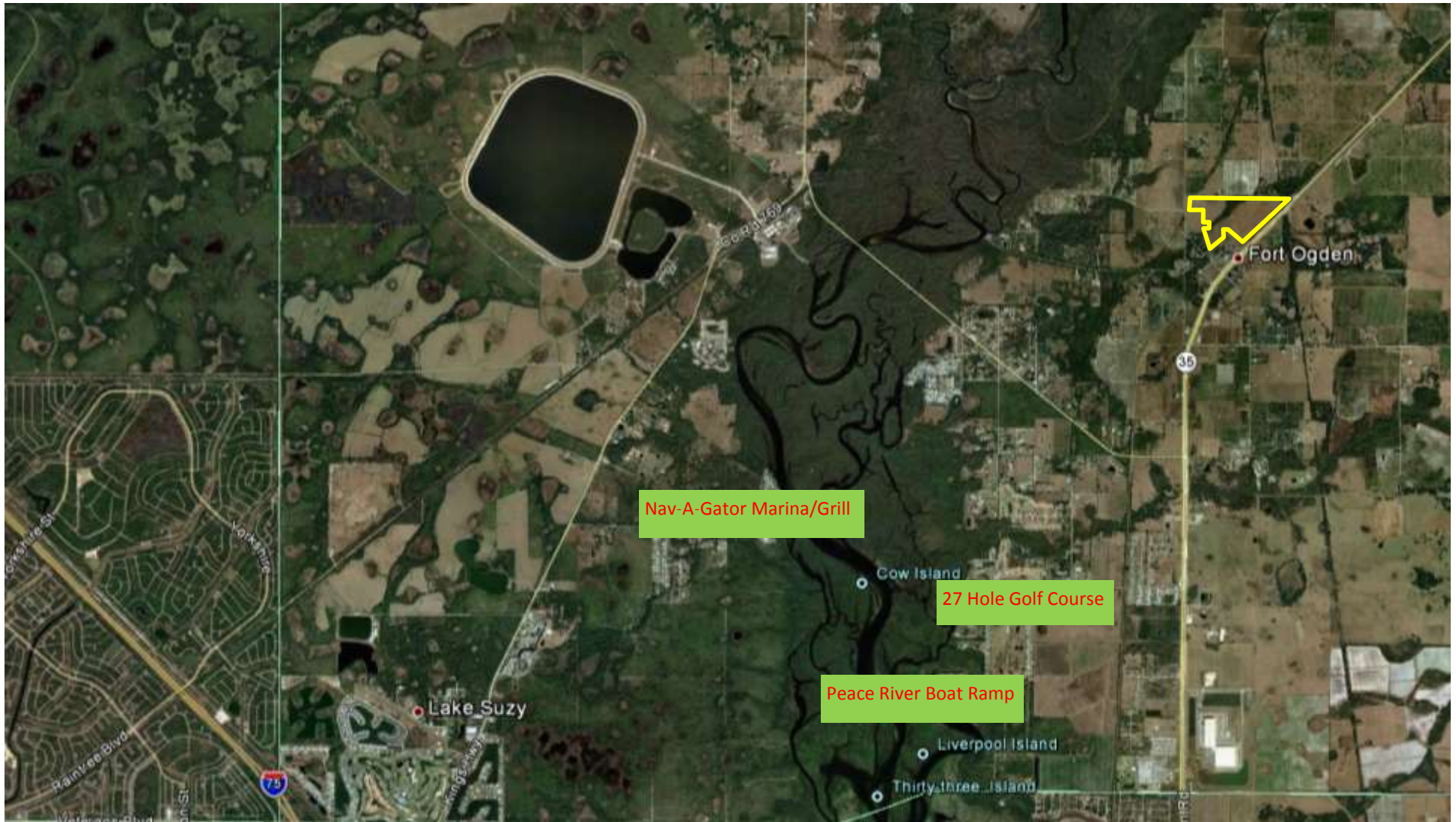


Up to 600 Units allowed



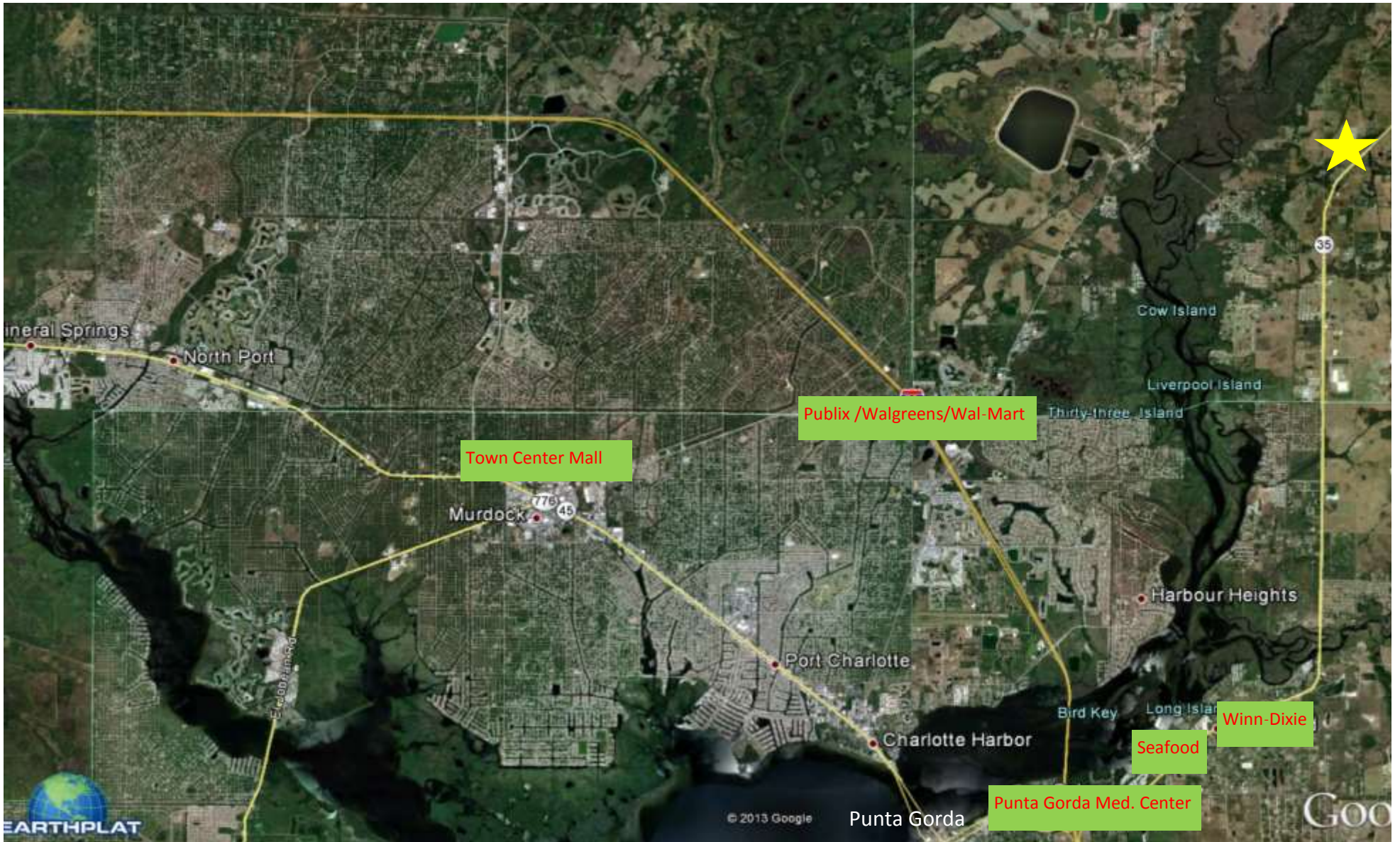
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- ◆ Few Parcels of Available Property for Housing with easy access and low cost of development.
- ◆ DeSoto County has a limited amount of ERUs for NO Capital Expense





Rural feeling- yet convenient to shopping, medical clinics and services.



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RMF-6, 6-units per acre multi-family,
or single family.

100+/- Acres zoned for up to 600 units with public utilities available nearby. Located in South Desoto County, with easy shopping and services in Punta Gorda and Port Charlotte. This is a rural area with no impact fees, and no utility capital charges - while it lasts. Coastal in-fill makes this property a "right now" development opportunity! Best suited for affordable retirement community with Sunnybreeze Golf Course, Peace River Boating just minutes away.

600 +/- Unit Development Opportunity Where Active People Want to Live!! Entertainment, Fine Dining, Golf, Antiques, Fishing All Within Minutes! Zoned for 6-units per Acre (only \$5K per Door!) No Impact Fees NO Capital charges for Public Utilities (worth millions!!) Access from 3 sides of paved roads. Visibility and great location Convenient—15 minutes to both Punta Gorda or Arcadia. Rural feeling-yet convenient to shopping, medical clinics and services. Where else can you find \$5K per door pricing ?and NO IMPACT FEES of UTILITIES CAPITAL CHARGES?

DeSoto County is an inland county east of Charlotte and Sarasota. the County Seat, Arcadia, is famous for its quaint Historic Downtown Antique District and the All-Florida Championship Rodeo. It is also know for the pristine Peace River, which offers outstanding boating, canoeing, kayaking and fishing. Only minute from I-75 at Punta Gorda and Port Charlotte make this an outstanding opportunity.

Airports: Charlotte Airpark, SW Regional, Sarasota International

Seminole Gulf Railway runs along the east boundary, north to south.

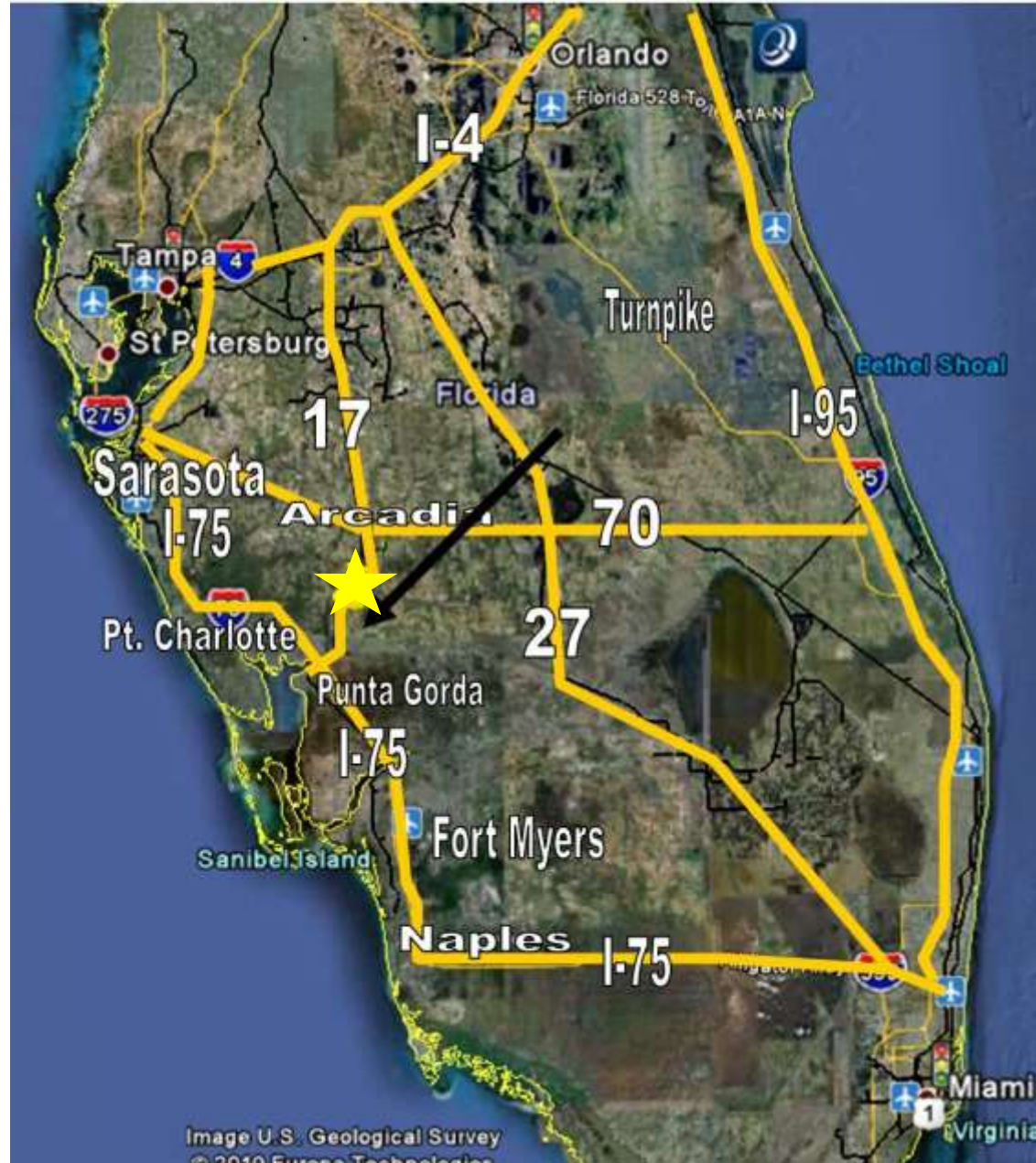
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Excellent transportation routes to Tampa, Orlando, and Miami.

US 17 is a primary North/South connecting I-75, SR 70, US 27 and I-4

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*The BEST of
the Florida
Lifestyle!!*

Entertainment, Fine Dining, Golf, Antiques, Fishing
All Within Minutes!

