

Cross Property Customer Financial Report w/Photos

Lot & Land Customer Financial Report



General Information
List Price: \$750,000
MLS#: 224014187
Address: 12691 STATE ROAD 31
 PUNTA GORDA, FL 33982
 OA01 - Out of Area
GEO Area:
County: Charlotte
Property ID: 422524400003
Lot: 0
Lot Type: Acreage
Block/Bldg: 0
Parcels:
Zoning:
Legal Unit: P
Potential Short Sale: No
Virtual Tour URL:
Land Use Code: 99-Acreage Not Zoned Agricultrl
Other PIDs:

ML# 224014187
Status: Active (01/29/24)
Trans Type: Sale
List Price/Acre: \$75,000.00
Property Class: Lot and Land
Subdivision: NOT APPLICABLE
Development: NOT APPLICABLE
Sec/Town/Rng: 24/42/25
Foreclosed REO: No

Detailed Property Information

Property Information: Located in "State Opportunity Zone" designated by chief executives of the State, offering consists of 10 acres non-conforming RV Park zoning (RVP needs minimum 15 acres with non- Agricultural Future Land Use), and Future Land Use of Agriculture. The rear of the property borders Fred C. Babcock/Cecil M. Webb Wildlife Management area, a State of Florida wildlife preserve. This unique development opportunity is across from the fast-developing Babcock Ranch, America's first solar-powered town, with 19,500 residential units and 680,000 solar panels. Easy access from Babcock Ranch, Fort Myers, Punta Gorda, North Fort Myers, Cape Coral, and Lehigh Acres

Approx. Lot Size: 334x1306x334x1306
Lot Size: 10.00 (acres) / 435,600 (sqft)
Approx Sqft.Land:
Rear Exposure: W
Elevation:
Lot Desc.: See Remarks
Restrictions: None/Other
Utilities: None
Usage: Other/See Remarks
Road: Public Road
Sewer: None
Water: None
Subdivision Info:

Gas YN:
Gas Description:
Trees:
Ground Cover:
Land:
Avail. Documents:
View: None/Other
Dock:
Boat/Dock Info:
Waterfront: No
Waterfront Desc.: None
Gulf Access: No
Canal Width: None

Financial/Transaction Information

Total Tax Bill: \$48
Tax Year: 2023
Tax Desc: County Only
HOA Fee:
HOA Description:
Master HOA Fee:
Condo Fee:
Transfer Fee: \$0

Spec Assessment:
Land Lease:
Mandatory Club Fee:
Rec. Lease Fee: \$0

One Time Fees
Spec Assessment:
Land Lease:
Mandatory Club Fee:
Rec. Lease Fee: \$0
Other Fee: \$0

Approval:
Terms: Buyer Finance/Cash
Maintenance: None
Possession: At Closing
Special Info:
Property Location: Not Applicable
Legal Desc: ZZZ 244225 P10 24 42 25 P-10 10 AC. M/L TH N1/2 OF S1/2 OF NE1/4 OF SE1/4 AKA P-10 301/184-85 363/655 583/817 585/439 593-2033
Listing Broker: 604/1636 COR967/280 1165/602 1536/1349 1778/126 E1791/239 1803/455 2851/603 CD2980/1842 3587/399
 NRT Commercial LLC



Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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