

# Commercial Real Estate Advisors

*A marketing company licensed to broker real estate*



**25471 Technology Boulevard  
Punta Gorda, Florida 33950**

**Vacant Commercial Lot – CG Zoned**

**PRICE REDUCTION**



**Howard J. Corr CCIM**  
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18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY



# 25471 Technology Boulevard, Punta Gorda, FL 33950



## AVAILABLE FOR SALE

24,377 SF Lot

**\$85,000**

**LIST PRICE REDUCED** on this .56-acre lot on hard corner in Punta Gorda close to the I-75 interchange at Jones Loop Road. Close proximity to Cheney Brothers, Inc. and access to the Punta Gorda Airport via Airport Road or Jones Loop Road as well as access to US 41 via Airport Road. 212.5' frontage on Technology Boulevard; 104.5' frontage on Taylor Road.

Punta Gorda is a vibrant waterfront community with a connected and relaxed lifestyle, located near the bustling communities of Port Charlotte and North Port. As the only incorporated city of Charlotte County, Punta Gorda is the vibrant engine of the area. It boasts wonderful restaurants, marinas and a pace of life that people from around the world come to enjoy. The City offers businesses a year-round clientele, which is made up of local, domestic and international customers. It is also responding to industry as commerce realizes the importance of our location as Southwest Florida continues to boom and grow. City of Punta Gorda Utilities/Public System.



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# Executive Summary



## PROPERTY DETAILS

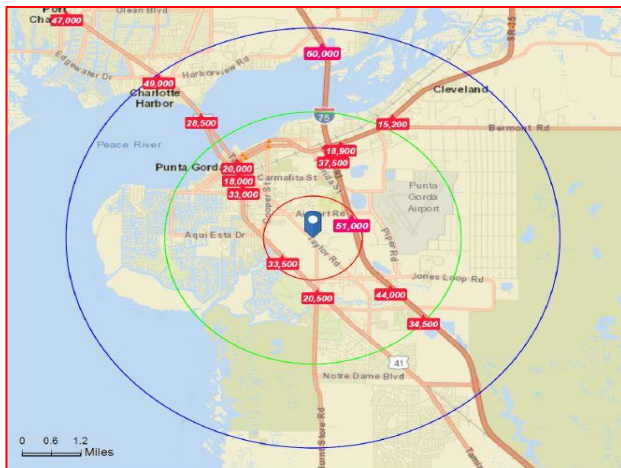
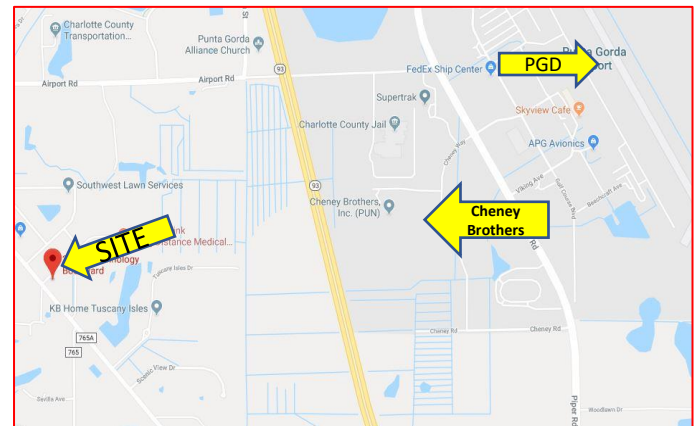
Address:	25471 Technology Blvd., Punta Gorda, FL 33950
Land Area - SF:	24,377 SF
Land Area – Acre:	.56 Acre
Sale Price:	\$85,000
Zoning:	CG –Commercial General

## SITE SUMMARY

**LIST PRICE REDUCED** on this .56-acre lot on hard corner in Punta Gorda close to I-75 interchange at Jones Loop Road. Close proximity to Cheney Brothers, Inc. and the Punta Gorda Airport via Airport Road or Jones Loop Road as well as access to US 41 via Airport Road. 212.5' frontage on Technology Boulevard; 104.5' frontage on Taylor Road.

## Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	1,005	25,022	38,407
Median Age:	50.1	64.6	64.2
Households:	436	12,005	18,290
Median Household Income:	\$39,189	\$53,261	\$54,810
Per Capita Income:	\$21,892	\$36,112	\$37,063



## Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
I-75	Airport Road overpass	51,000	2019	1 mi
Tamiami Trail	Burnt Store Road	20,500	2019	3 mi
Tamiami Trail	Harborview Road	49,000	2019	5 mi



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# Additional Photographs



Corner of Taylor Road and  
Technology Boulevard

Taylor Road



Technology Boulevard



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# Aerial Map



Found along Florida's welcoming Gulf Coast, Port Charlotte is located about halfway between Sarasota and Fort Myers, perfectly positioned to offer every manner of water-borne activities. Port Charlotte, with more than 165 miles of waterways, provides access to Charlotte Harbor and the Gulf of Mexico and many more miles of natural shoreline bordering Charlotte Harbor and the Peace and Myakka Rivers. But that's not all. Seven of the 21 golf courses located in Charlotte County are found in Port Charlotte. Charlotte Sports Park is home to spring training for the Tampa Bay Rays. Tippecanoe Environmental Park in Port Charlotte offers hiking trails and wildlife viewing through 380 acres of scrub and pine flat-woods.

The new planned community of West Port is about to break ground just minutes from the Port Charlotte Town Center. The master planned community will create excitement and will be developing 2,000 new homes and thousands of commercial square footage.

The Atlanta Braves have spent 72 consecutive years in Florida for Spring Training and will continue their Florida legacy by committing to a 30-year Facility Operating Agreement in West Villages Florida, with the option to extend the term in two five-year increments. In 2019, the Braves will begin Spring Training in the team's new state-of-the-art spring training complex in West Villages Florida, a master-planned community in the City of North Port in Sarasota County which is boasting an additional 35,000 new rooftops.



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# About Corr Commercial Advisors



Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



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## MISSION STATEMENT

The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

## EXPECTATIONS

Today's transactions involve specific skills for managing and solving multifaceted real estate challenges. We meet these challenges head-on by remaining current and knowledgeable of the markets we serve. We commit ourselves and resources to provide professional quality service to address the specific needs of our clients.

## CERTIFICATIONS

Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is the designation candidate awarded the coveted CCIM pin.



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