

902/904 KINGS HWY.

5± ACRE COMMERCIAL INTERCHANGE PARCEL



KINGS HWY. AADT 24,500



Exit 170



OFFERING SUMMARY

Property Address: 902/904 Kings Highway
Port Charlotte, FL 33980

County: Charlotte County

Property Size: 5.0± Gross Acres

Zoning: Planned Development (PD)

Future Land Use: Sandhill DRI

Entitlements: 47,220 SF of Pro-Rated
Developable Commercial SF

Utilities: All Available

STRAP Numbers: 402307201003 & 402307201002

Tax Information: \$13,158 (2021)

List Price:
\$3,250,000 | \$14.92 PSF

PLEASE DIRECT ALL OFFERS TO:
Christi Pritchett, CCIM
cpritchett@lsicompanies.com | 239.489.4066

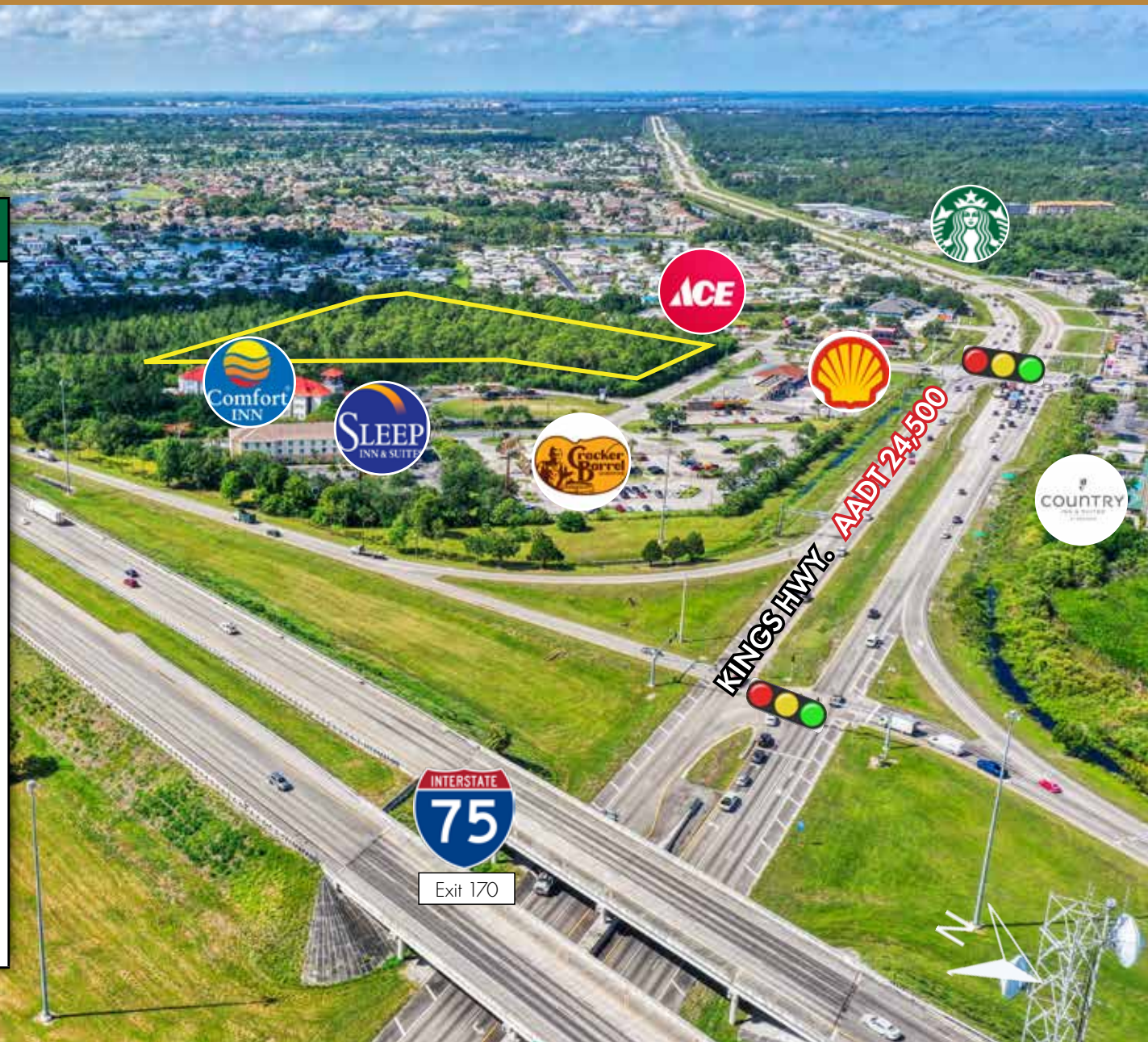
OFFERING PROCESS

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.

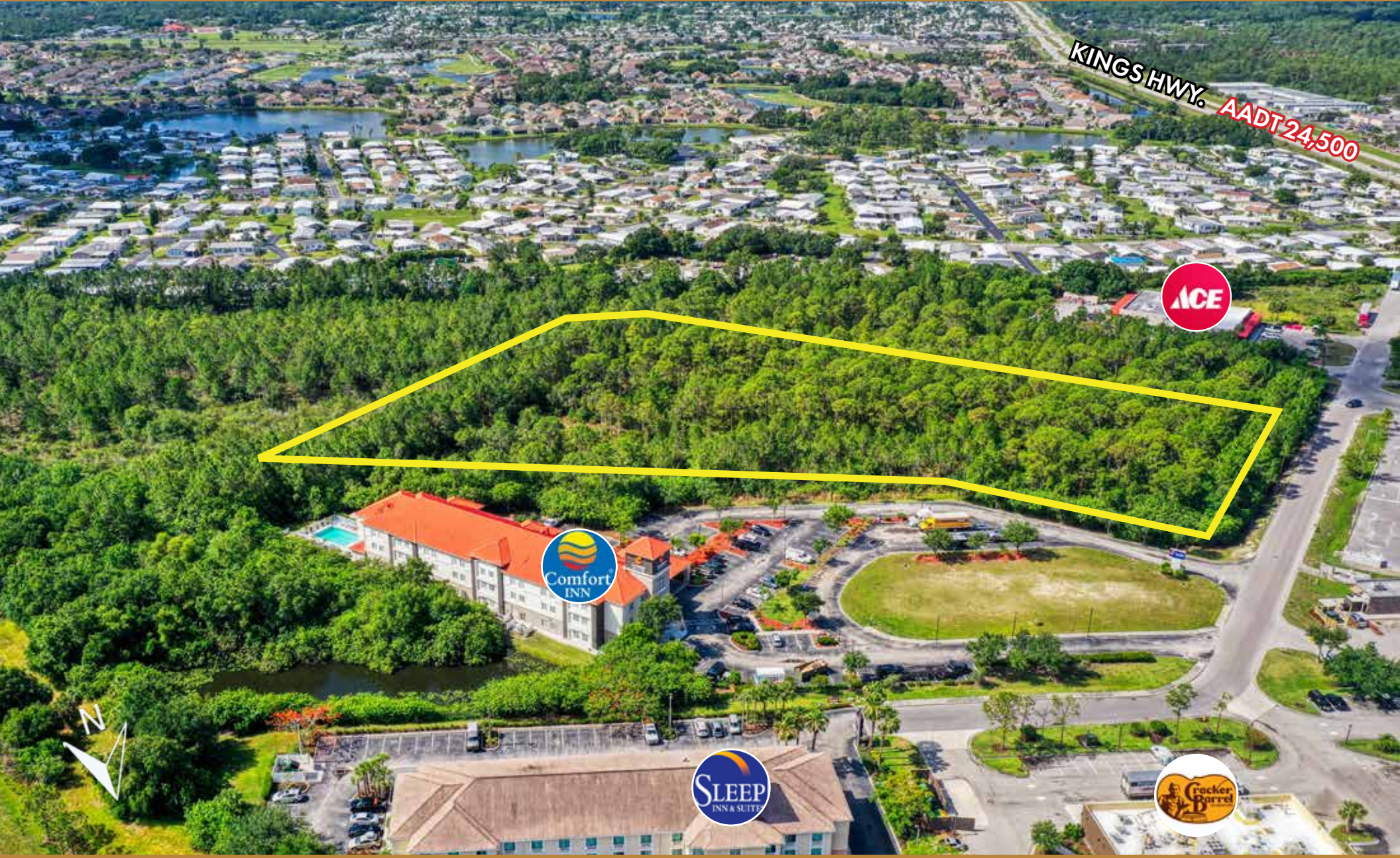


PROPERTY HIGHLIGHTS

- Two commercial parcels totaling 4.97± acres located near the I-75 and Kings Hwy interchange and adjacent to Cracker Barrel Old Country Store, Ace Hardware, Advance Auto Parts, Burger King, Dunkin Doughnuts, Comfort Inn and Sleep Inn motels.
- Located within the Sandhill Development of Regional Impact and has a total of 47,220 SF of pro-rated developable commercial square footage.
- The Sandhill DRI allows conversion of this square footage to alternative uses through an equivalency table. See enclosed exhibit for conversion factors.
- Ideal location for a hotel, storage facility, quick serve restaurant, retail or flex warehouse.



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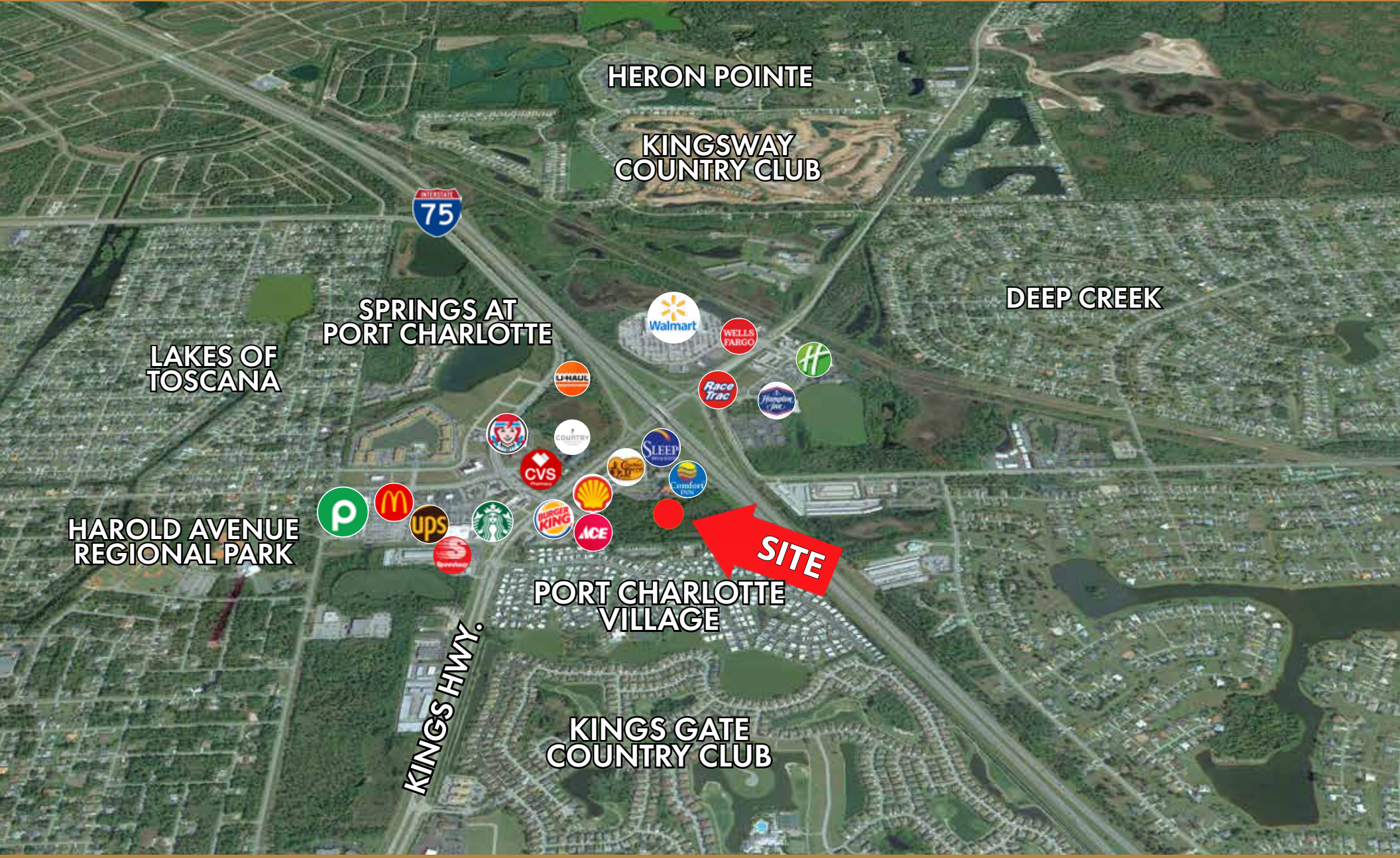
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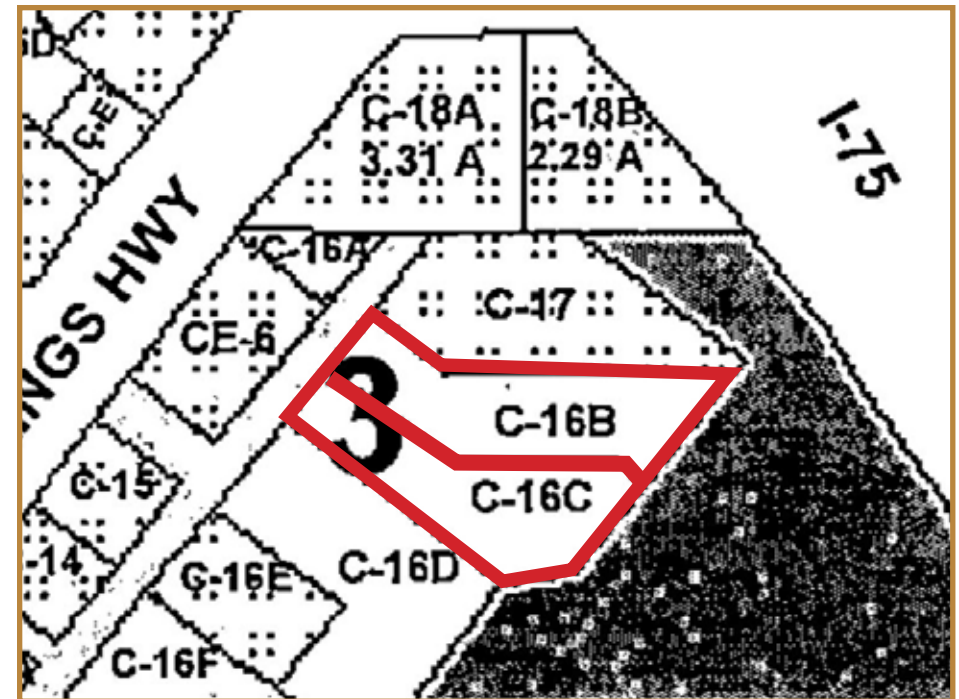
AREA HIGHLIGHTS



SANDHILL DRI SQ. FT. ALLOCATIONS

SANDHILL DEVELOPMENT OF REGIONAL IMPACT
Exhibit B, Map H Notes #1 - Vested Rights As of 07/13/2021

Tract	Parcel	Allocated	Allocated	Allocated	Allocated	Allocated	Allocated
		Commercial (SF)	Park/Public/ Semi-Public (SF)	Research & Development (SF)	Residential (DUs)	Assisted Living Area (beds)	Hotel/Motel (Rooms)
1	R-1	0	0	0	280		0
1	C-1	100,000					
1	C-2	11,000					
1	C-3	10,000					
1	C-4	8,200					
1	C-5A (old "C-4")	11,200					
1	C-5B	7,500					
1	C-5C	54,000					
1	C-5D	8,200					
1	C-6	17,000					
	C-21	0					120
1	C-21 & C-25	47,178	0	0	521	0	0
1	C-25A	4,721					
1	CE-1	1,074					
1	Lakes						
1	Mitigation						
1	Preservation						
1	Roads						
2	R-4	0	0	0	436		0
2	R-5	0	0	0	542		0
2	C-7 (old "5-19H")	10,000					
2	C-8	4,000					
2	C-9	13,000					
2	C-10	9,000					
2	C-11	9,000					
2	C-12	73,000					
2	C-13	40,000					
2	C-22	5,000					
2	C-23	5,000					
2	C-24	17,000					120
2	Public/Semi-Public	0	65,000	0	0		0
2	CE-2	7,013					
2	CE-3	4,495					
2	CE-4	91,747					
2	CE-5	89,300					
2	Lakes						
2	Roads						
3	C-14A	8,000					
3	C-14	6,800					
3	C-15	4,000					
3	C-16A	1,900					
3	C-16B/C/F & C-17	90,100					
3	C-16D	56,000					
3	C-16E	12,000					
3	C-18A	10,175					
3	C-18B	39,825					
3	CE-6	4,000					
3	Mitigation						
3	Roads						



LOCATION MAP



VENICE

PORT CHARLOTTE

PUNTA GORDA



NORTH FORT MYERS

FORT MYERS

CAPE CORAL



PINE ISLAND



LOCATION HIGHLIGHTS

- Located at the interchange of Kings Highway and I-75 (exit 170) in Charlotte County
- 1± mile from Walmart Super-center
- 1± mile South of Sarasota County
- 5± miles to downtown Port Charlotte
- 9± miles to Punta Gorda Airport (PGD)
- 20± miles North of Lee County
- 45± miles to Southwest Florida International Airport (RSW)

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LIMITATIONS AND DISCLAIMERS

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