

JONES LOOP & I-75 INTERCHANGE

CHARLOTTE COUNTY, FL



OFFERING SUMMARY

Property Address: 26700 Jones Loop Road
Punta Gorda, FL 33982

County: Charlotte

Property Type: Vacant Commercial / Industrial Land

Property Size: 46.15± Gross Acres

Zoning: Enterprise Charlotte Airport Park
(ECAP)

Utilities: All Available

STRAP Number: 412322100005

LIST PRICE

\$10,500,000 | \$5.22 PSF

LSI
COMPANIES

WWW.LSICOMPANIES.COM



JONES LOOP & I-75 INTERCHANGE

YOUR EXECUTIVE TEAM



Justin Thibaut, CCIM
President & CEO



Christi Pritchett, CCIM
Sales Agent

DIRECT ALL OFFERS TO:

CHRISTI PRITCHETT
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.

JONES LOOP & I-75 INTERCHANGE



EXECUTIVE SUMMARY

- One of the last remaining I-75 interchange parcels available between Port Charlotte and Naples.
- Centrally located to serve all of Southwest Florida from Tampa to Naples with quick access to I-75.
- Many potential uses within the ECAP zoning, including warehousing, distribution, manufacturing, hotel, motel, gas stations and general retail/sales.
- 18± acres of existing lake, which may be utilized for storm water management for impervious development constructed on the net developable acres.
- Adjacent to the under-construction 250,000 sq. ft. FedEx distribution center and surrounded by new development activity.

JONES LOOP ROAD

PIPER ROAD

JONES LOOP & I-75 INTERCHANGE



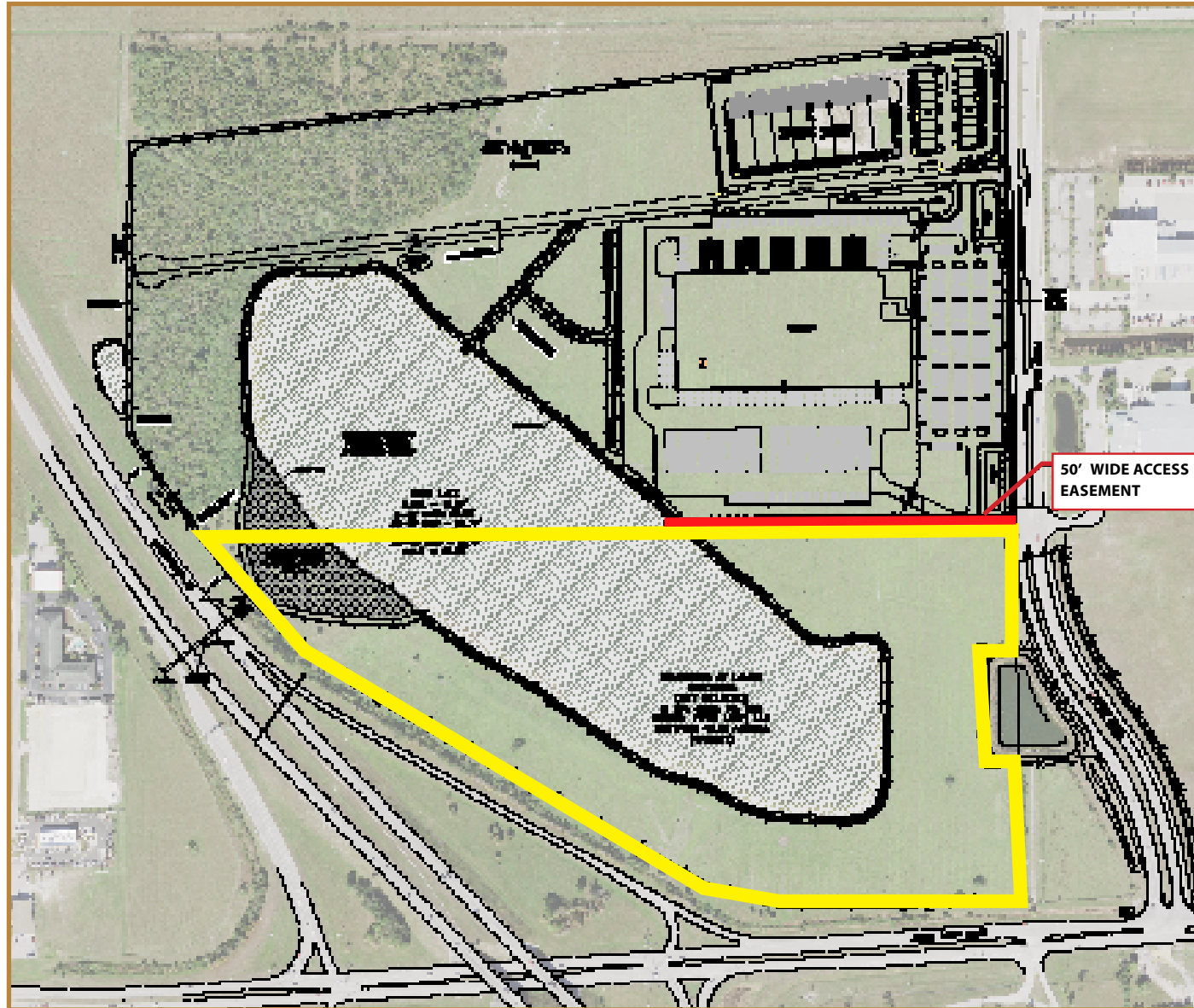
PIPER ROAD



EXIT 161

JONES LOOP ROAD

SHARED ACCESS EASEMENT



**DOWNTOWN
PUNTA GORDA**



PIPER ROAD

JONES LOOP ROAD



ECAP DISTRICT ZONING

The ECAP zoning district allows a variety of mixed uses including Commercial, Retail, Industrial, Manufacturing, Transportation, Distribution, Research, Educational Facilities, Hotel, Motel, Medical Office and General Office. Opportunities for qualified businesses to obtain tax credits through Charlotte County to promote growth in this area.

The maximum lot coverage by commercial buildings shall not exceed 50% and the maximum floor area ratio shall not exceed 1.0. The maximum lot coverage by industrial buildings shall not exceed 40% and maximum floor area ratio shall not exceed 1.0. The maximum building height shall not exceed 90'.

** Please inquire for a complete list of allowable uses within the ECAP zoning district.*

AREAS OF INTEREST





AIR SERVICE GROWTH AND EXPANSION

COMMERCIAL AIR SERVICE

PGD offers 50+ nonstop destinations through Allegiant and Sun Country.

Sun Country launched service to Minneapolis/St. Paul, Minnesota (MSP) in October 2021.

PGD also welcomed service through Allegiant to:

- Bentonville/Fayetteville, Arkansas (XNA)
- Austin, Texas (AUS)
- Springfield/Branson, Missouri (SGF)
- Minneapolis/St. Paul, Minnesota (MSP)
- Baltimore, Maryland/Washington, D.C. (BWI)
- Rapid City, South Dakota (RAP)

Allegiant announced service to Akron/Canton, Ohio (CAK), starting March 2022.



ANNUAL AIRPORT OPERATIONS

Air Carrier	12,034
Air Taxi	1,402
GA Local	29,952
GA Itinerant	43,448
Military	763
Annual Operations	87,599

10.3%
increase
from 2020



GENERAL AVIATION

230 Total T-Hangar Units
217 T-Hangars
13 End Units

396 Aircraft Based at PGD
up from 384 in 2020

315 Single-Engine
42 Multi-Engine
23 Jet
13 Helicopter
2 Ultra-Lite
1 Glider



INDUSTRIAL CONCEPT PLAN



ALT "A" - INDUSTRIAL

PARCEL	(±) ACRES	SQ. FOOTAGE	USE
A	6.80 AC	41,500 SF	(TILT UP) WAREHOUSE / FLEX
B	2.78 AC	40,425 SF	(TILT UP) WAREHOUSE / FLEX
C	2.42 AC	42,000 SF	(TILT UP) WAREHOUSE / FLEX
D	1.78 AC	21,600 SF	FLEX
E	1.87 AC	21,600 SF	FLEX
F	1.58 AC	21,600 SF	FLEX
G	1.09 AC	21,600 SF	FLEX
H	1.89 AC	21,600 SF	FLEX
I	2.04 AC	21,600 SF	FLEX
TOTAL	22.45 AC	253,525 SF	

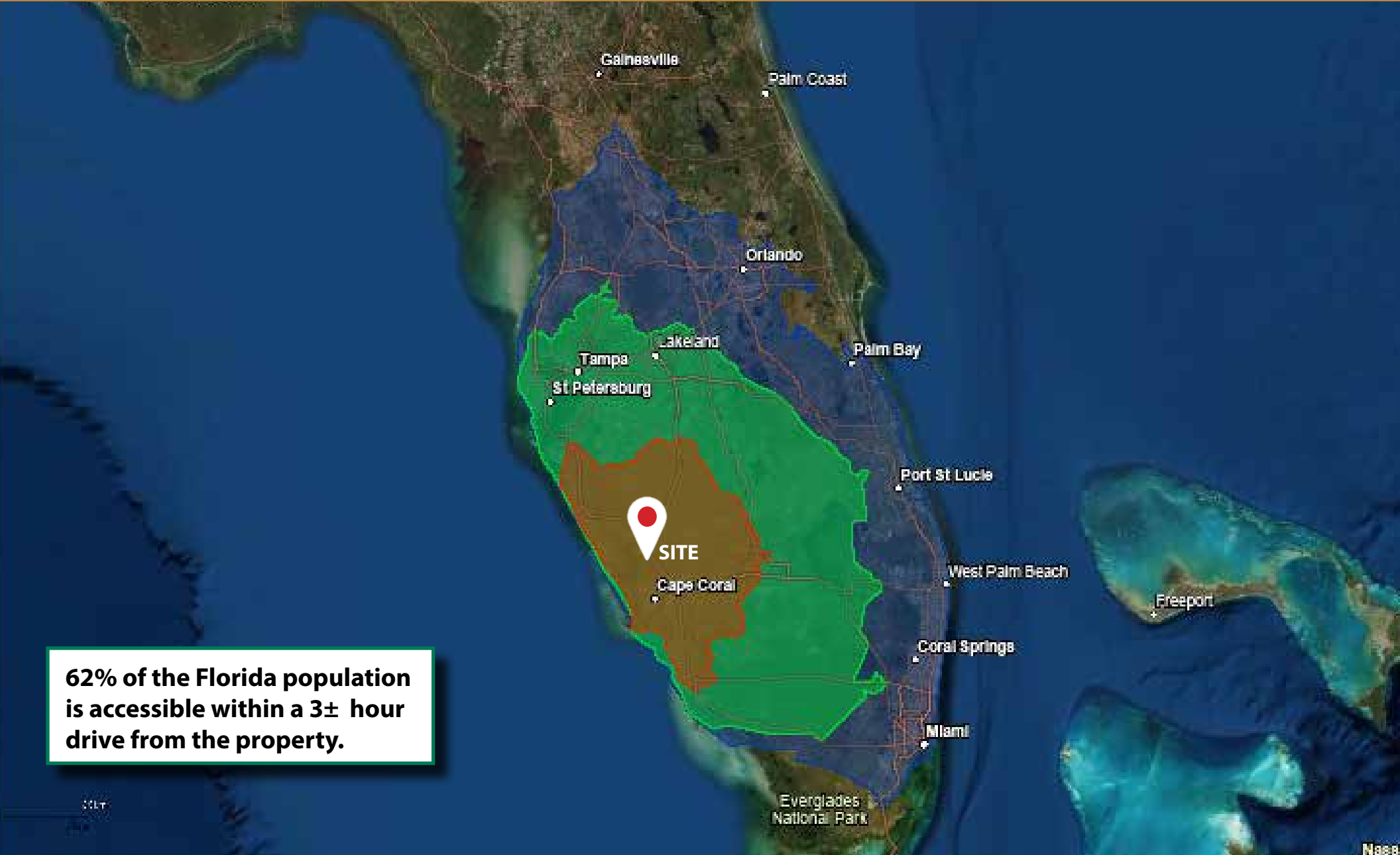
RETAIL & INDUSTRIAL CONCEPT PLAN

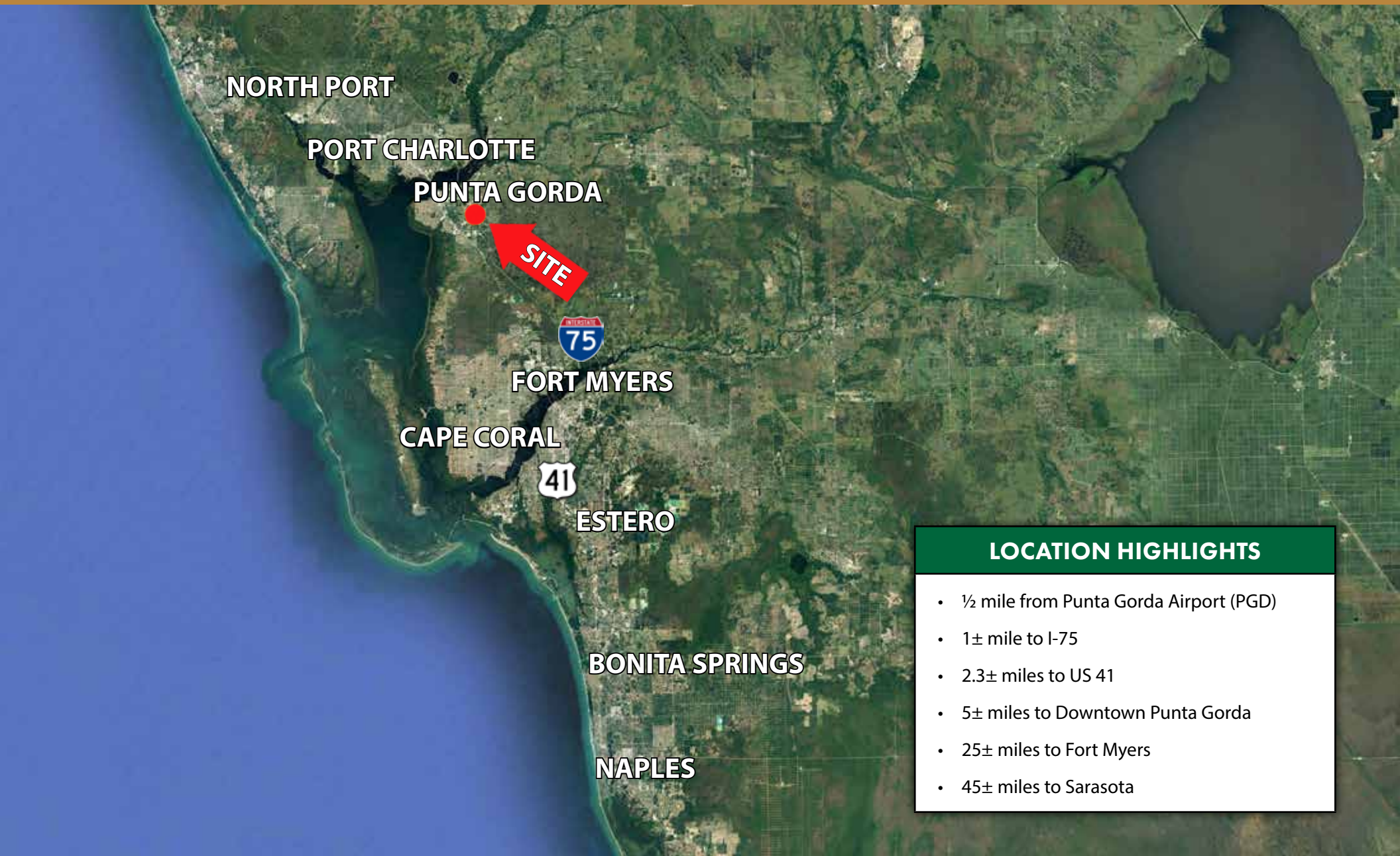


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DISTRIBUTION RADIUS





LOCATION HIGHLIGHTS

- ½ mile from Punta Gorda Airport (PGD)
- 1± mile to I-75
- 2.3± miles to US 41
- 5± miles to Downtown Punta Gorda
- 25± miles to Fort Myers
- 45± miles to Sarasota

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CHARLOTTE COUNTY, FL



LSI
COMPANIES

Land Solutions, a branch of LSI Companies, was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, LSI Companies is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management, and residential/commercial land marketing specialties. The LSI Companies team consists of highly skilled professionals with expertise in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management, and land zoning and planning.