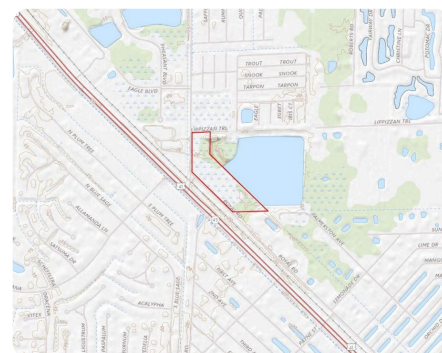
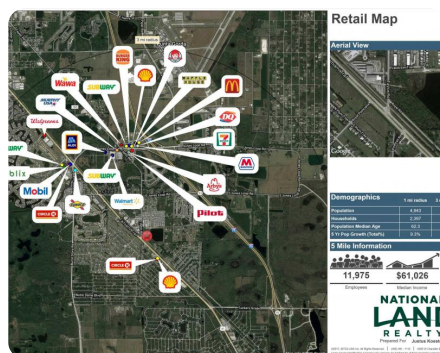


SOLD



Punta Gorda Commercial Development

15 +/- Acres | Charlotte County, FL



ADDRESS

6800 Taylor Road
Punta Gorda, FL 33950

LOCATION

From US41/Tamiami Trail turn North on to Taylor Road Property is on West side just past Royal Road.

PROPERTY SUMMARY

Punta Gorda Commercial Development is zoned CG which allows gas station, wholesale sales, bank, business services, general retail sales and services, assisted living, hotel, motel, inn, medical or dental office, clinic, restaurant, mini-warehouses or storage facilities, and many more. The tract is minutes from the I-75 Jones Loop exchange and has excellent exposure to US-41 with a high average Annual Daily Traffic count. The lake next to the site is deeded for off-site water retention which equals 15-20 percent savings. Public water is available and septic is required. Railroad spur possibility makes it easier and cheaper to move people and goods without interfering with other railroad operations. The Port Charlotte area has miles of waterways, providing access to Charlotte Harbor and the Gulf of Mexico as well as many more miles of natural shoreline bordering Charlotte Harbor and the Peace and Myakka Rivers for camping, fishing, and boating. Close access to retail, grocery, restaurants,

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