



## DEP Permitted Shell Pit Site

160 +/- Acres | Charlotte County, FL | \$14,500,000



### ADDRESS

43521 NEAL ROAD  
Punta Gorda, FL 33982

### LOCATION

From the intersection of Bermont Road (74) and Highway 31, go North on Highway 31. Make a right turn onto Neal Road and the property will be on your right/south side.

### PROPERTY SUMMARY

This exceptional 160+/- acre parcel in Punta Gorda presents a unique and lucrative investment opportunity for those seeking to capitalize on excavation and mining activities. Zoned EM (Excavation and Mining), the property is ideally located with excellent access to major highways and positioned near many of Florida's fastest-growing regions. Key Features include: 118+/- acres of project potential, offering significant development opportunities. An \*estimated\* 8+/- million cubic yards (10.5+/- million tons) of valuable material available for extraction, making this a substantial asset for the right buyer. Already obtained is a Draft Environmental Resource Permit from the Florida Department of Environmental Protection (FDEP), streamlining the permitting process for imminent project commencement. This parcel presents a rare combination of prime location, substantial material reserves, and development potential—making it an outstanding investment for mining and excavation enterprises.

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