



**17.65± ACRES OF PRIME FULLY ENTITLED RESIDENTIAL LAND
VETERANS BLVD. | CHARLOTTE COUNTY**



PROPERTY DESCRIPTION

- **Location:** Located at the northwest corner of Veterans Blvd. within the northwest quadrant of the Kings Hwy I-75 interchange Port Charlotte, Charlotte County, Florida 33954
- **Land Size:** 17.65± Acres Total (768,834± SF)
- **Future Plan:** Mixed Use DRI (Sandhill DRI)
- **Utilities:** Public utilities are available in place to service the site
- **Comments:** This opportunity consists of a fully entitled 17.65± acre residential tract zoned for 119 dwellings. The site has been cleared and the wetlands have been mitigated. Infrastructure improvements have already been made, including an internal reverse frontage road with utilities as well as turn lane and signalization improvements to Peachland and Veterans. All off-site traffic improvements have been completed and future developments are exempt from road impact fees. In addition, a new Publix is located in the Peachland Promenade, directly across Peachland Blvd. from the subject property. An apartment developer recently purchased 21.3± acres of Charlotte Commons with the intent of developing a 256 unit rental apartment complex. And a locally established restaurateur has Charlotte Commons outparcel under contract for a new restaurant.

SALE PRICE: \$2,975,000 (\$25,000/Unit)



COMMERCIAL

For More Information Contact:

Mark L. Morris, Advisor
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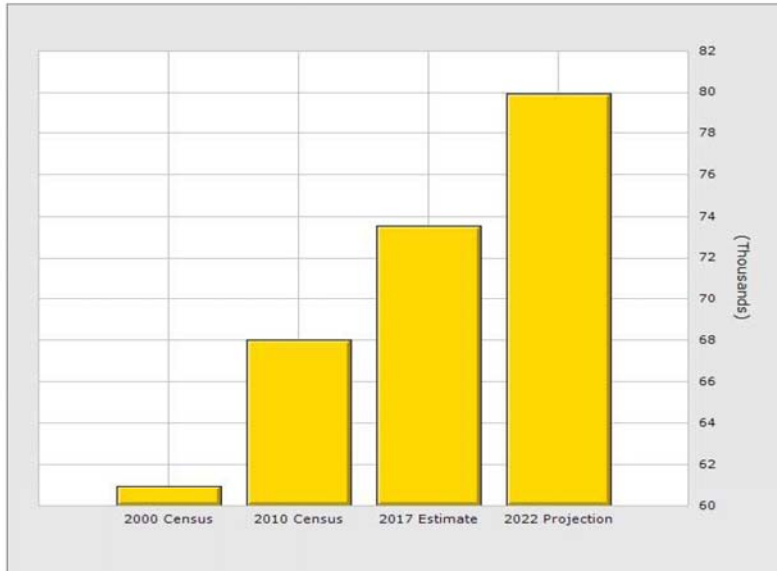


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Population for 5 Mile Radius

Veterans Blvd, Port Charlotte, FL 33954



Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	4,841	36,884	73,541
2022 Population:	5,288	40,154	79,904
Pop Growth 2017-2022:	9.23%	8.87%	8.65%
Average Age:	54.60	50.00	49.20
Households			
2017 Total Households:	2,312	16,400	33,104
HH Growth 2017-2022:	9.86%	9.23%	8.91%
Median Household Inc:	\$53,384	\$46,489	\$42,732
Avg Household Size:	2.10	2.20	2.20
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$176,918	\$148,153	\$142,505
Median Year Built:	1995	1988	1985



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