



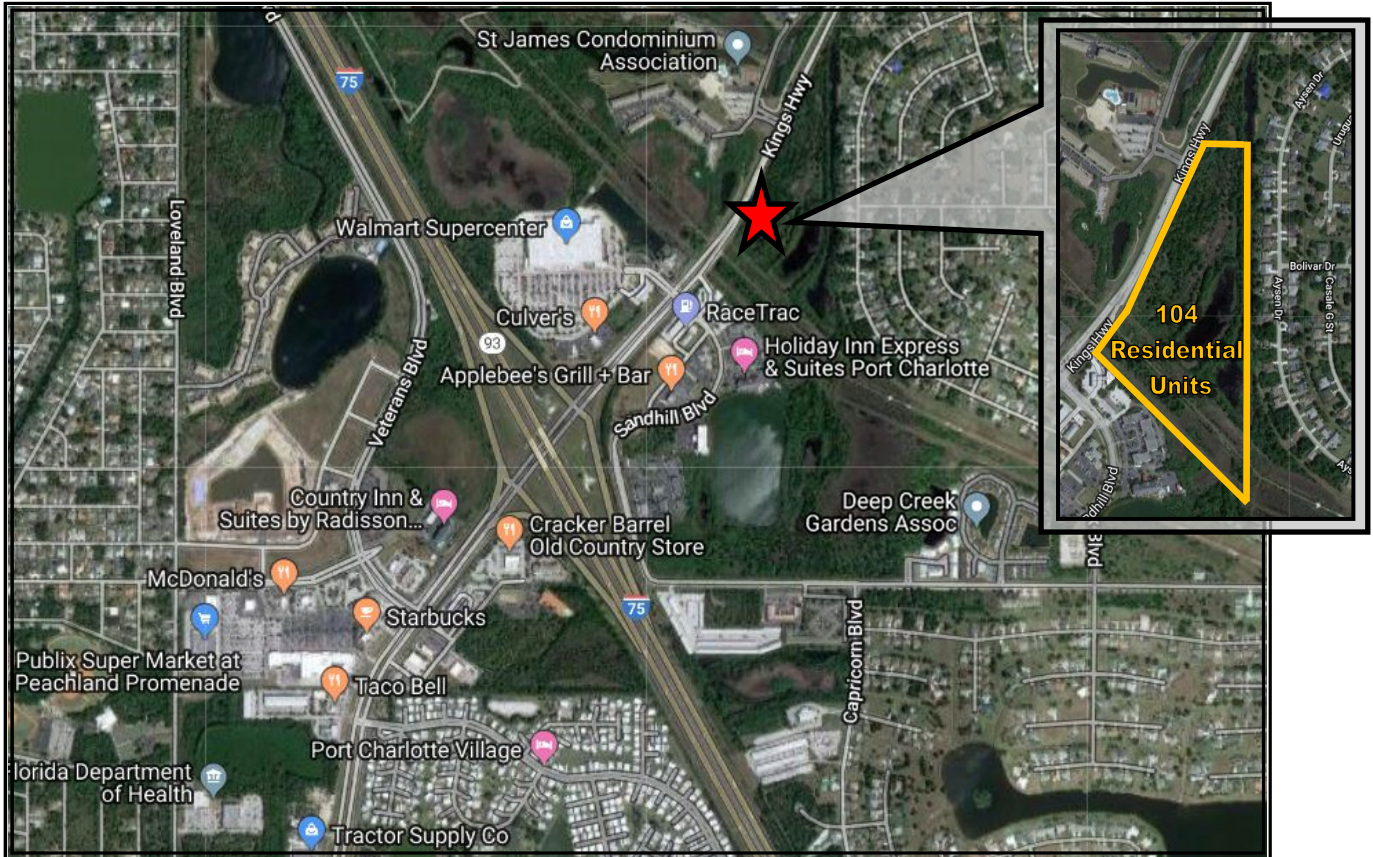
COMMERCIAL

For More Information Contact:

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32.72± ACRE MULTI-FAMILY SITE WITH DRI IN PLACE KINGS HIGHWAY & I75 | CHARLOTTE COUNTY



PROPERTY DESCRIPTION

- **Location:** 200, 250, 300 & Access Undetermined, Kings Highway, Port Charlotte, FL 33954
- **Parcel Id's:** 402306277001, 402306277002, 402306277003, 402306277004, & 402306277005
- **Land Size:** 32.72± Acres Total (1,425,283.20± SF)
- **Future Plan:** Mixed Use DRI (Sandhill DRI)
- **Utilities:** Public utilities are in place to service the site

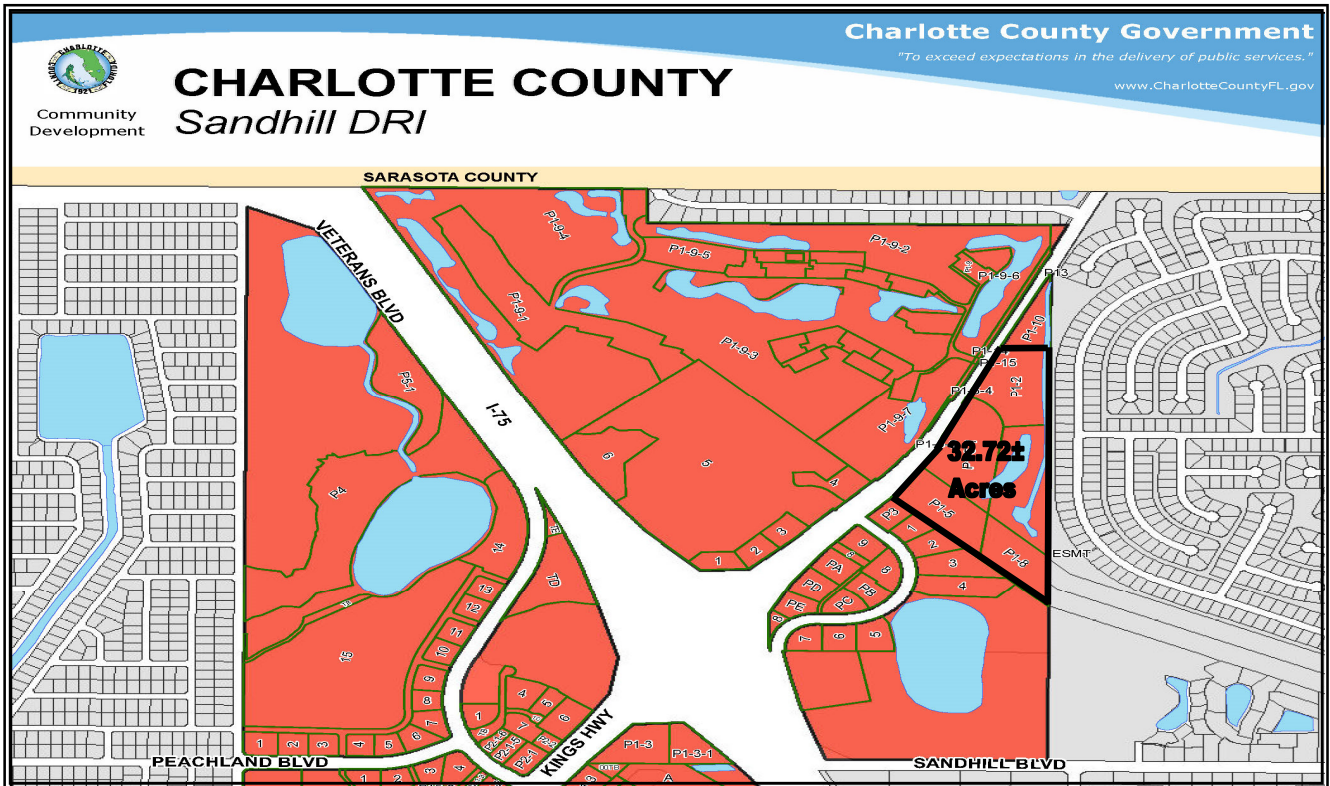
Comments: This development opportunity consists of 32.72± acres in the Sandhill DRI with approval to develop 104 multi-family residential units along with a 10.5± acre park. The property is located within the southwest quadrant of the Kings Hwy I-75 interchange and is directly across from a new Super-Walmart, and a new Publix is also conveniently located just to the west of I-75. This area is growing and is an ideal location for development with a 21.3± acre multi-family tract under contract to develop a 256 rental apartment complex and another site under contract by a locally established restaurateur.

SALE PRICE: \$1,560,000 (\$1.09 PSF or \$15,000 Per Unit)

VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
239.489.3303

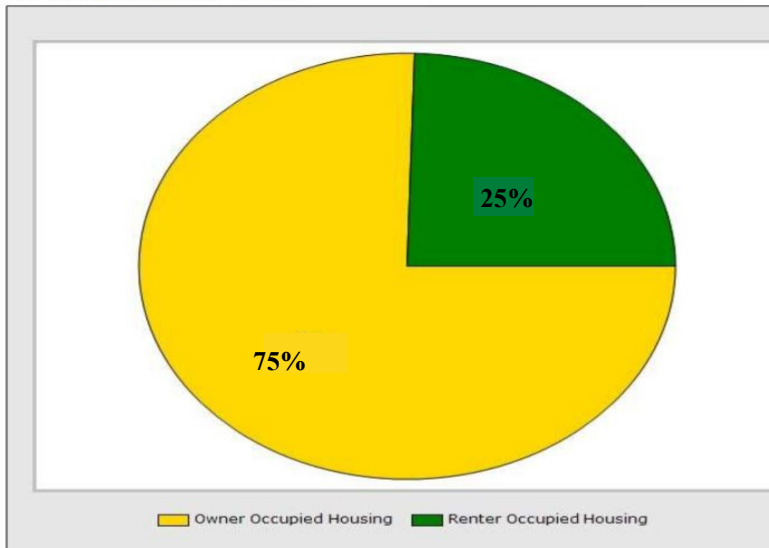


**32.72± ACRE MULTI-FAMILY SITE WITH DRI IN PLACE
KINGS HIGHWAY & I75 | CHARLOTTE COUNTY**



Tenure of Occupied Housing for 5 Mile Radius

Kings Hwy, Punta Gorda, FL 33983



	1 Mile	3 Mile	5 Mile
Population			
2018 Total Population:	4,776	30,329	65,839
2023 Population:	5,320	33,680	72,992
Pop Growth 2018-2023:	11.39%	11.05%	10.86%
Average Age:	53.70	50.70	48.90
Households			
2018 Total Households:	2,252	13,510	29,327
HH Growth 2018-2023:	11.23%	10.92%	10.62%
Median Household Inc:	\$52,849	\$46,501	\$41,491
Avg Household Size:	2.10	2.20	2.20
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$170,625	\$161,881	\$147,097
Median Year Built:	1993	1990	1985