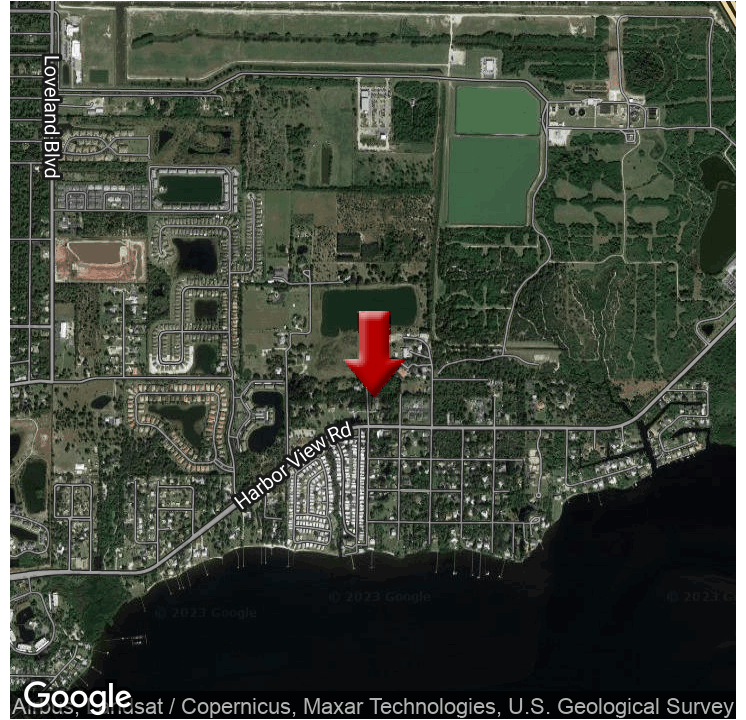


# LAND FOR SALE

## DEVELOPMENT OPPORTUNITY - 2.15 ACRES IN CHARLOTTE COUNTY

24500 Harborview Rd, Punta Gorda, FL 33980



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$349,000
<b>LOT SIZE:</b>	2.15 Acres
<b>ZONING:</b>	RMF-15
<b>FUTURE LAND USE:</b>	COMMERCIAL CORRIDOR
<b>PRICE / SF:</b>	\$3.73

### PROPERTY OVERVIEW

This 2.15 Acre Parcel in Charlotte County is Zoned Residential Multi-Family (32 Units) and has a Future Land Use of Commercial Corridor. Property is located in a residential area consisting of both single-family homes and multi-family residences just 1.5 miles from I-75. Demographics brochure and gap analysis report available upon request. Should be in direct pathway to new Sunseekers development in Port Charlotte as well as potential road widening project currently being considered. Ideal location to build MF residences for Sunseeker employees.

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
1675 W. Marion Ave.,  
Suite 112  
Punta Gorda , FL 33950

**HEATHER RIDEOUT**  
Director  
O: 941.979.1174  
rideout@kwcommercial.com  
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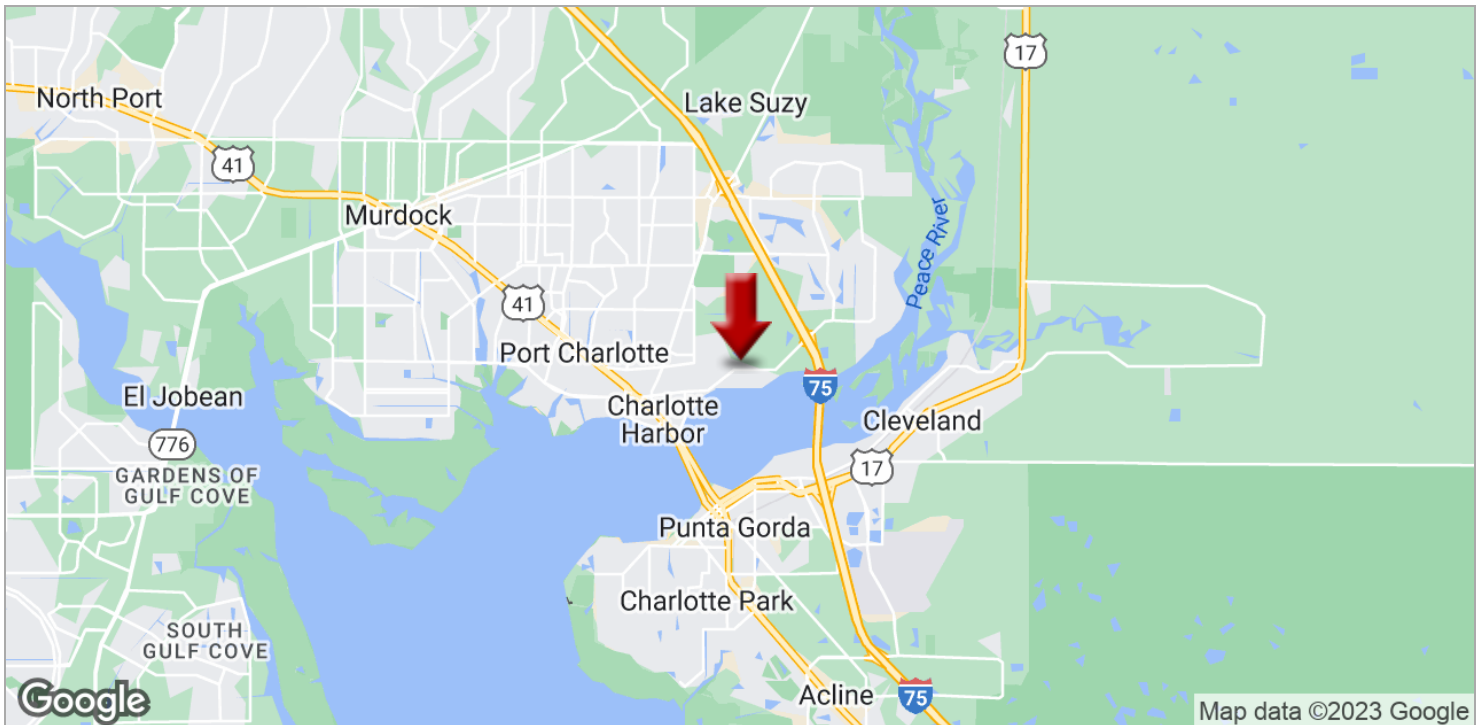
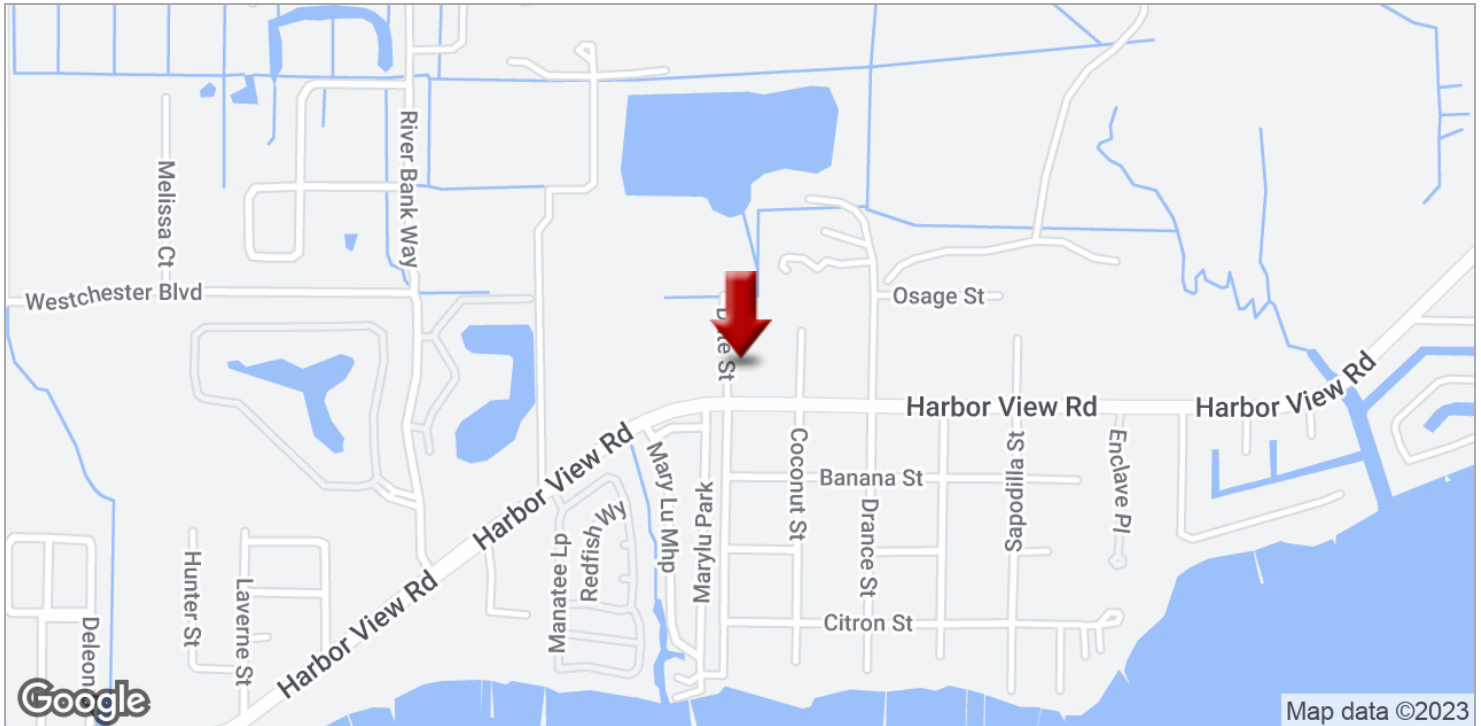
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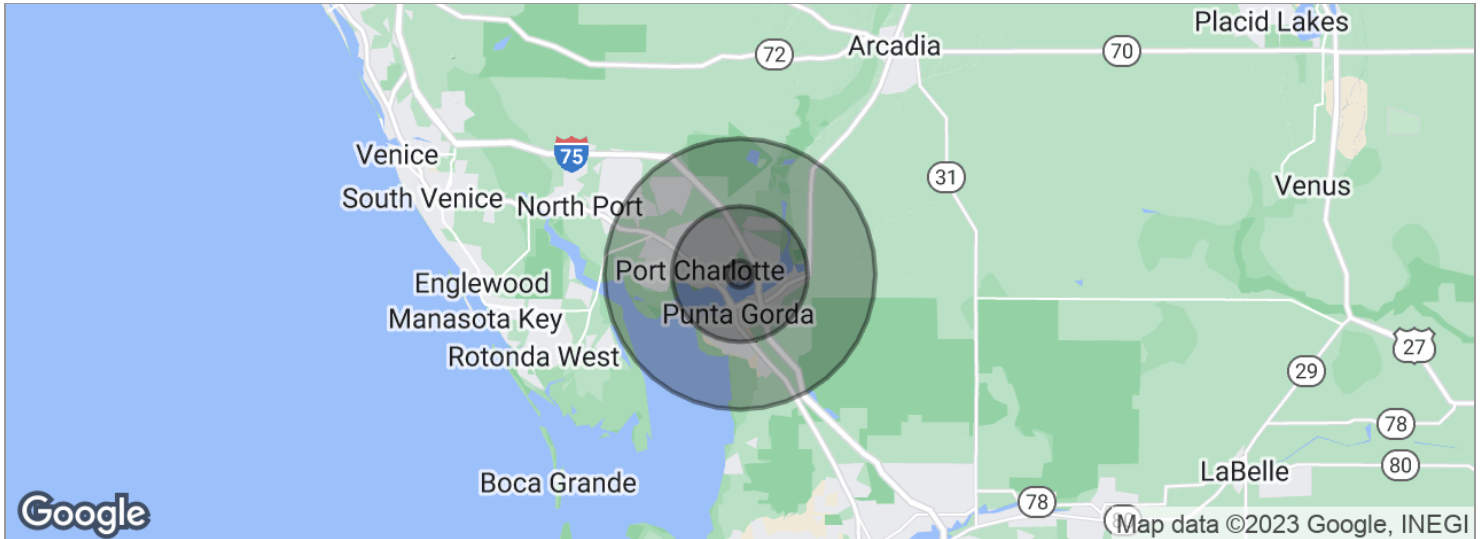
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### DEVELOPMENT OPPORTUNITY - 2.15 ACRES IN CHARLOTTE COUNTY

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,475	72,982	130,862
Median age	66.8	51.8	50.6
Median age (male)	68.0	50.7	49.5
Median age (Female)	66.4	52.4	51.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	825	33,157	57,574
# of persons per HH	1.8	2.2	2.3
Average HH income	\$46,560	\$53,747	\$56,424
Average house value		\$234,376	\$247,139

\* Demographic data derived from 2020 ACS - US Census

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