

# 13.5 Acres Zoned For Mixed Use And With Zoning Entitledments

## 5426 Duncan Rd

5426 Duncan Rd., Punta Gorda, FL 33982



### OFFERING SUMMARY

Sale Price:	\$2,250,000
Lot Size:	13.5 Acres
Zoning:	RMF12, CG
Market:	SW Florida
Submarket:	Charlotte County
Traffic Count:	18,000
Price / SF:	\$3.83

### PROPERTY OVERVIEW

13.5 acre "Flag" property fronting on Highway 17 to the West and Bermont road to the South.  
The property wraps around the Winn Dixie Plaza.  
Zoning for CG and RMF 12 allows for a mixed residential and retail or Office development.  
Zoning entitlement in place.  
Municipal Water and Sewer hookups are available from Duncan Rd.  
Property is out of the Flood zone with base elevations ranging from 9.5' to 12'.

### PROPERTY HIGHLIGHTS

- Storm water and drainage are in place.
- Zoning entitlement in place.
- Located in the Urban Service Area for Utilities.
- Minimum fill should be required for this site.
- Property is out of the Flood zone with base elevations ranging from 9.5' to 12'.

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