



**COLDWELL
BANKER
COMMERCIAL**

SUNSTAR REALTY

FLY PGD
Charlotte County Airport Authority

FOR SALE

CBCWORLDWIDE.COM

25 ACRES MOL - ZONED ECAP

\$6,500,000

Piper Rd
Punta Gorda, FL 33982



INDUSTRIAL

Ray Brunner
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COLDWELL BANKER COMMERCIAL
SUNSTAR REALTY
19700 Cochran Blvd, Port Charlotte, FL 33948
941.255.3497



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SALE



OFFERING SUMMARY

Sale Price: \$6,500,000

Lot Size: 24.78 Acres

Zoning: ECAP

Price / SF: \$6.02

PROPERTY OVERVIEW

25 Acres MOL, zoned E C A P (Enterprise Charlotte Airport Park) with storm water retention in place. Jones Loop Rd and Piper Rd. Close to Punta Gorda Airport. Accessible from I-75 at Exit 161. Area is experiencing exponential growth and presents a growing opportunity for the navy Investor/Developer. The Punta Gorda Airport has exceeded 1,000,000 passengers and is growing at a compound rate above 30%.

PROPERTY HIGHLIGHTS

- 25 +/- Acres
- Growing Opportunity for the savvy Investor/Developer
- This area is Experiencing Exponential Growth!
- Sunseeker Resort, Billion Dollar Project Under Construction

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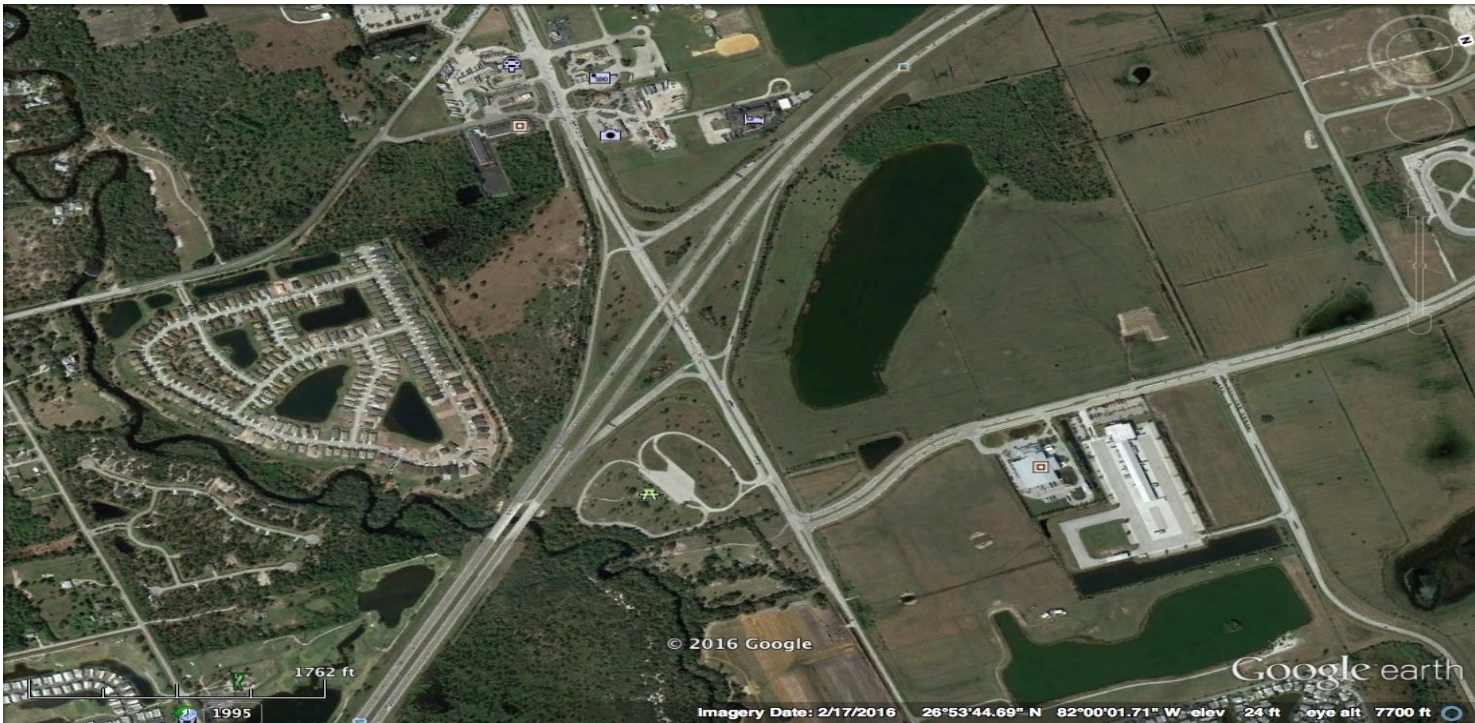
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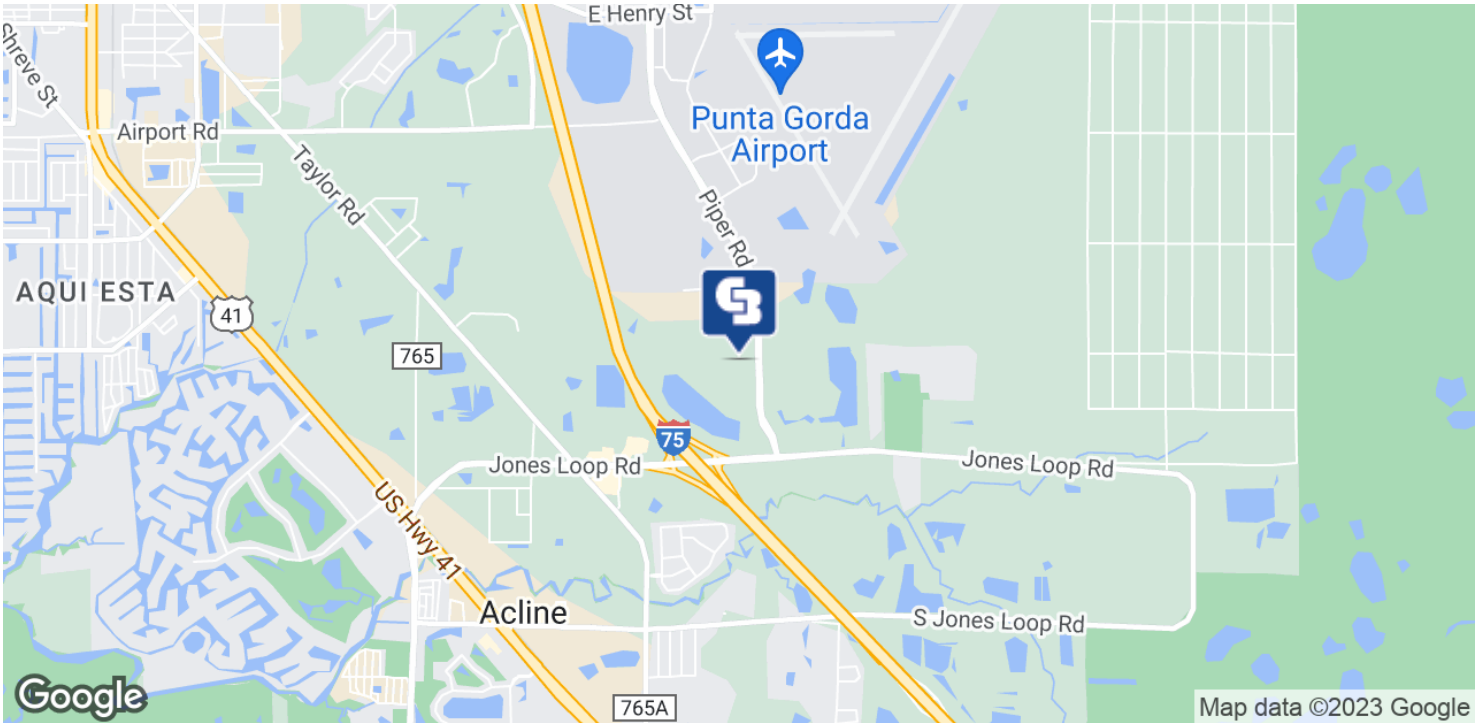
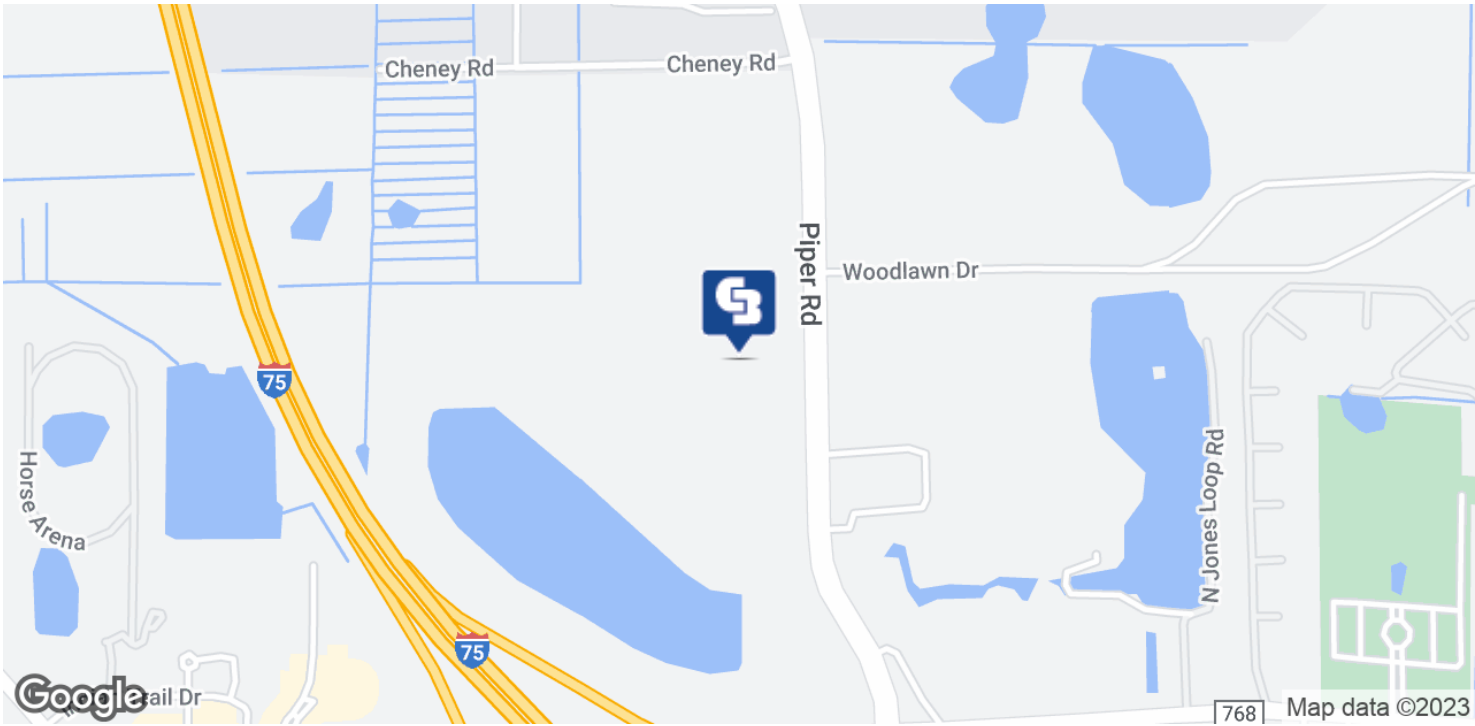
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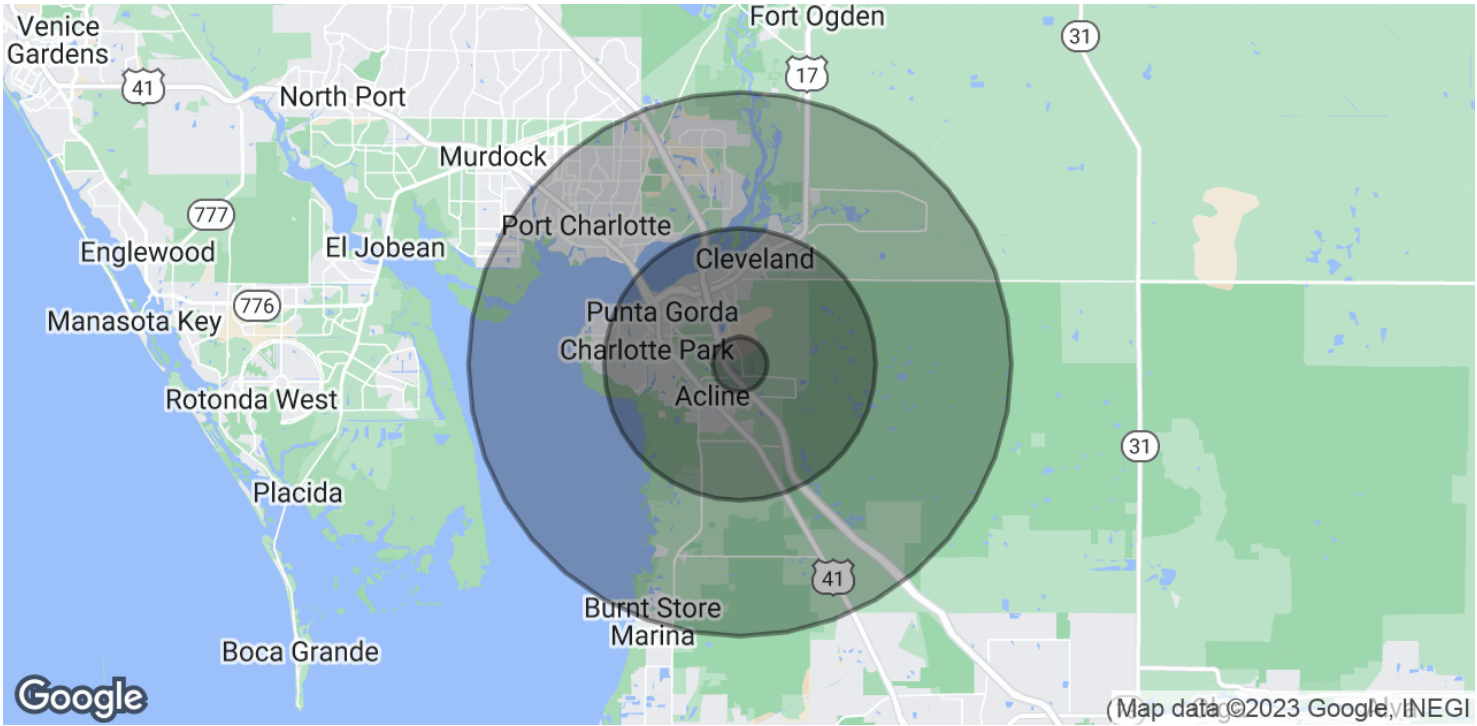
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	832	21,920	86,839
Average age	53.7	56.1	53.3
Average age (Male)	52.7	55.3	52.5
Average age (Female)	54.7	56.7	53.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	336	10,058	39,319
# of persons per HH	2.5	2.2	2.2
Average HH income	\$50,637	\$66,935	\$57,945
Average house value	\$169,603	\$302,894	\$262,993

* Demographic data derived from 2020 ACS - US Census

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk. here...

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RAY BRUNNER

Commercial Broker

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Direct: 415.608.1942

PROFESSIONAL BACKGROUND

Ray Brunner's career covers over forty years in Senior Management positions, real estate leasing and development.

Most notably GAP Stores where he held various positions including VP of Merchandising & Design and General Manager of GAP KIDS, Esprit Europe where he was President of European Retail operations and oversaw the development and roll out of company owned retail stores, Adidas America where he served as President of retail operations and executed a retail roll out for company owned stores, Eddie Bauer where he was VP of Real Estate and Store Operations, and DWR where he was a member of the founding team and served as President and CEO. His background provides an in-depth understanding of land and building acquisition for both retail locations and distribution facilities. He is considered an expert at retail site selection and growth strategies.

In the last three years he has transacted over \$30,000,000 in business and currently manages over \$70,000,000 in active listings.

EDUCATION

Education: Attended Western Connecticut State College and did his graduate work at UCLA.

MEMBERSHIPS

CoStar Power Broker

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