



## BAYSHORE ACRES

22901 Bayshore Rd., Port Charlotte, FL 33980



### OFFERING SUMMARY

Sale Price:	\$4,500,000
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Available SF:	
Lot Size:	8.5 Acres
Zoning:	CHMU
Market:	SW Florida
Submarket:	Sarasota Port Charlotte
Traffic Count:	4,300
Price / SF:	\$12.15

### PROPERTY OVERVIEW

The areas natural attractiveness to retirees and single-family homeowners plays a large role in the development of apartments in the metro. The metros population continues to grow at an impressive rate, probably with retirees relocating to an income-tax-free, warm-weather environment.

Rent growth has remained strong due to a complete lack of supply. This location would be ideal for Multi Family development or ALF development. The proximity to the Beach, Parks, Shopping combines with the areas excellent access to health care and hospitals offer an almost unmatched advantage for this property.

### PROPERTY HIGHLIGHTS

- 8.5 Acres zoned Multi Family Mixed Use entitled for 157 Units MOL.
- Harbor views at three stories and above.
- Special exception allows 8 stories and additional DU's.

### OTHER RESOURCES

[VIDEO](#)

CBCWORLDWIDE.COM

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### LOCATION OVERVIEW

Approximately 9 Acres MOL of wooded land zoned CHMU. CHMU zoning allows 15 DU per acre. Over 1095 feet of frontage on Bayshore. The combination of an ideal location with a broad zoning classification make this property ideal for a variety of development strategies. The areas natural attractiveness to tourists & seasonal visitors plays a large role in the development of the metro.

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