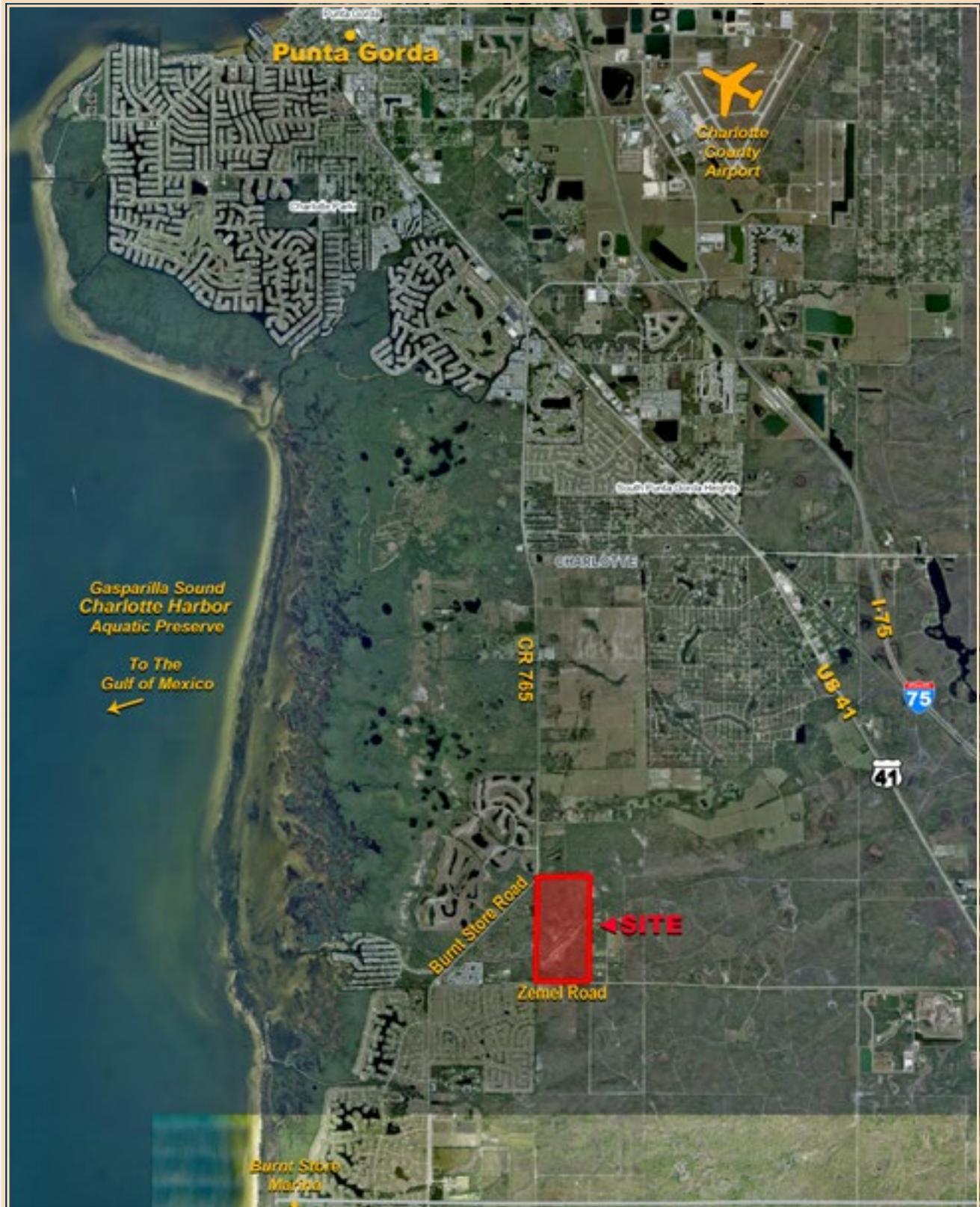


BURNT STORE ROAD ACREAGE

Punta Gorda, FL • Charlotte County

311 +/- ACRES - 795 PERMITTED LOTS POSSIBLE





Parcel ID: 422321100001

Driving Directions:

- From Punta Gorda, go south on Burnt Store Road 6.7 miles to Zemel Road
- Go east on Zemel Road 1 mile
- Property will be on the left

The Burnt Store Road area is every boater's dream!

The Burnt Store Marina close by provides direct access to this boating wonderland.

Just south of Tampa, between Sarasota and Naples, it is the largest marina on Florida's west coast and one of the largest marinas in the state!

- Less than 3 Miles to Charlotte Harbor*
- 5 +/- Miles to Burnt Store Marina*
- 8.5 +/- Miles to Punta Gorda*
- 10 +/- Miles to the Gulf of Mexico via Boat*
- 11 +/- Miles to City of Charlotte Harbor*

Residential Development Opportunity in Desirable Area!

Good Investment!

Demographics 5-10-15 Miles



Drive Times 10-20-30 Min.



Demographics 5-10-15 Miles			
2013	5 Miles	10 Miles	15 Miles
Population	7,741	86,588	284,709
Households	3,587	36,836	120,712
Median Income	\$52,835	\$48,627	\$44,333

Only Thirty Minutes to Ft. Myers!
About 25 minutes to Charlotte County Airport

BURNT STORE ROAD ACREAGE

Punta Gorda, FL • Charlotte County

The Burnt Store Road area is every boater's dream! Located on beautiful Charlotte Harbor and ranked one of the top ten places to sail by Sail Magazine, the basin is just 10 miles to the Gulf of Mexico. Charlotte Harbor is the second largest estuary in Florida, encompassing 270 square miles, yet it is one of the state's best kept secrets.

The Burnt Store Marina close by provides direct access to this boating wonderland. Just south of Tampa, between Sarasota and Naples, it is the largest marina on Florida's west coast and one of the largest marinas in the state. Burnt Store offers visitors limitless and unrivaled encounters on the water. Nature enthusiasts will love hiking to enjoy birds of almost every feather, turtles, and other local wildlife.

Acreage: 311 +/- acres

Permitted Lots: 795 permitted lots possible

Sale Price: \$2,999,000

Price per Acre: \$9,643

County: Charlotte

Site Address: 26000 Zemel Road, Punta Gorda, FL 33955

Nearest Intersection: Zemel Road & Burnt Store Road

Road Frontage: 2,640 +/- FT on Zemel Road

Utilities & Water: Potable water, reclaimed water, and public sewer are available at the corner of Burnt Store Road and Zemel Road

Uplands/Wetlands:

- 19.5 +/- acres of wetlands
- Remainder uplands

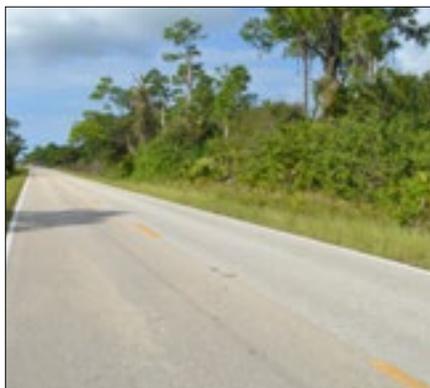
Infrastructure: None

Zoning/FLU:

- FLU: "Burnt Store Village Residential" & "Burnt Store Limited Development"
- Zoning: RE1
- With a Planned Development (PD), the northern section, which is "Village Residential," may be granted up to 5 units/acre, accomplished by utilizing Transfer Density Units (TDUs)
- The southern section, which is "Limited Development," may be granted up to 2 units/acre, accomplished by utilizing Transfer Density Units (TDUs)

CDD or HOA: None

Taxes: \$2,968.25 (property has Agricultural Exemption)

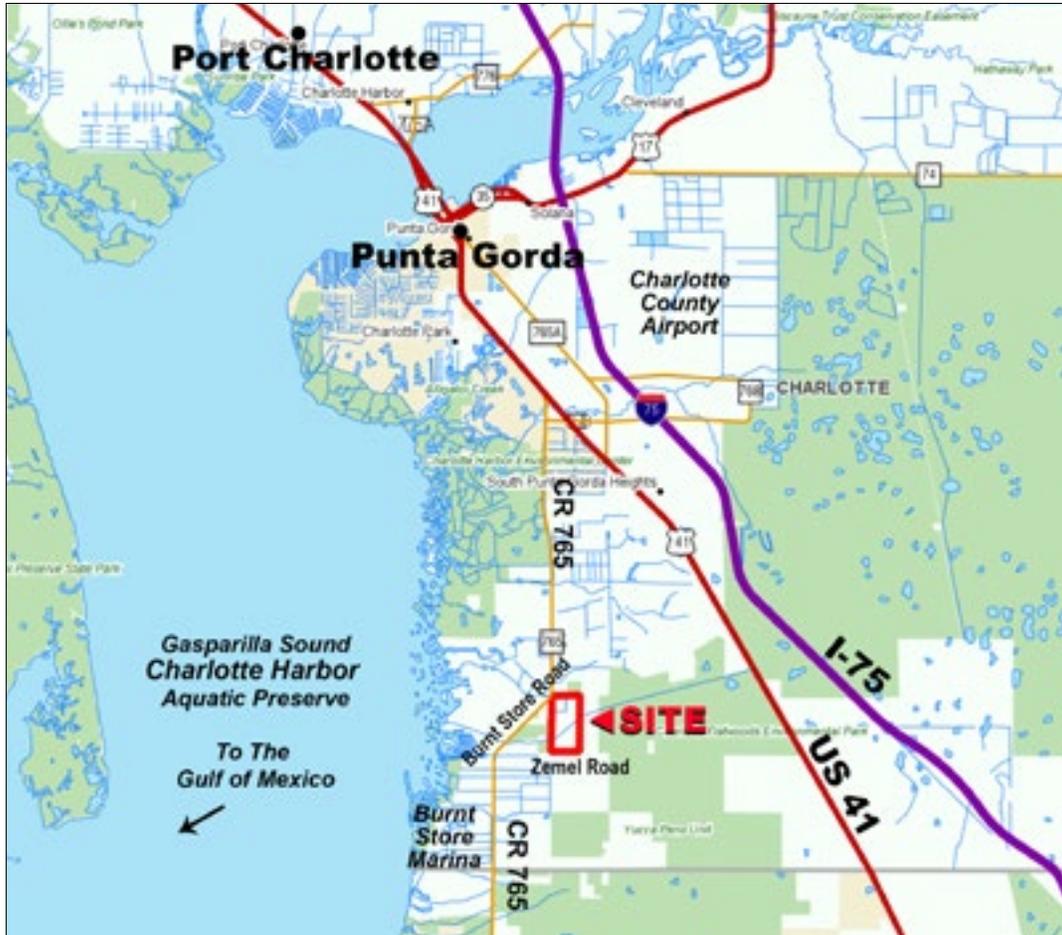


SREland.com/BurntStore

BURNT STORE ROAD ACREAGE

Punta Gorda, FL • Charlotte County

311 +/- ACRES



Residential Development Opportunity in Desirable Area!

The Burnt Store Road Area is Every Boater's Dream!

Beaches, art, history museums, a variety of restaurants, fishing, golf, shopping, spas, sailing, snorkeling, and kayaking - they're all at your command in Charlotte Harbor & the Gulf Islands.

Fishing Charlotte Harbor & the Gulf Islands is internationally renowned as one of the world's top sport fishing destinations.

SREland.com/BurntStore



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