

BURNT STORE ROAD ACREAGE

PUNTA GORDA, FL | CHARLOTTE COUNTY

311 ± ACRES TOTAL
795 PERMITTED LOTS POSSIBLE





SPECIFICATIONS & FEATURES

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 & public sewer are available at the corner of Burnt Store Road & Zemel Road

Uplands/Wetlands: 19.5 ± acres wetlands, remainder uplands

Infrastructure: None

CDD or HOA: None

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

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.

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



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 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

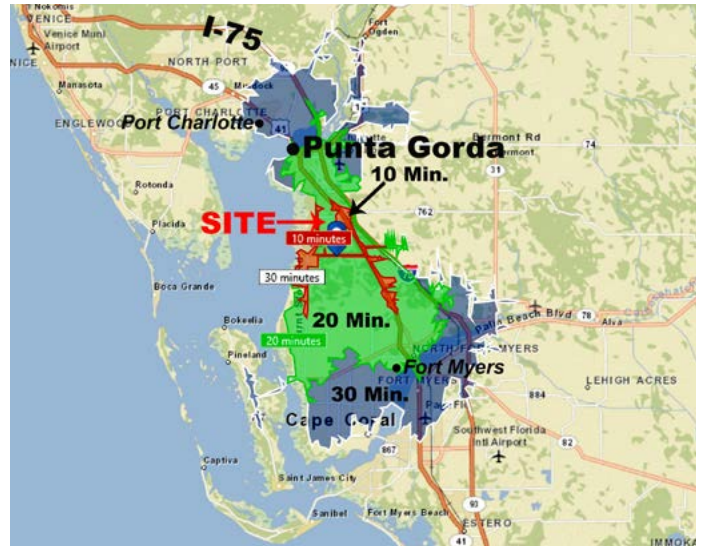
Showing Instructions: Contact the listing agents, David Hitchcock (863.272.7155) or Bo Jahna (863.800.0332), to learn more or schedule a showing time.

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)



DRIVE TIMES 10-20-30 MINUTES



Only Thirty Minutes to Ft. Myers!

About 25 minutes to Charlotte County Airport

Less than 3 Miles to Charlotte Harbor

5 ± Miles to Burnt Store Marina

8.5 ± Miles to Punta Gorda

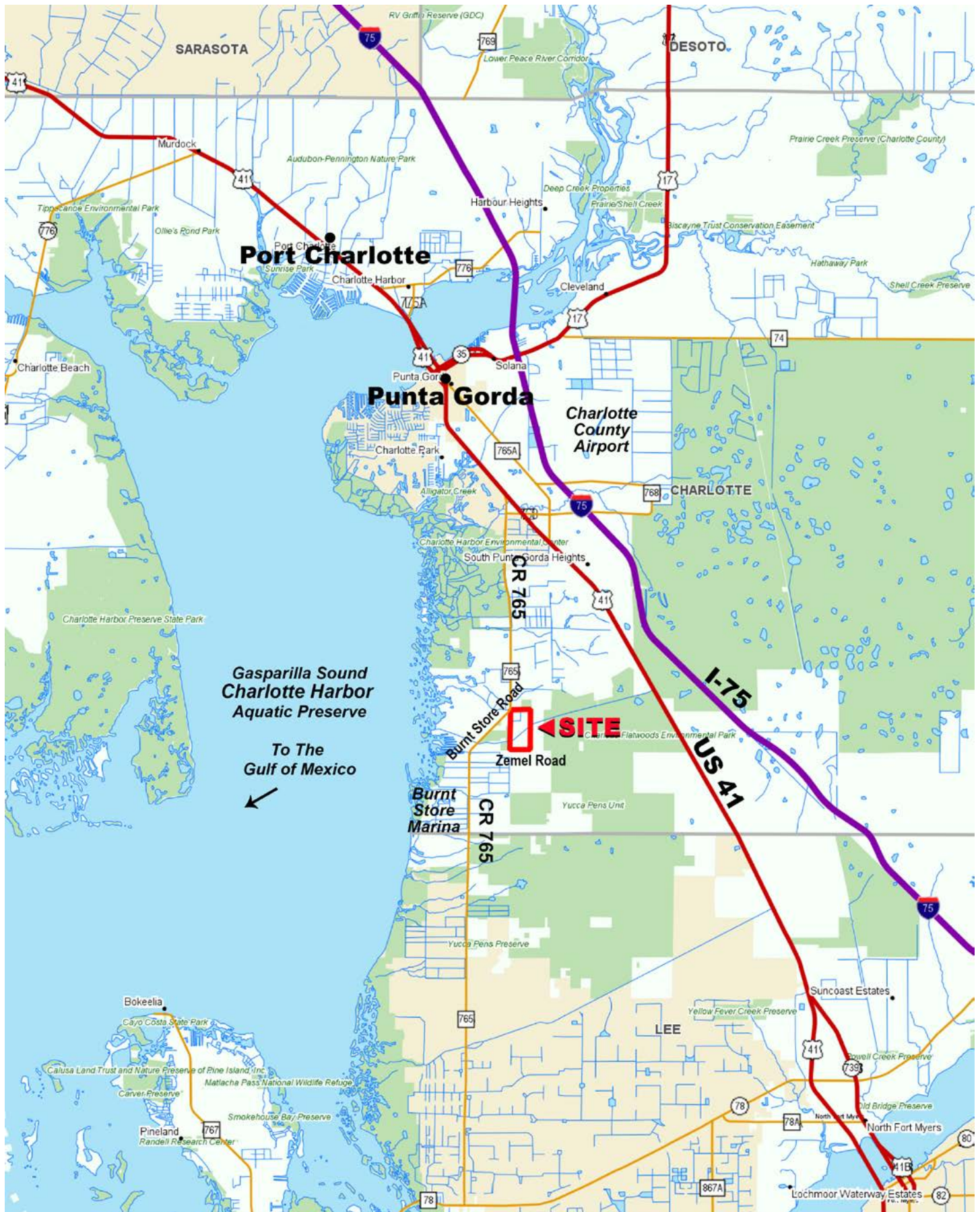
10 ± Miles to the Gulf of Mexico via Boat

11 ± Miles to City of Charlotte Harbor

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







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





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

311 ± Acres • Residential Development Opportunity in Desirable Area
795 Permitted Lots Possible
The Burnt Store Road Area is Every Boater's Dream

Visit SVNsaunders.com & Search For: Burnt Store

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Bo Jahna 863.800.0332 | bojahna@svn.com



LAKELAND OFFICE:
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LAKE CITY OFFICE:
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Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.



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