

**Burnt Store Rd. / South Charlotte  
Charlotte County, FL  
Executive Summary**

**Location:**

The property is located on the SE corner of Burnt Store Road and Shotgun Road, 3 miles south of US 41 in southwestern Charlotte County, Punta Gorda, Florida. The property is minutes from Punta Gorda and its downtown district, 20 minutes from Cape Coral / Fort Myers, an hour from Southwest Florida International Airport, 10 minutes from Charlotte County Airport and 5 minutes to I-75, allowing for easy commuting.

**Area facts:**

The area provides quick access to passive outdoor activities such as tennis, golf, swimming, boating and fishing. Well known as the Tarpon capital of the world, it is also the home of some of the best backwater fishing in Florida. Punta Gorda was named as one of the best locations to reside for second home buyers, due to vacationers and second homebuyers seeking a warmer climate and endless activities during the winter months. The area is noted for some of the best beaches in Florida. Additionally, there are numerous shopping and retail opportunities in close proximity to the property.

**Property History:**

The property was assembled from 10 separate parcels with the intention of re-zoning into a planned residential development. Today, an investor or builder/developer has the opportunity to purchase and complete a future residential project in Charlotte County.

**Property Facts:**

The property consists of a total of 265± acres of raw land. It is zoned PD (Planned Development), allowing up to 999 residential lots or 3.77 units per acre. Transfer of Development Units (TDU's) were purchased and applied to the property to increase density and the TDU's transfer with the sale of the property. The concept plan offers future residents pristine overviews of lakes and / or conservation land owned by the State of Florida. Environmental, soils and protected species test are complete. The property is currently partially fenced, unimproved vacant land.

**By the Numbers:**

Real estate taxes for 2008 were \$43,536.23.