

Gasparilla Sound

Punta Gorda

Charlotte Harbor
Preserve State Park



BURNT STORE ROAD - AADT 15,500 ±



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OFFERING MEMORANDUM
BURNT STORE 44
MIXED-USE DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 13416 Burnt Store Road
Punta Gorda, FL 33955

County: Charlotte

Property Type: Vacant Residential/Commercial

Property Size: 43.94± Acres

Zoning: RE-1 (Charlotte County)

Future Land Use: Burnt Store Village Residential

Utilities: Located within the Urban Service
Boundary and serviced by Charlotte
County Utilities

No. of Parcels: 10

STRAP Number: 422309351003; 422309351004;
422309351012; 422309351010;
422309351009; 422309351006;
422309351005; 422316100001;
422309351011; 422309351007

LIST PRICE:

\$4,950,000

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SALES EXECUTIVE



Christi Pritchett, CCIM
Broker Associate



DIRECT ALL OFFERS TO:

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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY



- Located on the east side of Burnt Store Road, this 44± Acre property offers an opportunity for a developer or investor to deliver residential and commercial product in a rapidly growing submarket, surrounded by new residential developments
- Adjacent to Taylor Morrison's new community Starling to the south and GreenPointe's Turnleaf community to the north
- Five existing driveway cuts to Burnt Store allow for site planning opportunities and excellent access
- Burnt Store Road was recently widened to a 4-lane divided road with street lights, sidewalks and bicycle facilities
- Under the existing future land use designation of Burnt Store Village Residential, the site could potentially be developed with 5 du/acre, either single family or multi-family with approval of a Planned Development. TDU's will be required to achieve this density. Additionally, up to 10% of the site could also be used for commercial uses

For additional information about the Burnt Store Area Plan, [Click Here.](#)



PROPERTY AERIAL



Roberts Island

Redfish Key

LENNAR
HERITAGE
LANDING



BURNT STORE ROAD - AADT 15,500±

ESPLANADE.
AT STARLING
taylor morrison
Homes Inspired by You.

GREENPOINTE
HOLDINGS, LLC.
TURNLEAF



PROPERTY AERIAL



BURNT STORE MARINA



**PLATINUM POINT
YACHT CLUB**

Gasparilla Sound



**ESPLANADE.
AT STARLING**
Taylor Morrison
Member - International Franchise Association

**LENNAR
HERITAGE
LANDING**

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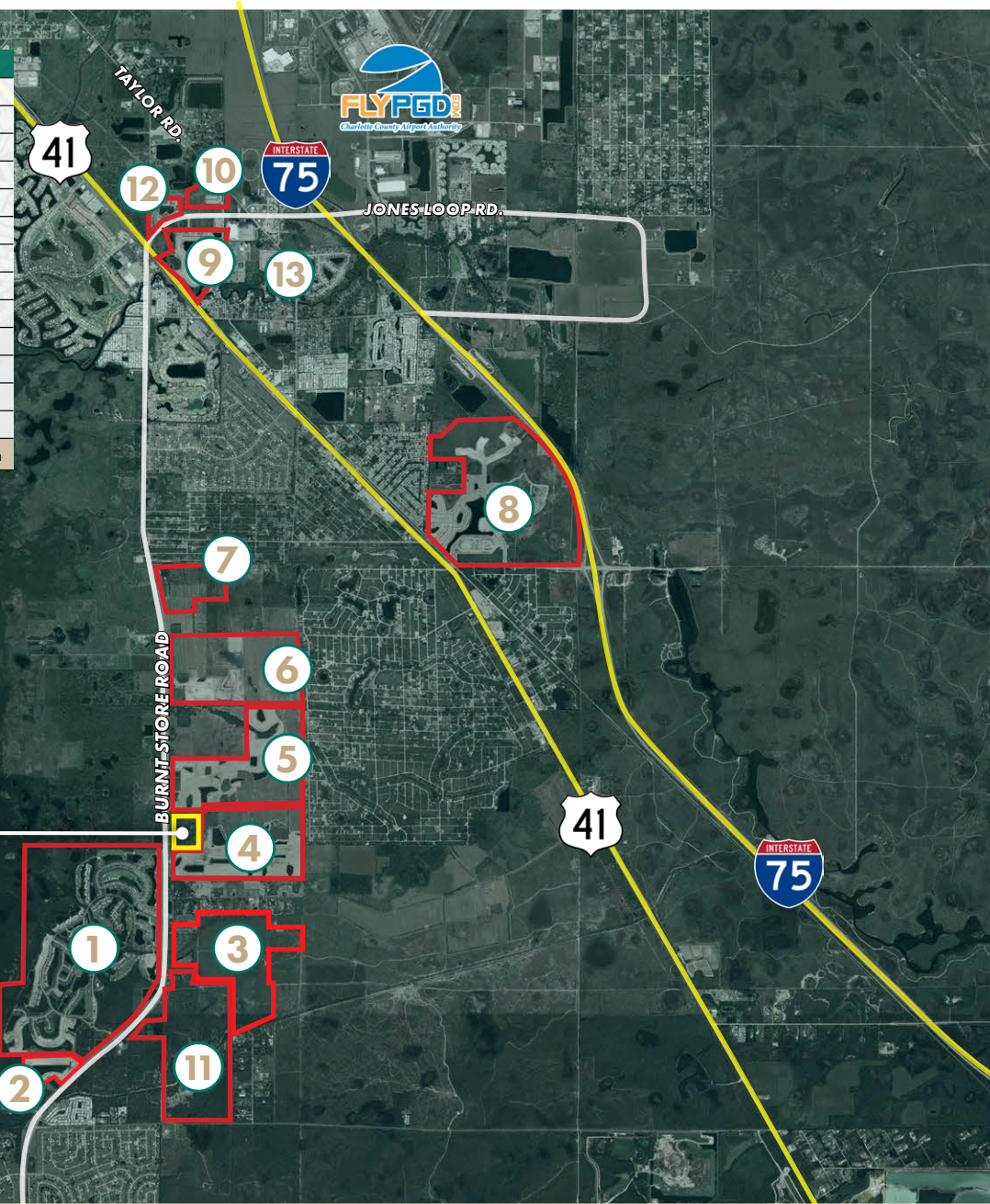
**GREENPOINTE
HOLDINGS, LLC.
TURNLEAF**



NEARBY DEVELOPMENTS

RESIDENTIAL

PROJECT	BUILDER	#UNITS
1 Heritage Landing Phase 3	Lennar	1,810 units - Single-family & Multi-Family
2 Heritage Station	Maronda	190 Single Family Homes
3 Name Not Disclose	N/A	999 Units
4 Starling	Taylor Morrison	1,440 Single Family & Multifamily
5 Turnleaf	Dream Finders, Lennar, Perry	1,440 Homes
6 Coral Creek	D.R. Horton	999 Single Family, Townhomes & Villas
7 Crosswinds	D.R. Horton	230 Single Family Homes
8 Cassia Bay	Pulte Homes	1389 Single Family, Townhomes & Multifamily
9 Seagrass	D.R. Horton	224 Single Family Homes
10 Seacove	D.R. Horton	144 Twin Villas
11 Firelight	D.R. Horton	1,000 Single Family & Villas
12 Parkside Apartments	N/A	237 Rental units
13 Cali Cove	D.R. Horton	89 Single Family & Villas
TOTAL:		10,192 New Homes Planned/Under Construction



RETAIL MAP



1. BURNT STORE MARKETPLACE



2. JONES LOOP ROAD & TAYLOR ROAD



3. CROSS TRAILS CENTER



4. CARMALITA STREET & FLORIDA STREET



LOCATION MAP



LOCATION HIGHLIGHTS

- 4± miles to US-41 via Burnt Store/Jones Loop Road
- 5± miles to Publix and Walmart Supercenter
- 5± miles to Burnt Store Marina
- 6± miles to I-75
- 7.5± miles to Punta Gorda Airport (PGD)
- 8± miles to Downtown Punta Gorda
- 19± miles to Fort Myers River District
- 24± miles to Downtown Cape Coral





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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.