



JONES LOOP ROAD - AADT 26,000±

TAYLOR ROAD - AADT 9,900±

**BUILDABLE  
SLAB AREA**

**LSI**  
COMPANIES

OFFERING MEMORANDUM

# TAYLOR ROAD STORAGE

110,000± SQ. FT. SHOVEL-READY SELF STORAGE PAD - PUNTA GORDA, FL

## PROPERTY SUMMARY

**Property Address:** 5221 Taylor Road  
Punta Gorda, FL 33950

**County:** Charlotte

**Property Type:** Improved Commercial

**Property Size:** 2.2± Acre Building Pad

**Zoning:** Planned Development (PD)  
Zoning allows for up to 110,000 Sq. Ft.  
of building and a maximum of 3 stories.

**Utilities:** All available to the site

**STRAP Number:** 412321427004

LIST PRICE:  
**\$2,500,000**  
\$22.73 PSF

**LSI**  
COMPANIES  
LSICOMPANIES.COM

## SALES EXECUTIVES



**Christi Pritchett, CCIM**  
Senior Broker Associate



**Thomas Sear**  
Research & Sales Associate



### DIRECT ALL OFFERS TO:

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(941) 916-9525

### 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



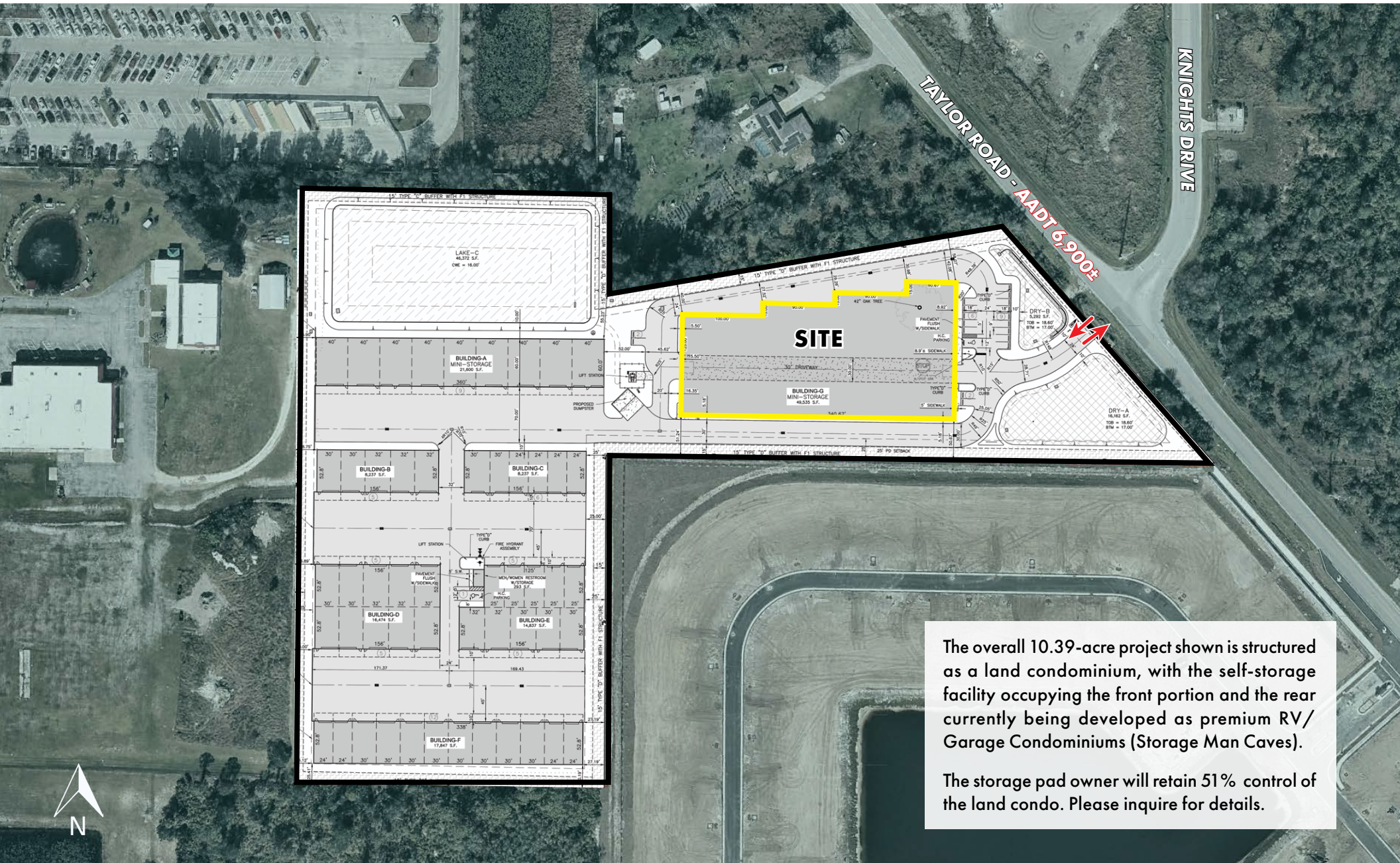
**LSI Companies is pleased to present Taylor Road Storage.**

This is an entitled and partially developed property with zoning approval and water management in place. This site could be quickly permitted to allow for a quick-to-market project to serve the 10,000+ new homes currently under construction in the immediate area. There continues to be an under supply of self-storage facilities to serve this market.

The zoning allows for up to 110,000 Sq. Ft. of storage, with current plans depicting a modern, two-story, climate controlled facility of approximately 100,000 Sq.Ft. All key infrastructure is in place, including utilities stubbed to the pad and master stormwater management.

Strategically located off Jones Loop, just 1 mile from I-75 and 2 miles from the Punta Gorda Airport.

# SITE PLAN



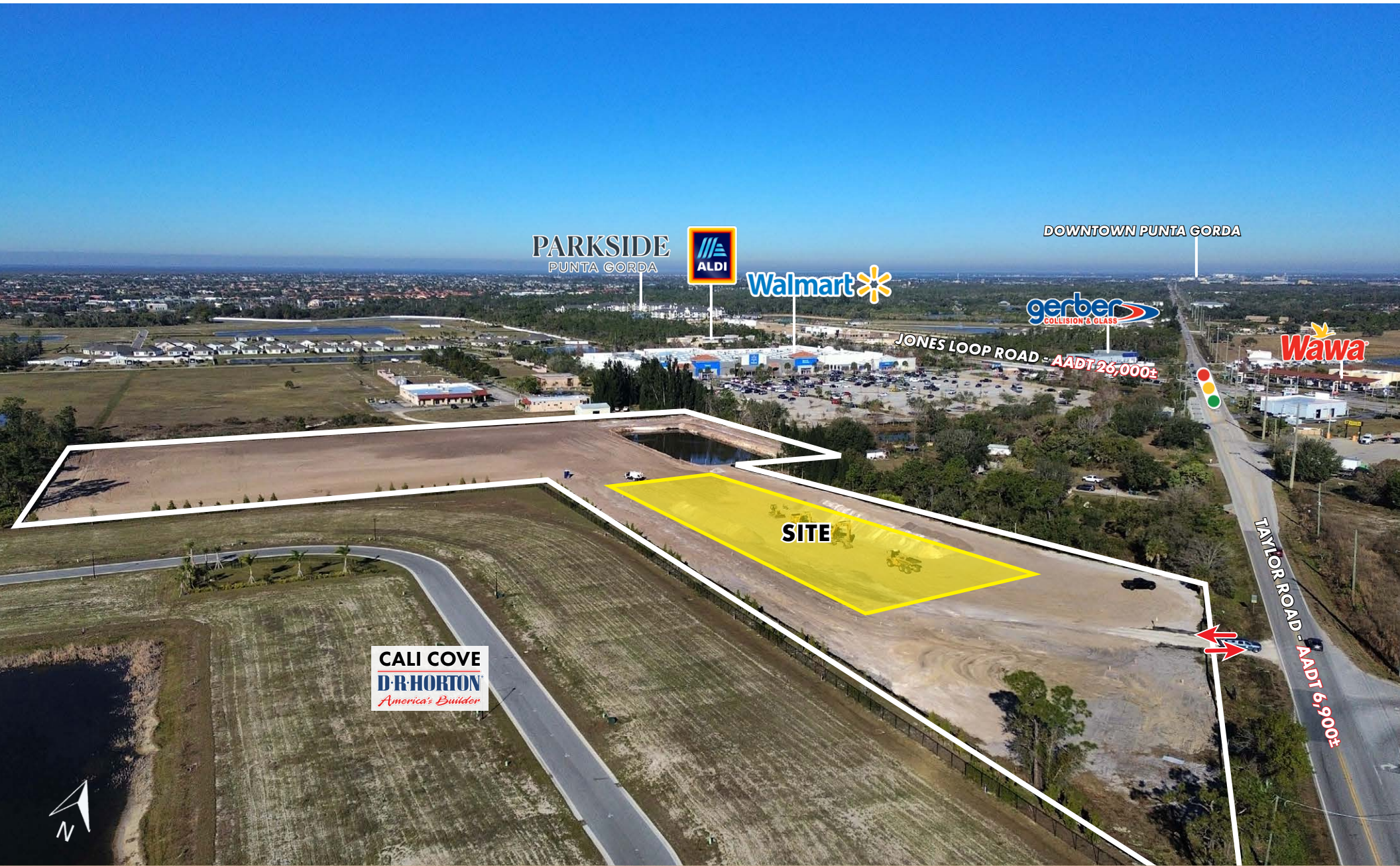
The overall 10.39-acre project shown is structured as a land condominium, with the self-storage facility occupying the front portion and the rear currently being developed as premium RV/ Garage Condominiums (Storage Man Caves).

The storage pad owner will retain 51% control of the land condo. Please inquire for details.

# PROPERTY AERIAL



# PROPERTY AERIAL



# PROPERTY AERIAL



41

S. TAMIA MI TRAIL - AADT 16,200±

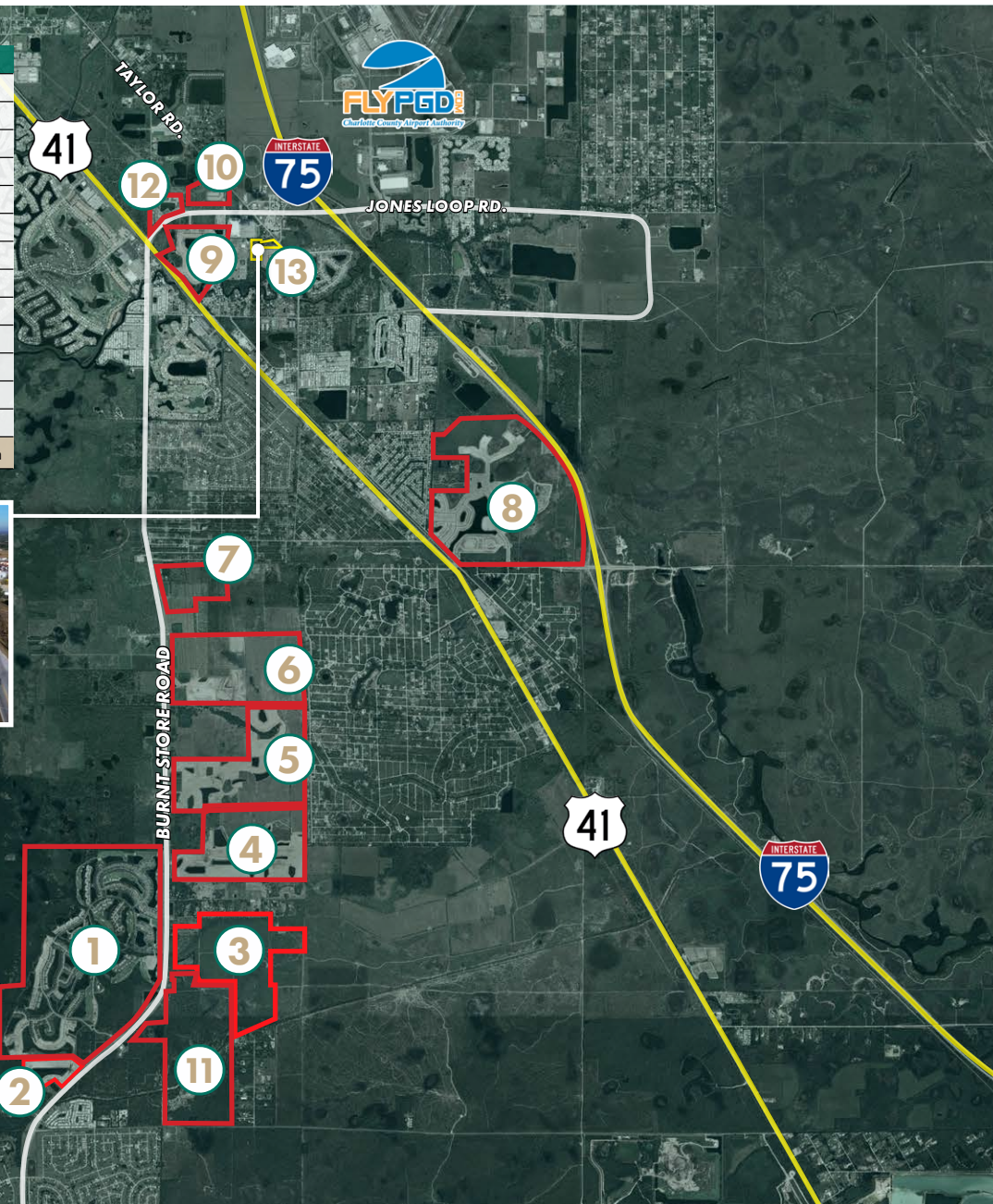
SITE



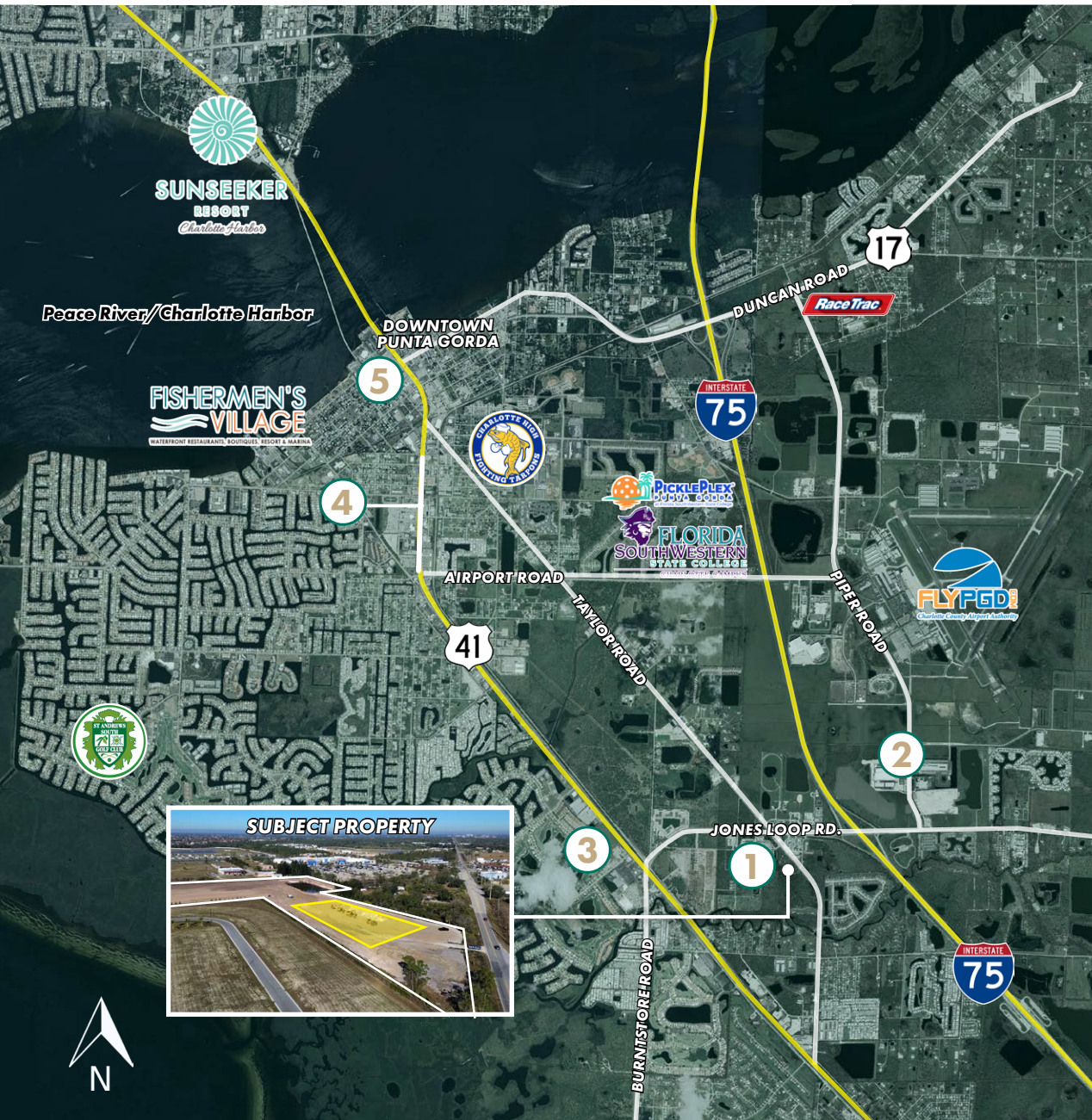
TAYLOR ROAD - AADT 6,900±

# NEARBY NEW RESIDENTIAL DEVELOPMENTS

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
<b>TOTAL:</b>		<b>10,192 New Homes Planned/Under Construction</b>



# RETAIL MAP



## 1. JONES LOOP & TAYLOR ROAD



## 2. PIPER ROAD



## 3. BURNT STORE SHOPPING CENTER



## 4. PUNTA GORDA CROSSING (US-41)



## 5. DOWNTOWN PUNTA GORDA



## LOCATION



### LOCATION HIGHLIGHTS

- 0.25± Miles to I-75 via Jones Loop Interchange
- 1.1± Miles to US-41
- 4± Miles to Downtown Punta Gorda
- 2± miles to Punta Gorda Airport

### SUBJECT PROPERTY





# LSI COMPANIES

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