

6131-6179 Landing Way

Welcome to Landing Way - Ready-to-Build Opportunity



FOR SALE



NIX
COMMERCIAL GROUP

Property Overview

Rare opportunity for Assisted Living Facility/Townhomes

1.42 waterfront acres are available on the west side of Landings Way. Rezoning has been approved for a three-story 100-bed assisted living facility, or alternatively 19 townhomes with boat slips... up to 24 with extra density available through TDU's, which can be obtained from the seller.

Don't miss this opportunity to secure a waterfront Assisted Living Facility site near the regional county hospital and medical offices, and close to Punta Gorda's downtown area.

On the east side of Landings Way with frontage on Marion Ave, two commercial parcels total 0.43 acres, proposed for 5,000 square feet of medical office use. Subject to errors and omissions.

Property Highlights

- Business plan for 100 bed Assisted Living Facility and proposed 5,000 SF Medical Office
- Also approved for 19 townhomes with boat slips – up to 24 with extra density (TDU's available from seller)
- Well situated close to I-75, US-41 and Highway 17
- Owner will consider financing up to 50%

Property Details

Price:	\$2,500,000
Lot Size:	1.88 Acres
Frontage Street:	Marion Ave
Zoning:	RMF10
APN:	412305102003

Danny Nix Jr., CCIM

☎ (941) 724-0080

✉ danny.nixjr@gmail.com

📍 BK3307013, Florida

Keller Williams Peace River Partners

1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

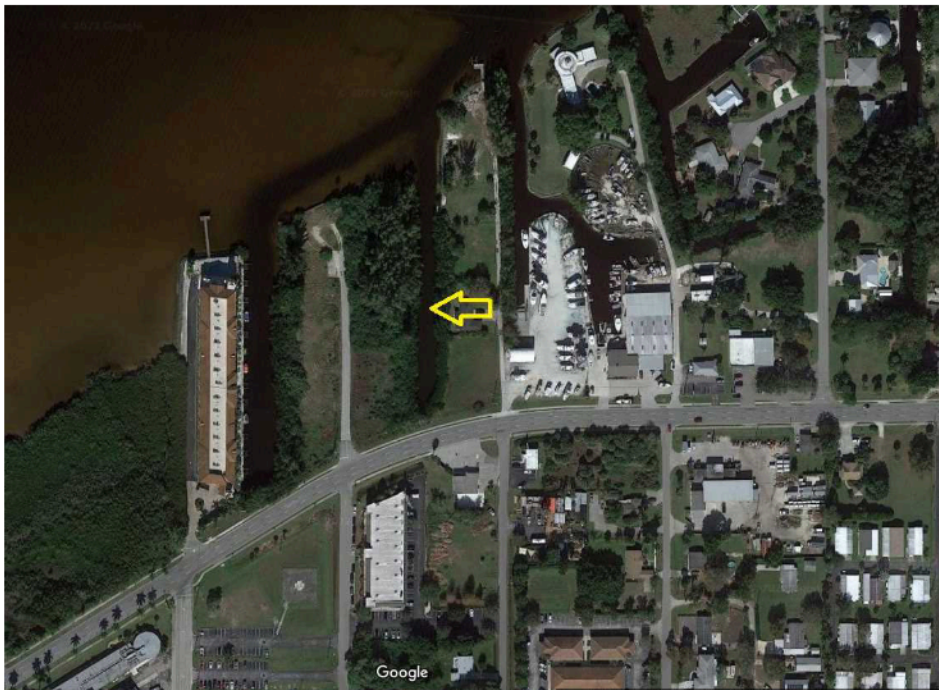
Each Office is Independently
Owned and Operated



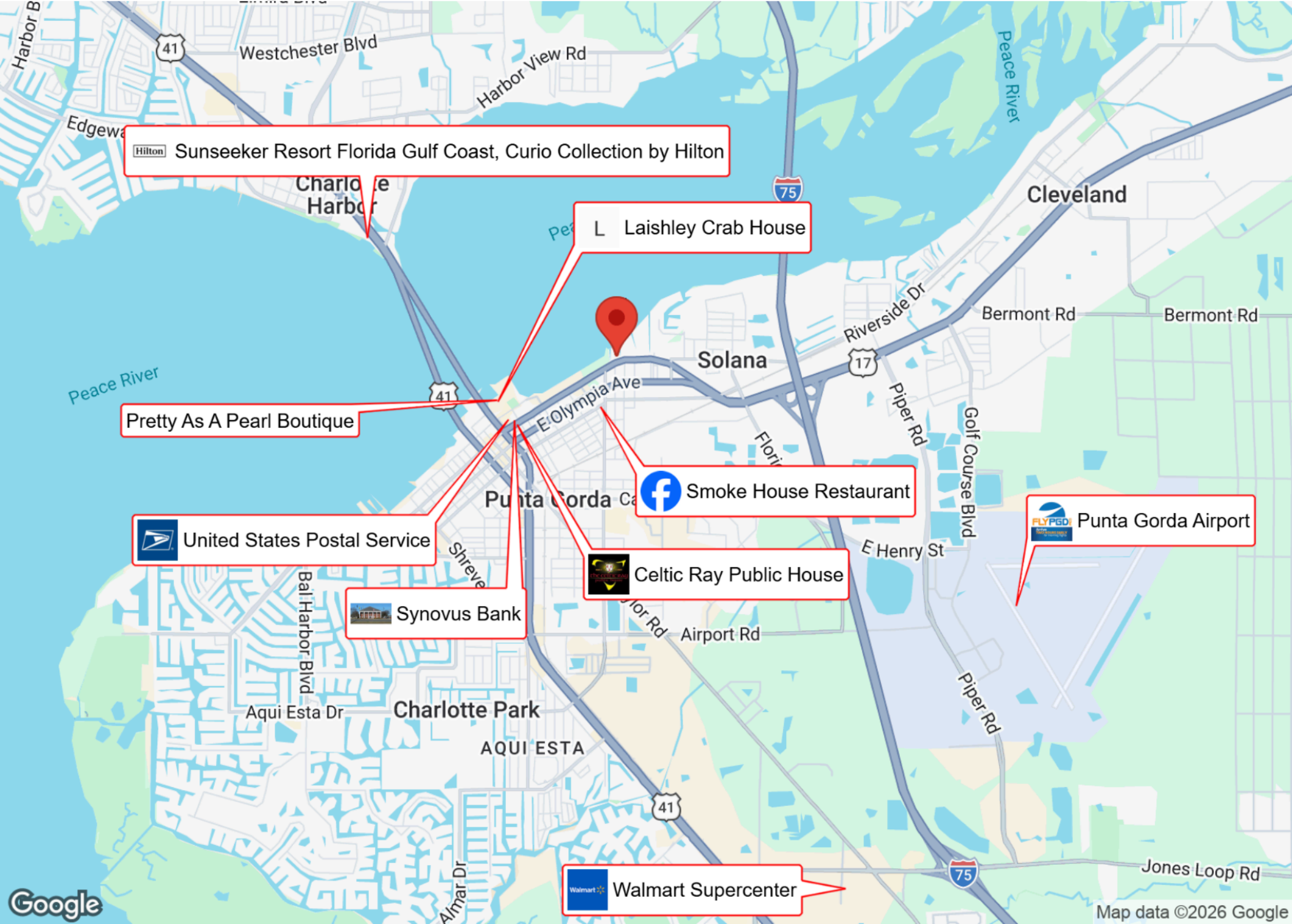
Property Photos



Property Photos




Business Map




 Sunseeker Resort Florida Gulf Coast, Curio Collection by Hilton


L Lashley Crab House


Pretty As A Pearl Boutique

 United States Postal Service

 Synovus Bank

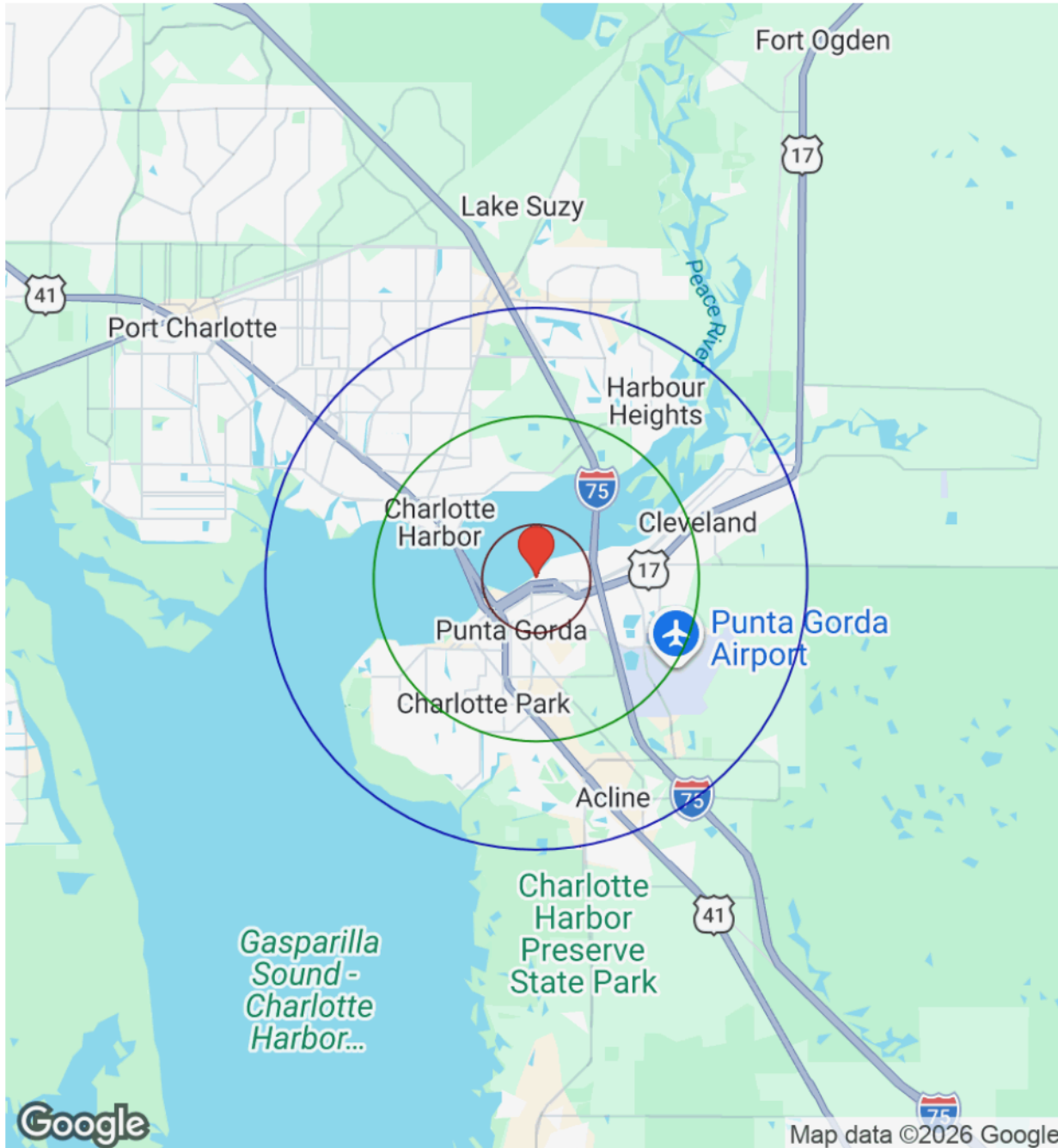
 Celtic Ray Public House

 Smoke House Restaurant

 Walmart Supercenter

 Punta Gorda Airport

Demographics



Distance: ○ 1Mile ○ 3Miles ○ 5Miles

Population	1 Mile	3 Miles	5 Miles
Male	879	10,227	33,403
Female	1,005	10,654	34,176
Total Population	1,884	20,881	67,579

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,456	17,164	54,239
Black	183	1,222	4,568
Am In/AK Nat	2	25	68
Hawaiian	N/A	2	14
Hispanic	180	1,802	6,312
Asian	25	315	1,196
Multiracial	34	322	1,095
Other	3	29	88

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,298	14,574	44,278
Occupied	965	10,719	32,904
Owner Occupied	557	7,631	24,870
Renter Occupied	408	3,088	8,034
Vacant	333	3,855	11,374

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	208	1,816	6,220
Ages 15 - 24	175	1,344	4,865
Ages 25 - 54	543	4,848	17,048
Ages 55 - 64	283	3,210	10,350
Ages 65+	674	9,664	29,096

Income	1 Mile	3 Miles	5 Miles
Median	\$42,877	\$69,791	\$72,033
Under \$15k	166	1,096	2,747
\$15k - \$25k	110	743	2,085
\$25k - \$35k	127	924	2,833
\$35k - \$50k	129	1,142	3,410
\$50k - \$75k	155	1,822	6,113
\$75k - \$100k	93	1,339	4,270
\$100k - \$150k	88	1,701	5,967
\$150k - \$200k	32	913	2,579
Over \$200k	66	1,037	2,898

Your Agent



Commercial Broker Associate, CCIM, Keller Williams Peace River Partners Realty

(941)207-5713 (O)
(941)724-0080 (M)

Danny.nixjr@gmail.com

Listing Admin: Tiffany Free

(941)207-5713 (O)
(941)661-2709 (M)

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