



SW. JERNIGAN STREET

KINGS HWY. / COUNTY ROAD 769 - AADT 8,900±

**LSI**  
COMPANIES

OFFERING MEMORANDUM  
**KINGS HIGHWAY 35**  
35 ACRE AGRICULTURAL PROPERTY - ARCADIA, FL

## PROPERTY SUMMARY

**Property Address:** SW. Jernigan Street  
Arcadia, FL 34269

**County:** DeSoto

**Property Type:** Land

**Property Size:** 35± Acres

**Zoning:** Agricultural(AG-10)

**Future Land Use:** Neighborhood Mixed-Use

**Tax Information:** \$3,175.69 (2025)

**STRAP Number(s):** 10-39-23-0000-0031-0000

LIST PRICE:

**\$1,100,000**

**\$31,428 Per Acre | \$0.72 PSF**

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## SALES EXECUTIVES



**Thomas Sear**  
Research & Sales Associate



**Christi Pritchett, CCIM**  
Senior Broker Associate



### DIRECT ALL OFFERS TO:

**Thomas Sear** - [tsear@lsicompanies.com](mailto:tsear@lsicompanies.com)  
**Christi Pritchett, CCIM** - [cpritchett@lsicompanies.com](mailto:cpritchett@lsicompanies.com)  
(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 35± acres along Kings Highway in DeSoto County.

This property is currently zoned Agricultural with a future land use designation of Neighborhood Mixed Use. The property features 300± feet of frontage along Kings Highway and a 1± acre pond. This versatile property is ideal for a hobby farm or as an investment opportunity for buyers seeking future development potential in a growing area.



## FUTURE LAND USE

### NEIGHBORHOOD MIXED-USE

#### LAND USE MIX

- Minimum 30% of the village area must be non-residential (*Industrial, Commercial, Public, or Institutional uses*).
- Minimum 30% of the village area must be residential uses.

#### DENSITY & INTENSITY

- Minimum density: 3.5 dwelling units per acre across the village.
- Maximum Floor Area Ratio (FAR): 0.4.
- All projects must include a minimum of 10% multifamily dwelling units to ensure a mix of housing types.

#### INFRASTRUCTURE

- All development must connect to DeSoto County public water and wastewater systems.



RV Griffin Reserve

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# PROPERTY AERIAL

**RIVERSIDE**  
ENCORE  
RV RESORTS

RV Griffin Reserve



SW: JERNIGAN STREET

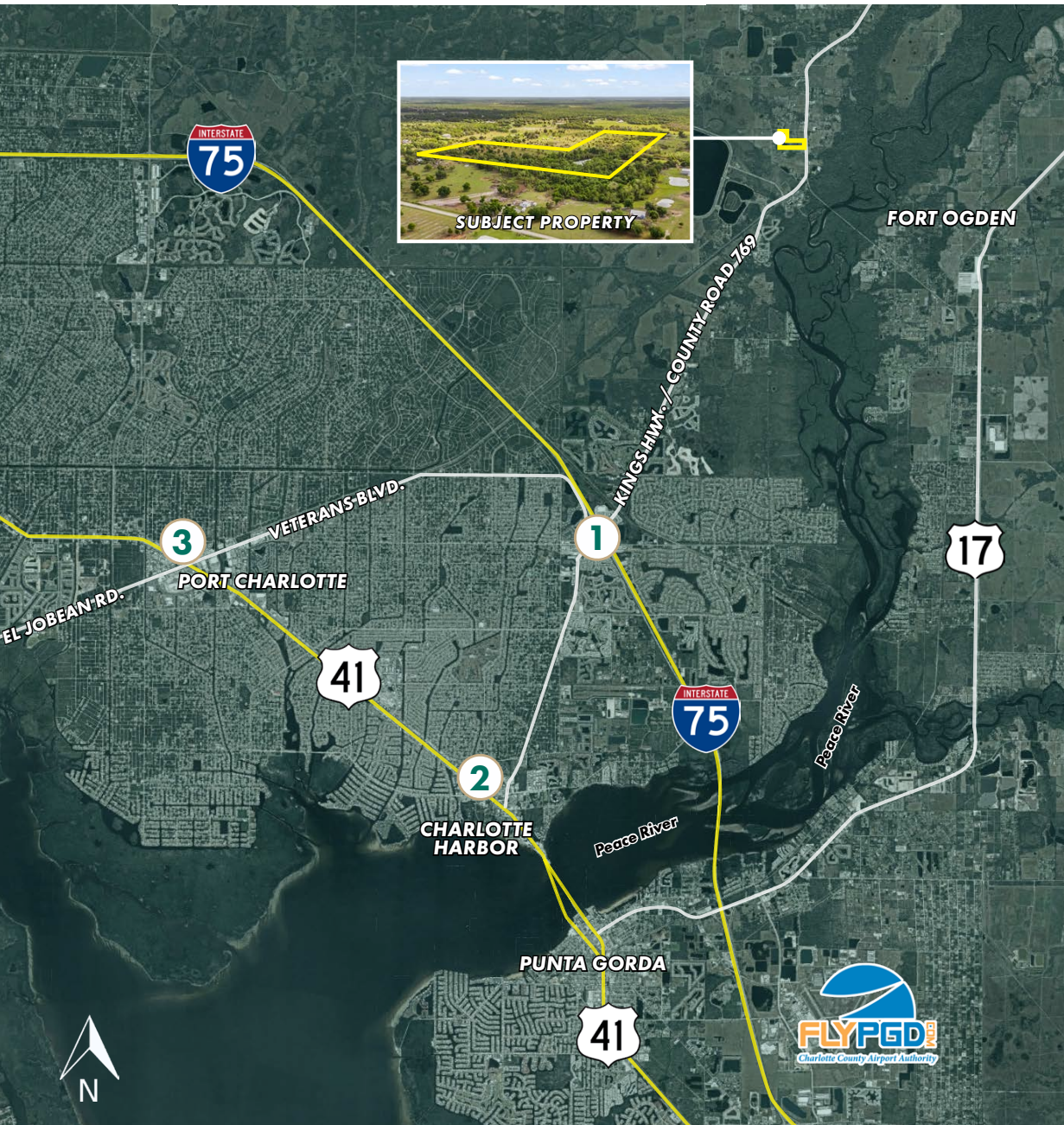
KINGS HWY. / COUNTY ROAD 769 - AADT 8,900±



# PROPERTY AERIAL



# RETAIL MAP



## 1. I-75 & KINGS HIGHWAY



## 3. BAYSHORE VILLAGE



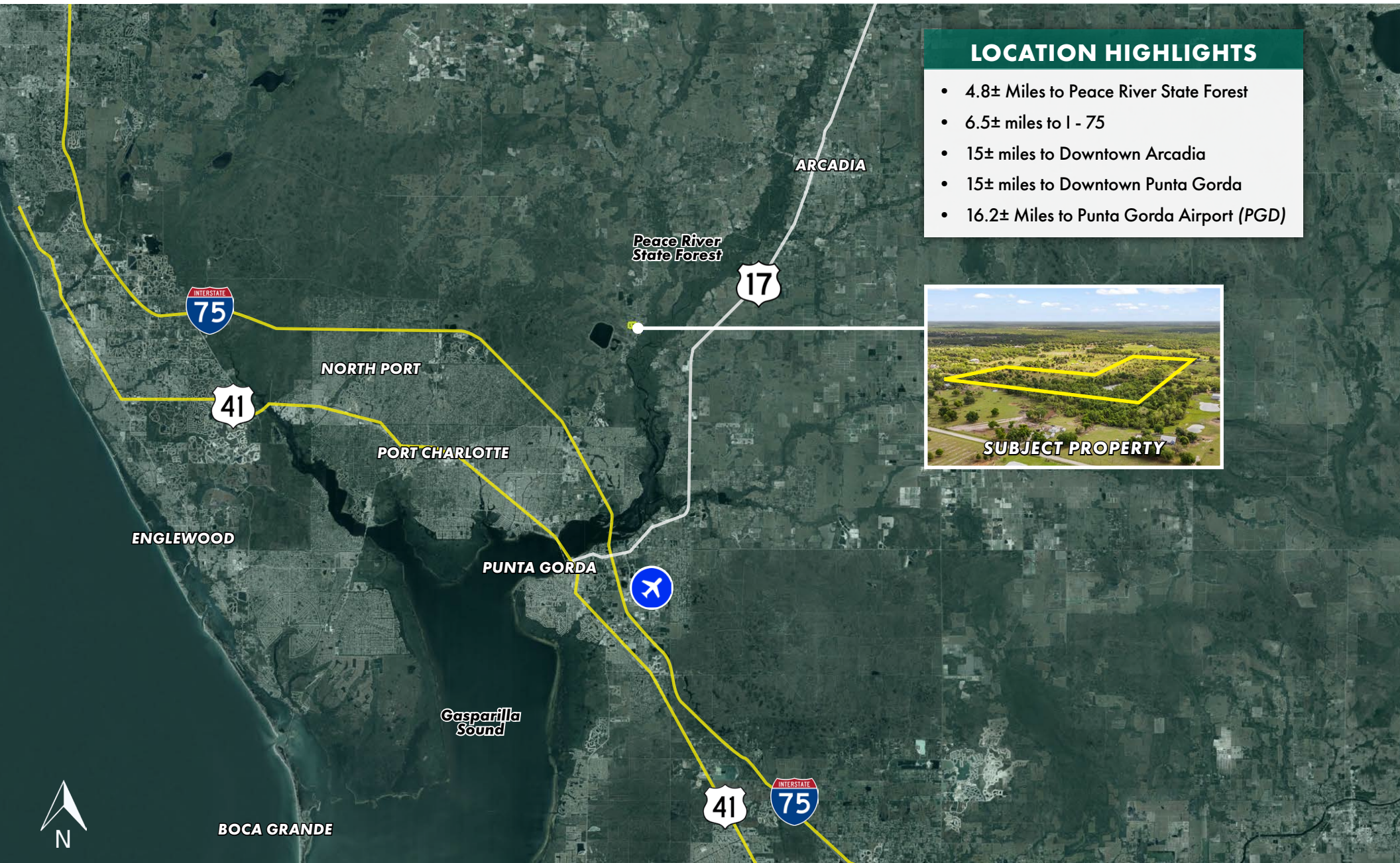
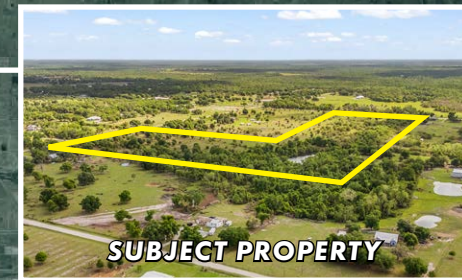
## 4. PORT CHARLOTTE TOWN CENTER



## LOCATION

### LOCATION HIGHLIGHTS

- 4.8± Miles to Peace River State Forest
- 6.5± miles to I - 75
- 15± miles to Downtown Arcadia
- 15± miles to Downtown Punta Gorda
- 16.2± Miles to Punta Gorda Airport (PGD)



BOCA GRANDE



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