



AIRPORT COMMERCE PARK



PIPER ROAD



JONES LOOP ROAD

LSI
COMPANIES

OFFERING MEMORANDUM

JONES LOOP OASIS

60± ACRES INDUSTRIAL LAND FOR SALE - PUNTA GORDA, FL

PROPERTY SUMMARY

Property Address: 27100 & 27050 Jones Loop Road
Punta Gorda, FL 33982

County: Charlotte

Property Type: Industrial Land

Property Size: 60± Acres

No of Parcels: 2

Zoning: Enterprise Charlotte
Airport Park (ECAP)

Utilities: All Available

Tax Information: \$331.91 (2025)

STRAP Number: 412322200009;
412322200010

LIST PRICE:
\$8,999,999
\$3.44 PSF

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SALES EXECUTIVES



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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 60± Acres strategically located off Jones Loop Road in unincorporated Charlotte County.

The site offers direct, rapid access to I-75—positioning it to serve Southwest Florida from Tampa to Naples efficiently. Close proximity to Punta Gorda Airport enhances Distribution, logistics, and business appeal. Zoned ECAP (Enterprise Charlotte Airport Park), the property supports a broad range of high-value uses: warehousing, distribution, manufacturing, hotels/motels, gas stations, general retail/sales, wholesale, office, and more.

Recent significant capital investments by major national users have accelerated growth and momentum throughout the Jones Loop corridor and the entire ECAP zone, creating a prime environment for new development.



SITE OVERVIEW



OVERVIEW	
Gross Land Area	60.94
Lake Area	25
Net Developable	35.94
Building Coverage	30%
Developable Sq. Ft.	469,664

PIPER ROAD - AADT 10,500 ±

WOODLAWN DRIVE

400'

165'

1,017'

JONES LOOP ROAD



PROPERTY AERIAL



PROPERTY AERIAL



ECAP DISTRICT ZONING



The ECAP zoning district allows a variety of mixed uses including Commercial, Retail, Industrial, Manufacturing, Transportation, Distribution, Research, Educational Facilities, Hotel, Motel, Medical Office and General Office. Opportunities for qualified businesses to obtain tax credits through Charlotte County to promote growth in this area.

The maximum lot coverage by commercial buildings shall not exceed 50% and the maximum floor area ratio shall not exceed 1.0. The maximum lot coverage by industrial buildings shall not exceed 40% and maximum floor area ratio shall not exceed 1.0. The maximum building height shall not exceed 90'.

**Please inquire for a complete list of allowable uses within the ECAP zoning district*



PGD is off I-75 on Florida's southwest coast between Sarasota and Ft. Myers, just minutes from Charlotte Harbor. Sun Country and Allegiant provide low-cost, nonstop air service to more than 50 destinations.

Owned and operated by the Charlotte County Airport Authority, PGD is an important transportation and economic asset for the region, providing hundreds of on-site jobs, space for business and aviation tenants, and more than \$1.7 billion in total economic output.



	2024	2025
Air Carrier	12,953	16,011
Air Taxi	1,761	2,009
GA Local	63,031	59,945
GA Itinerant	63,737	65,104
Military	1,191	609
TOTAL	142,673	143,678

2025 Annual Airport Operations

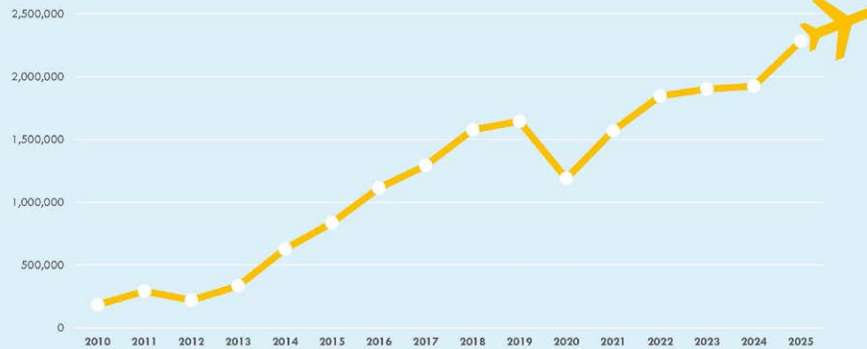
Based Aircraft:

- Single Engine 357
- Multi Engine 27
- Jet 20
- Helicopter 10
- Ultra light 0
- Glider 0
- **TOTAL 414**

* 2024 Total 417



Commercial Air Service



PGD's 2025 Total Passenger Count: 2,282,002 (18.5% INCREASE over 2024)

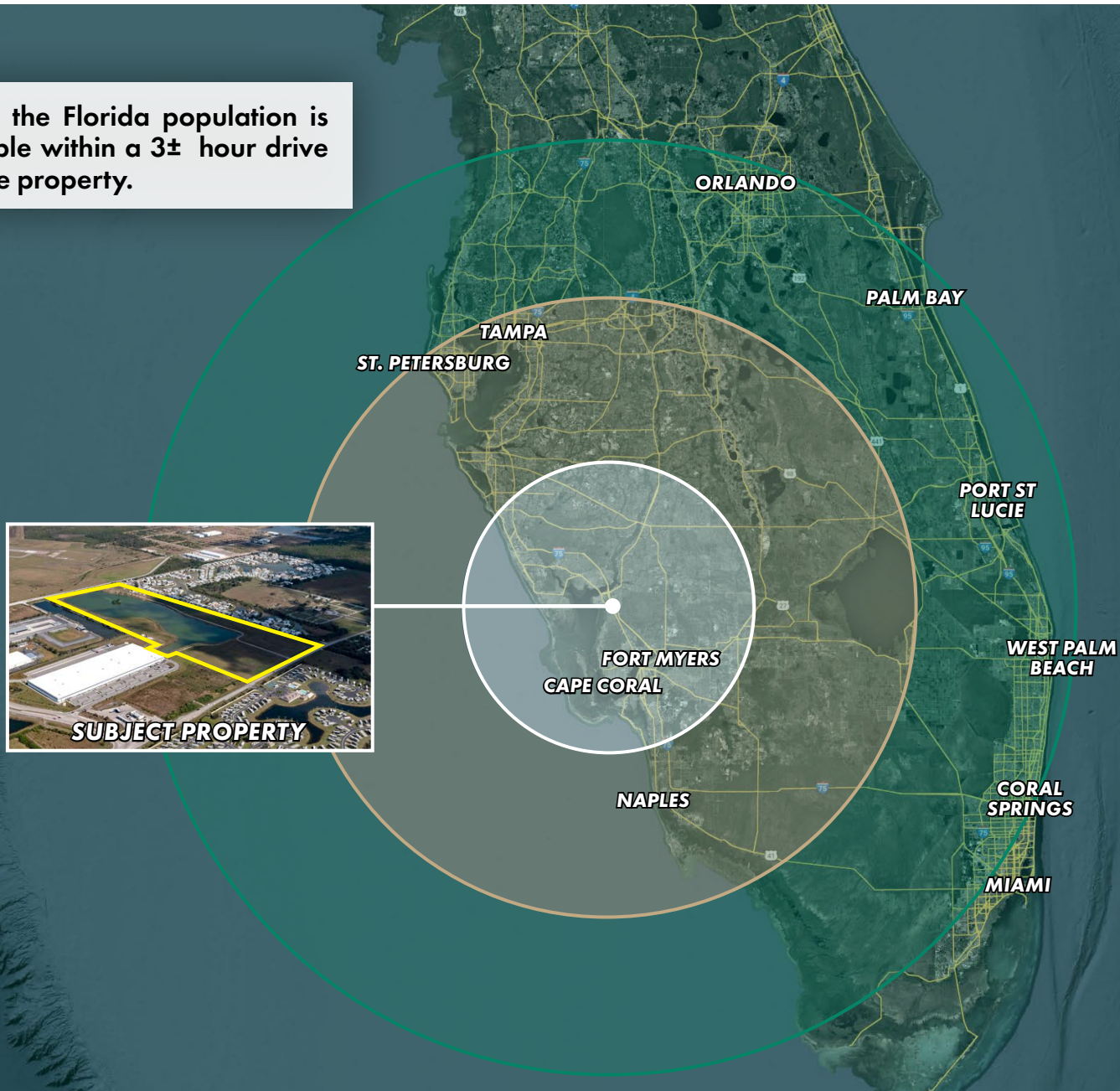
General Aviation

- **T- Hangars**
 - 241 T-Hangars
 - 22 End Units
 - 263 Total Units
- **FY 2025 T-Hangar Revenue: \$1,216,795**
- **149 currently on wait lists**
 - 42' T-Hangar: 32
 - 45' T-Hangar: 10
 - 50x50 Box Hangar: 53
 - 60x60 Box Hangar: 54
- **Average time on wait lists**
 - 42' T-Hangar: 9 months
 - 45' T-Hangar: 1 year
 - 50x50 Box Hangar: 5+ years
 - 60x60 Box Hangar: 5+ years



DISTRIBUTION RADIUS

62% of the Florida population is accessible within a 3± hour drive from the property.



RETAIL MAP



1. JONES LOOP & TAYLOR ROAD



2. PIPER ROAD



3. BURNT STORE SHOPPING CENTER



4. PUNTA GORDA CROSSING (US-41)



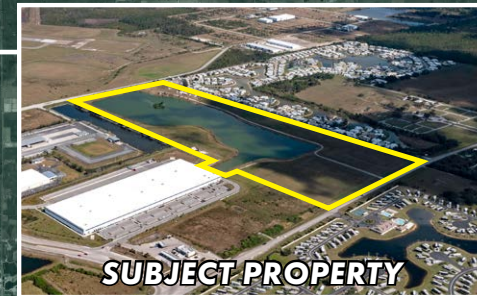
5. DOWNTOWN PUNTA GORDA



LOCATION MAP

LOCATION HIGHLIGHTS

- ½ mile from Punta Gorda Airport (PGD)
- 1± mile to I-75
- 2.3± miles to US 41
- 5± miles to Downtown Punta Gorda
- 25± miles to Fort Myers
- 45± miles to Sarasota





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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller 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 Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller 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. Buyer 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 Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.