



LSI
COMPANIES

OFFERING MEMORANDUM

TAYLOR ROAD COMMERCIAL

3.89± ACRE COMMERCIAL SITE WITH STORMWATER & UTILITIES IN PLACE - PUNTA GORDA,

PROPERTY SUMMARY

Property Address: 5221 Taylor Road
Punta Gorda, FL 33950

County: Charlotte

Property Type: Improved Commercial

Property Size: 3.89± Acres

Zoning: Planned Development (PD)
Currently approved for a 110,000 Sq. Ft. climate controlled storage facility, up to 3 stories. Seller will allow time to modify PD for other uses.

Utilities: All available to the site

STRAP Number: 412321427004

LIST PRICE:
\$2,500,000
\$14.75 PSF

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SALES EXECUTIVES



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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



LSI Companies is pleased to present Taylor Road Commercial.

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.

Ideal uses for this location include storage, medical office, professional office, hotel, commercial/retail and automotive-related sales/service.

The current 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.

PROPERTY AERIAL



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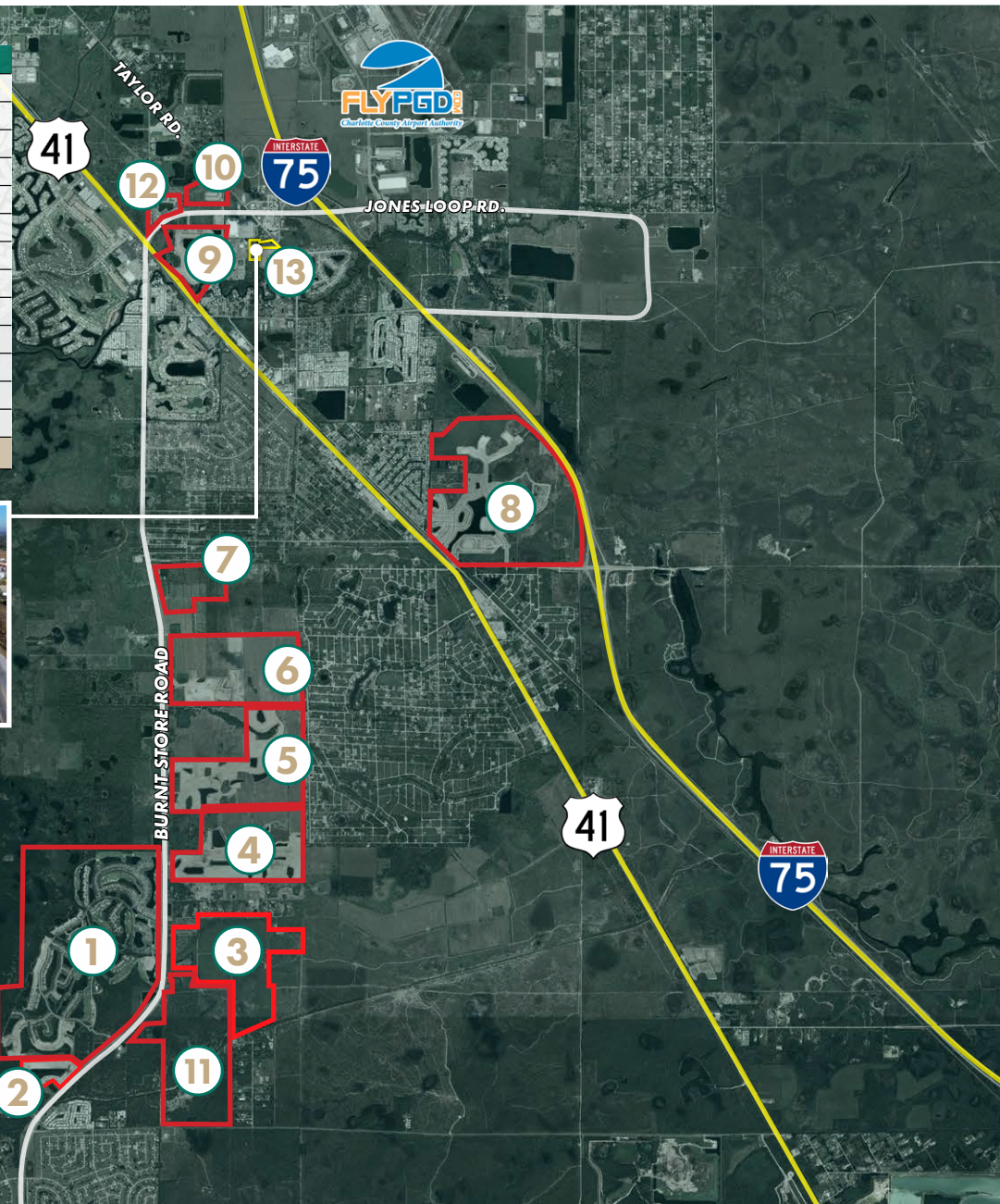
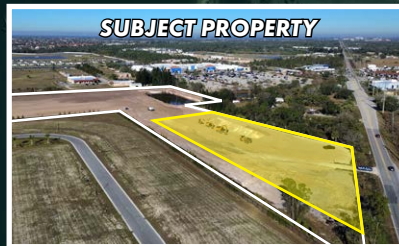


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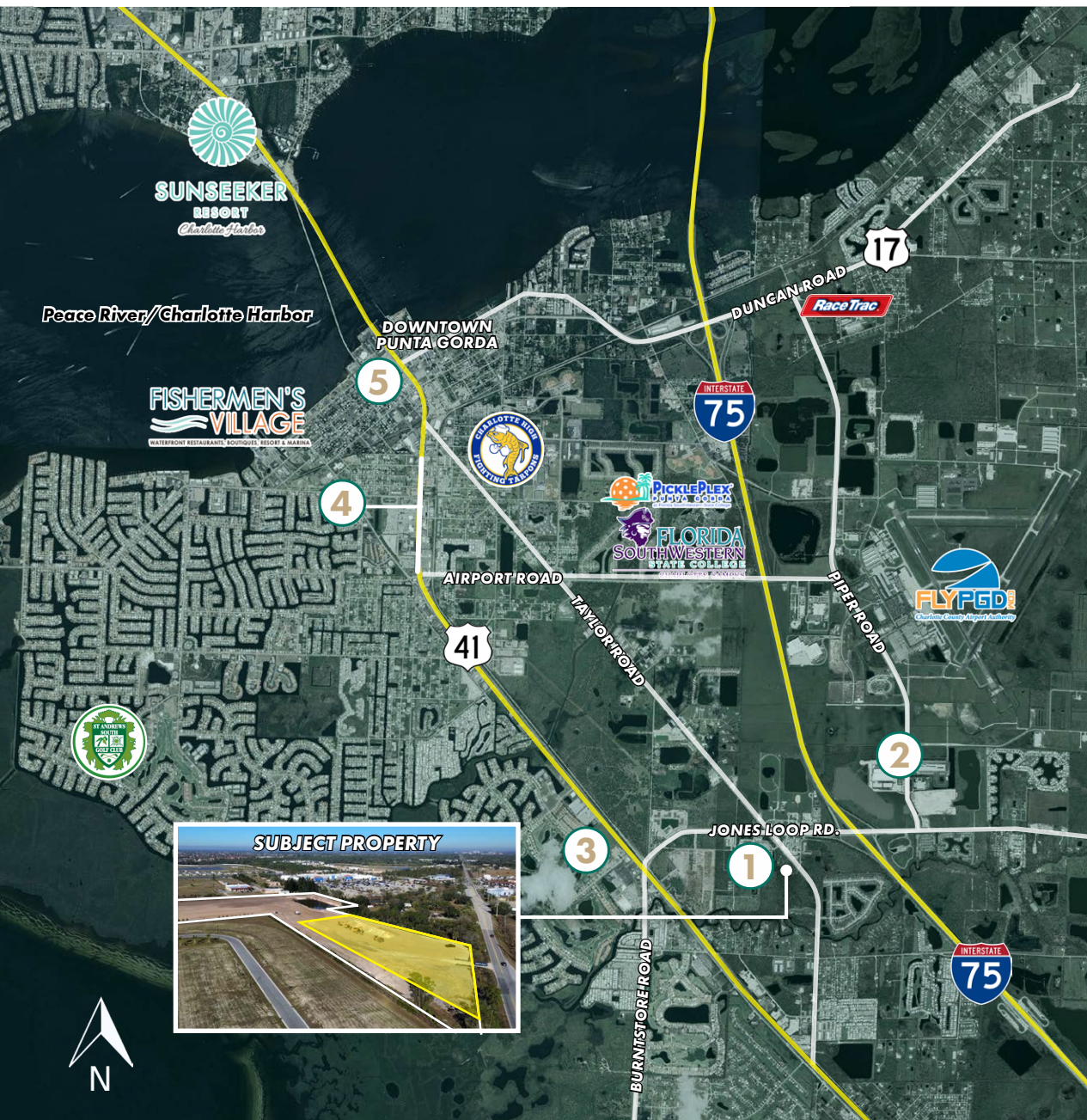


NEARBY NEW RESIDENTIAL DEVELOPMENTS

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
TOTAL:		10,192 New Homes Planned/Under Construction



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





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.