

2633 Magdalena Drive



Property Overview

1.28 Acre Vacant Lot in Punta Gorda Isles. Perfect for Multi-Family Residential Development! Owners of the property previously had a site plan created to show one vision for an 18-unit development. Located just minutes from the newly established Sunseeker Resort and Downtown Punta Gorda which is known for its picturesque waterfront views, historic downtown, and friendly community. Punta Gorda boasts numerous amenities for your development including but not limited to: parks, walking and biking trails, and golf courses. Charlotte Harbor provides ample opportunities for boating, fishing, and water sports, as well as easy access to US 41 and I-75. Don't miss this incredible opportunity to invest in a growing community!

Property Highlights

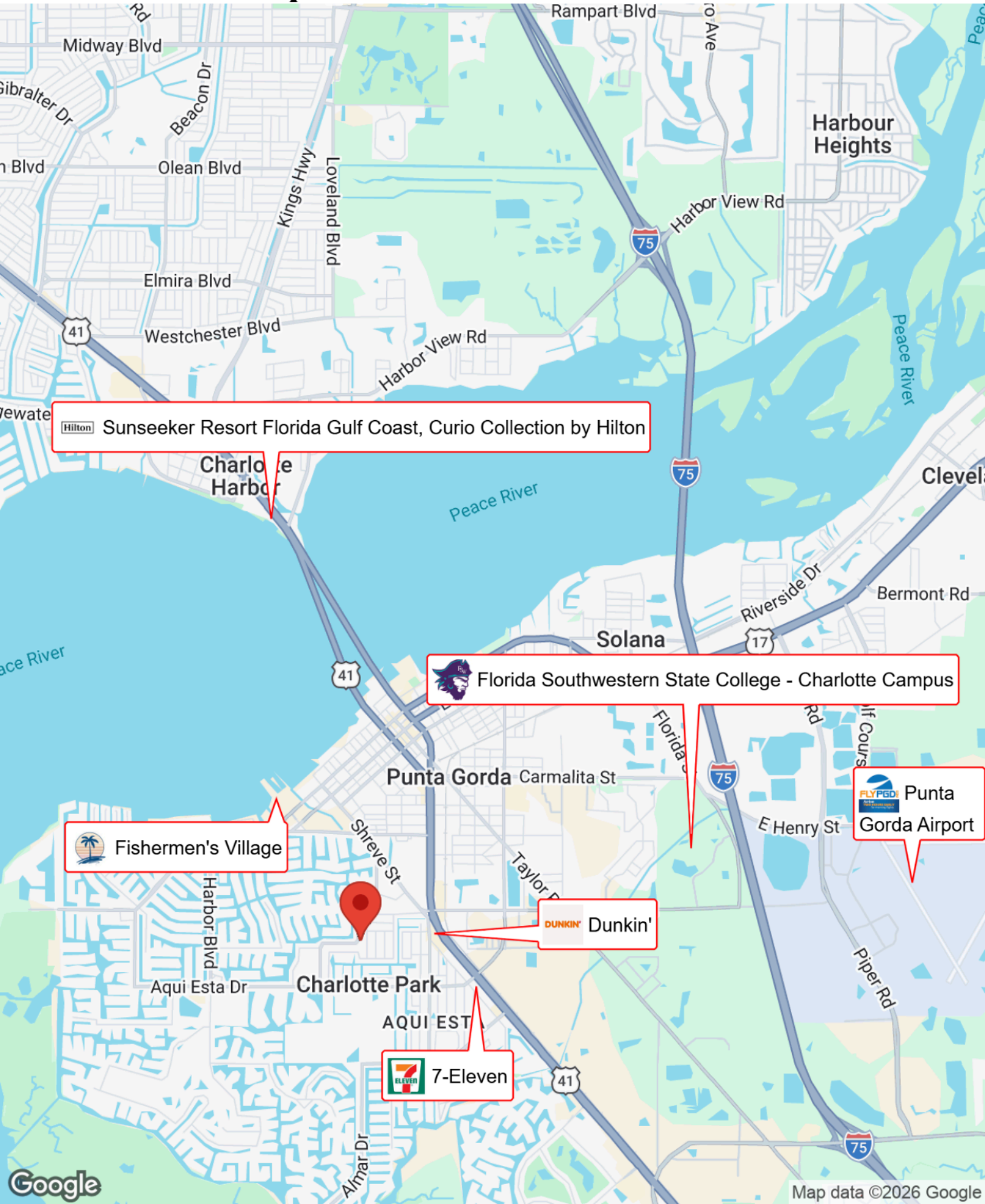
- Multi-Family Residential Development
- Site plan created shows 18 unit development
- Convenient location near surrounding residential and business communities
- Great potential for business expansion or income-producing use
- Professional setting with strong local traffic and accessibility
- Located within a growing area of Port Charlotte
- Well-located commercial property with easy access to major roadways
- Close proximity to Sunseeker Resort

Price:	\$369,000
Lot Size:	1.28 Acres
Frontage:	220ft
Zoning:	GM-15
APN:	412213233010

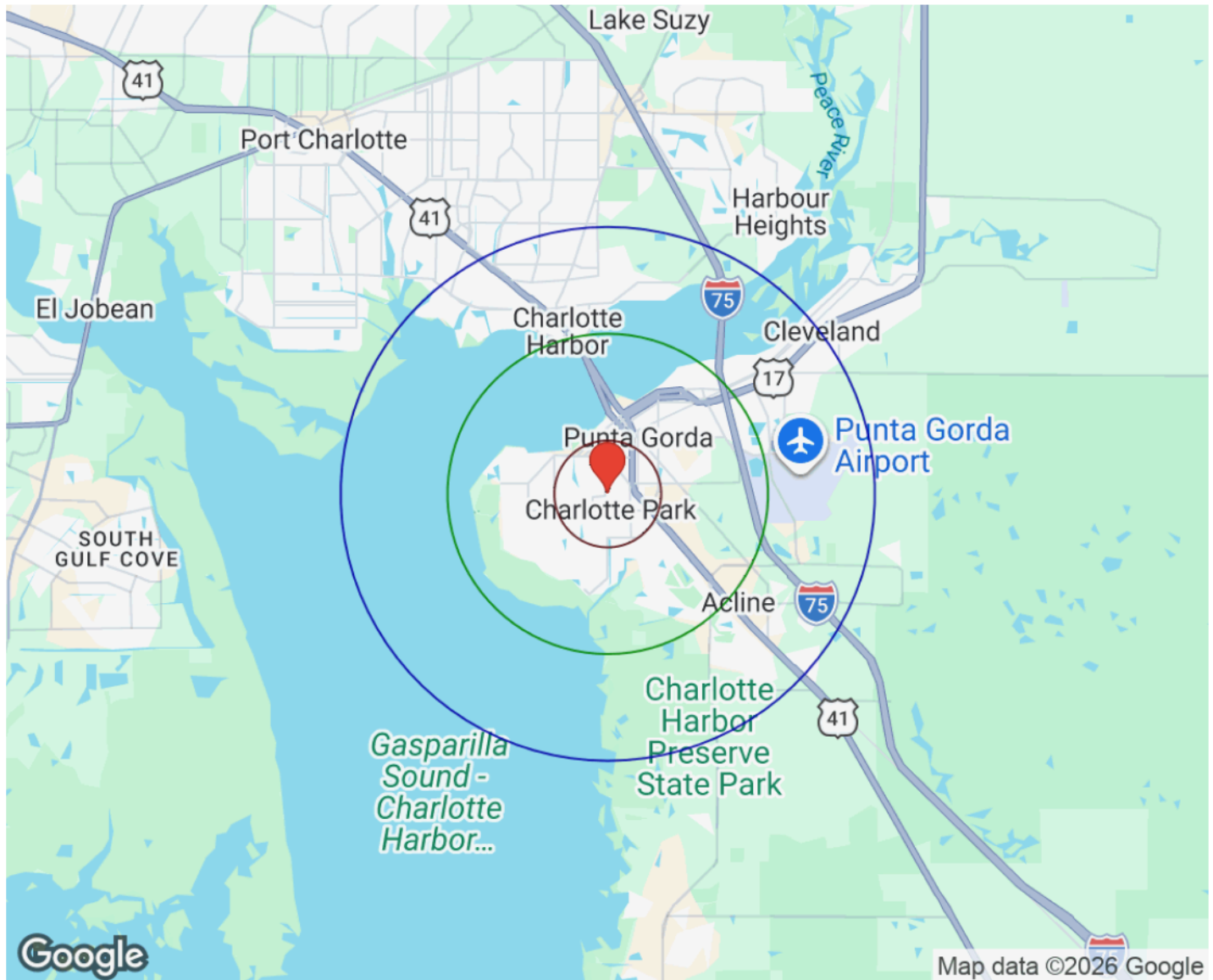
Property Photos



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,365	11,848	21,552
Female	3,484	12,105	21,739
Total Population	6,848	23,953	43,291

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,860	20,104	35,880
Black	273	1,123	2,264
Am In/AK Nat	8	26	43
Hawaiian	N/A	5	4
Hispanic	498	1,957	3,632
Asian	110	362	762
Multiracial	95	352	658
Other	6	24	48

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,101	16,908	29,386
Occupied	3,693	12,437	21,747
Owner Occupied	2,910	9,818	16,845
Renter Occupied	783	2,619	4,902
Vacant	1,408	4,471	7,638

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	454	1,785	3,603
Ages 15 - 24	341	1,302	2,691
Ages 25 - 54	1,111	4,532	9,676
Ages 55 - 64	1,171	3,996	6,877
Ages 65+	3,771	12,339	20,445

Income	1 Mile	3 Miles	5 Miles
Median	\$84,500	\$85,617	\$74,813
Under \$15k	245	903	1,936
\$15k - \$25k	173	668	1,459
\$25k - \$35k	264	778	1,708
\$35k - \$50k	273	962	2,063
\$50k - \$75k	709	2,281	3,736
\$75k - \$100k	484	1,477	2,698
\$100k - \$150k	643	2,498	4,005
\$150k - \$200k	362	1,170	1,898
Over \$200k	542	1,701	2,246



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