

EL JOBEAN COMMERCIAL DEVELOPMENT SITE

2392 El Jobean Rd | Port Charlotte, FL 33948

Land For Sale



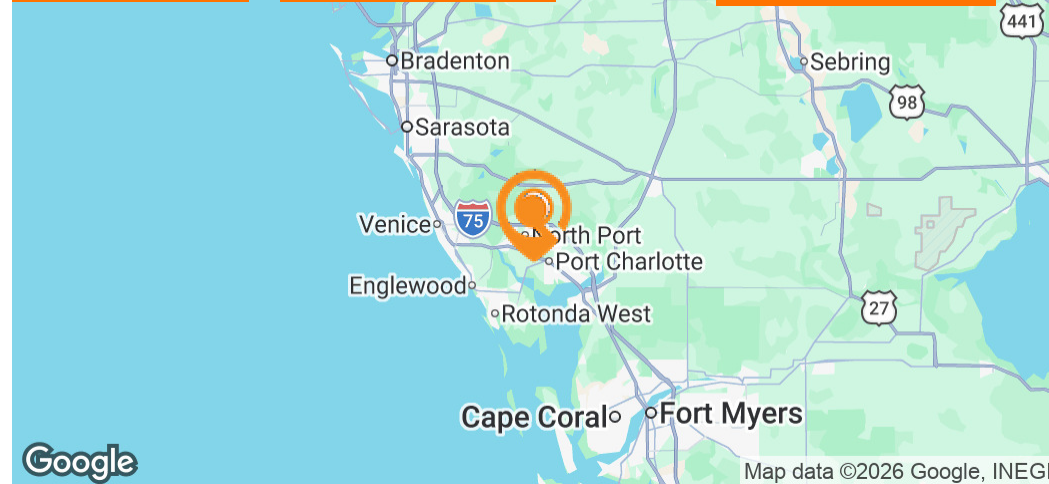
LQ Commercial
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[GOOGLE TOUR](#)

[CG ZONING CODE](#)



\$2,350,000
PRICE



5.1 AC
LOT SIZE



CG
ZONING

- 5.1 AC commercial development site for sale in Port Charlotte, FL
- Large CG-zoned vacant land parcel
- Next to Charlotte Sports Park
- Within a growing area with strong demographic demand within 5-mile radius



5-MILE POPULATION

83,133



5-MILE AVG HH INCOME

\$99,439



5-MILE HOUSEHOLDS

35,827



5-MILE EMPLOYEES

24,374

[PROPERTIES.LQCRE.COM/2392-EL-JOBEAN-SITE](https://properties.lqcre.com/2392-el-jobean-site)



Tampa, FL 33609
5440 Mariner St #112
LQCRE.COM

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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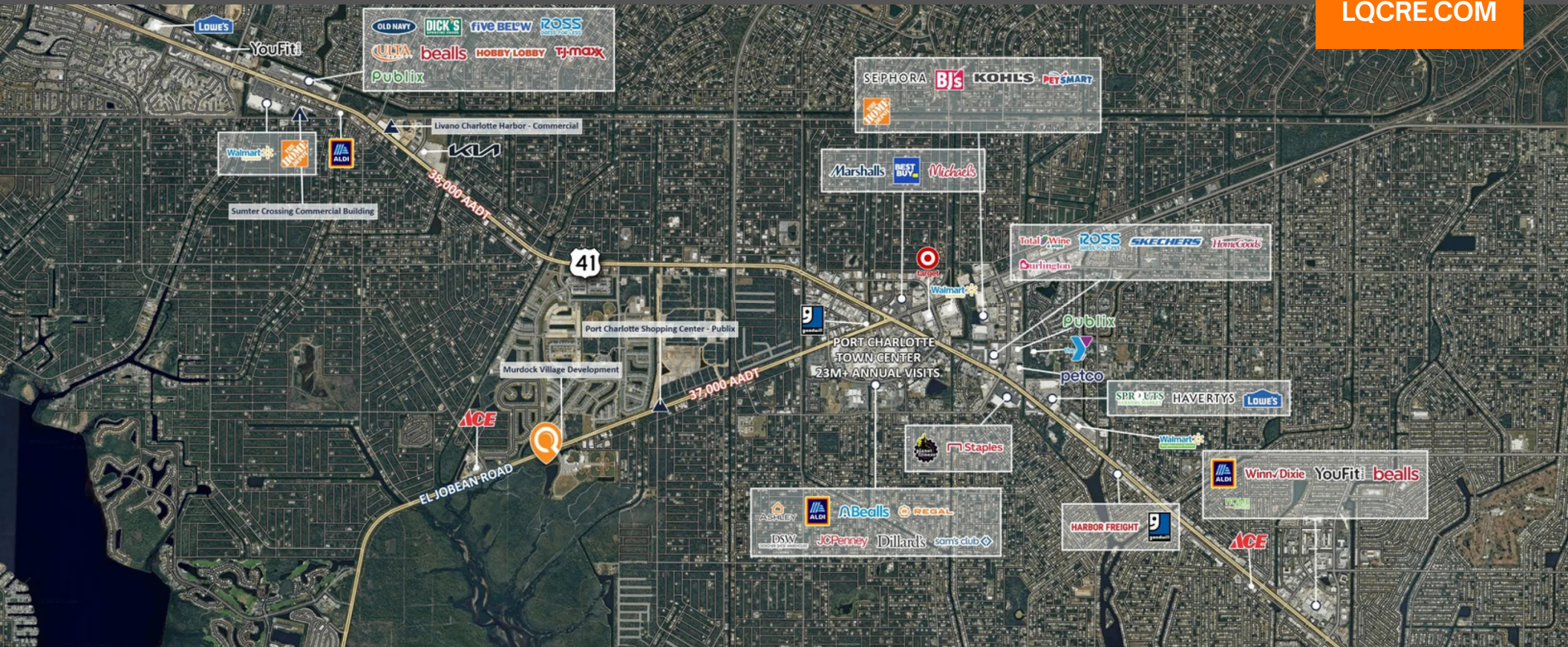
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Prime opportunity to acquire 5.1 acres of CG zoned commercial land on El Jobean Road (SR 776). The property is adjacent to the Charlotte Sports Park, which is the home of the Tampa Bay Rays training facility. Phase One of West Port is across SR 776 which will have the 1,943 new residential units with a total of 3,364 units at full build-out. The Charlotte County Fairgrounds is also across the highway and hosts the Charlotte County Fair and concerts and many other venues throughout the year. CG zoning allows for a wide range of uses serving West Port and greater Port Charlotte, with direct access from El Jobean Road.



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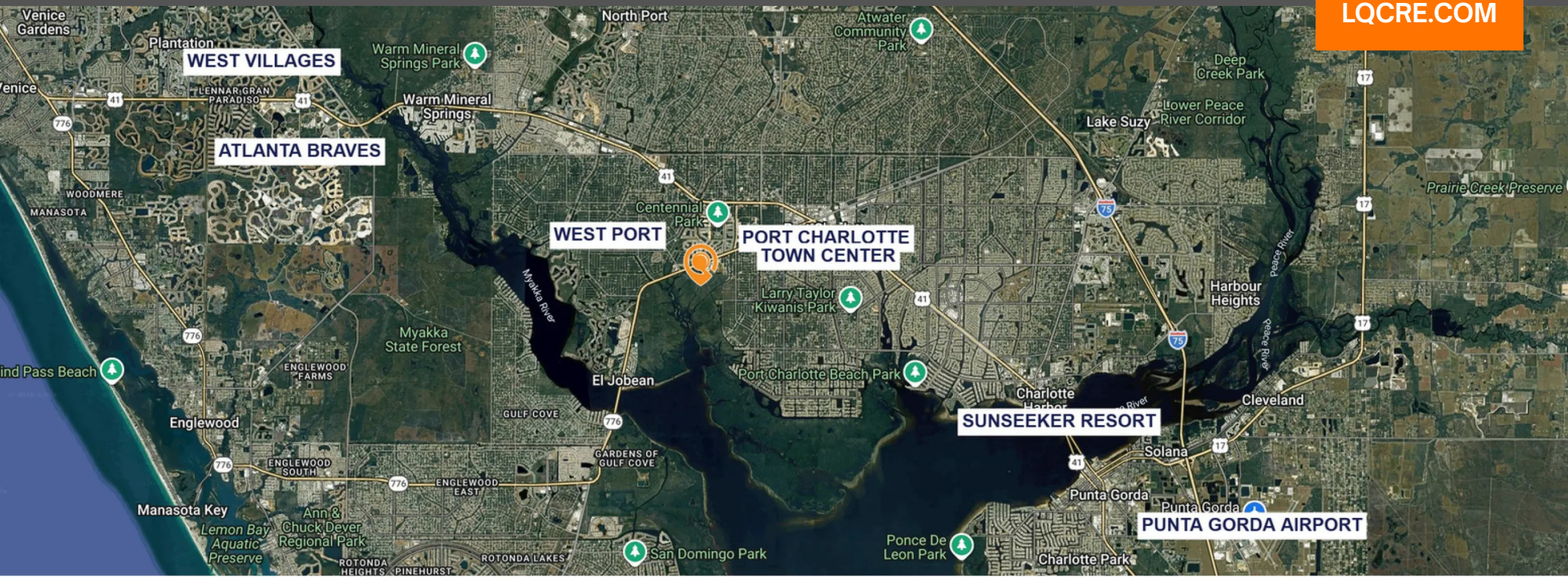
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West Port: West Port is poised to add 3,500+ new residences, from retirees seeking tranquility to growing families desiring space and modern amenities. West Port also promises thousands of square feet of new commercial space.

Centennial Park: 103.3 AC within the Murdock Village CRA and funded by Sales Tax, Parks/Rec Impact Fees and by the FL Recreation Development Assistance Program. The park is home to a College Baseball Tournament and a Disc Golf course.

West Port Marketplace: Publix-anchored shopping center, projected delivery early 2027. Located at the NE corner of El Jobean Rd and Flamingo Blvd. Flamingo Blvd will be extended to connect to US 41 and serves the West Port community.

Huntington Project: Initial construction is planned for two 5,000-sf multi-tenant quick serve restaurant tenants.



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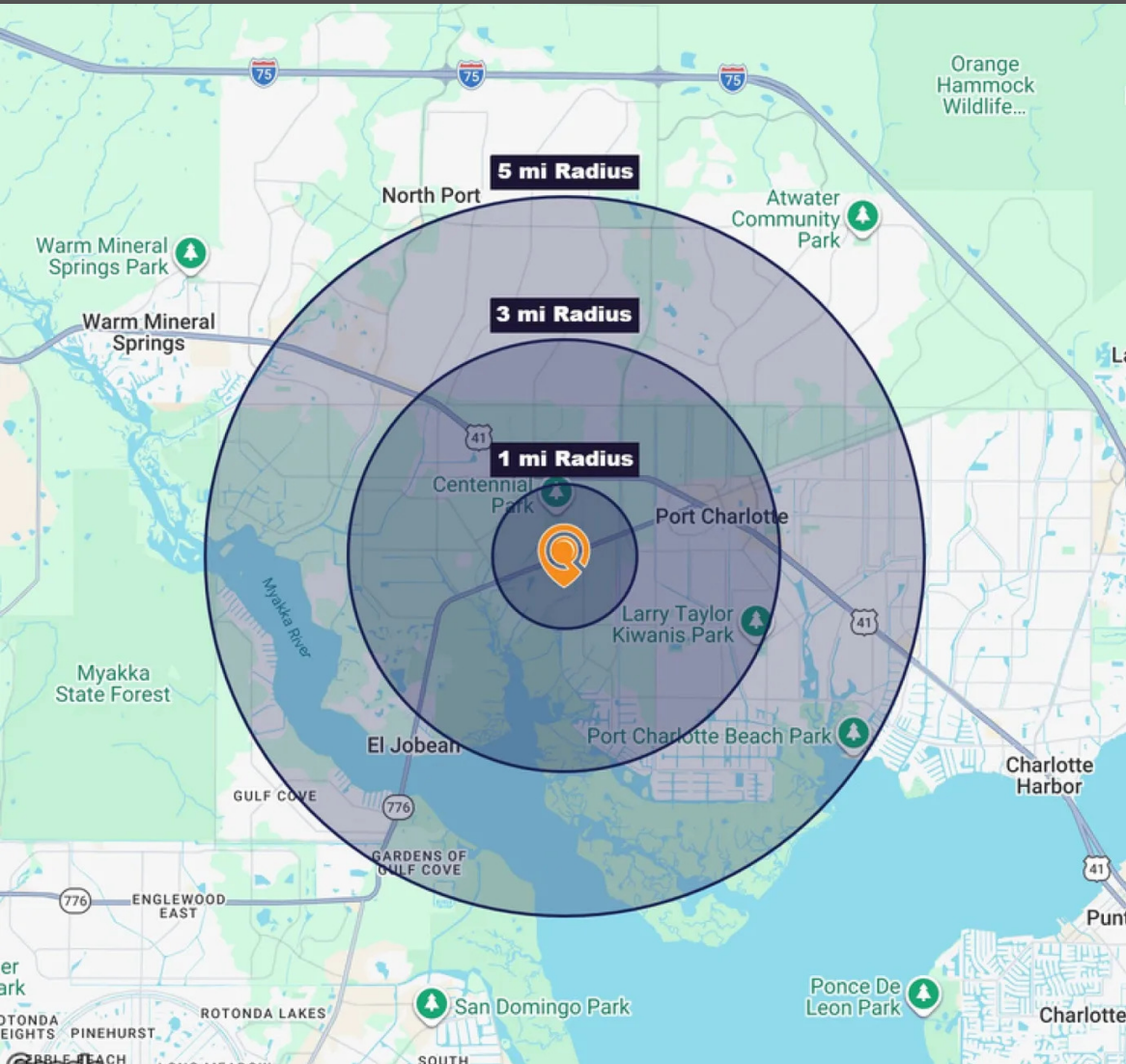
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,174	23,990	83,133
Five-Year Increase (#)	2,787	27,653	90,002
Five-Year Increase (%)	5.6%	3.1%	1.7%
Median Age	51.4	51.4	51.4
Households	944	10,277	35,827
Projected Annual Growth to 2026	1,172	11,647	38,148
White	83.1%	81.5%	81.5%
Black or African American	7.4%	8.2%	7.6%
Asian or Pacific Islander	1.7%	1.9%	1.9%
American Indian or Native Alaskan	0.2%	0.2%	0.2%
Other Races	7.6%	8.2%	8.8%
Hispanic	11.0%	10.5%	10.8%
Average Household Income	\$89,984	\$94,074	\$99,439
Median Household Income	\$72,047	\$71,461	\$71,893
Elementary (Grades 0 - 8)	1.7%	1.4%	2.5%
Some High School (Grades 9 - 11)	2.7%	4.0%	4.8%
High School Graduate	34.0%	34.0%	32.0%
Some College	25.8%	24.1%	24.6%
Associates Degree Only	15.4%	14.0%	11.7%
Bachelors Degree Only	12.4%	15.0%	15.7%
Graduate Degree	8.1%	7.6%	8.7%
Total Businesses	89	1,784	4,308
Total Employees	426	10,923	24,374



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