

Property for Sale or Ground Lease.

INFRASTRUCTURE CONSTRUCTION UNDERWAY. ENTITLEMENTS IN PLACE

HIGHWAY 17



#78676-000000-9

STORMWATER POND

OUTPARCEL (1.14 Ac.)  
OUTPARCEL (1.13 Ac.)  
OUTPARCEL (1.12 Ac.)  
OUTPARCEL (1.11 Ac.)

OUTPARCEL (1.29 Ac.)  
OUTPARCEL (1.30 Ac.)  
OUTPARCEL (1.29 Ac.)



OUTPARCEL (1.02 Ac.)  
OUTPARCEL (0.92 Ac.)  
OUTPARCEL (0.90 Ac.)

**SOLD**  
**National**  
**Distribution**  
**Facility**

OUTPARCEL (1.57 Ac.)



**Under**  
**Contract**

OUTPARCEL (4.79 Ac.)

ROADWAY (4.79 Ac.)  
3,439 L.F. ROAD

PIPER ROAD

STORMWATER POND

STORMWATER POND

TAX I.D. #78748-000000-3  
A PORTION OF LOT 16  
COVEY'S CORNUCOPIA ADDITION TO PINEAPPLE CENTRE PB 1, PG 34

LOT 19  
COVEY'S CORNUCOPIA ADDITION TO PINEAPPLE CENTRE PB 1, PG 34

WORCHESTER DRIVE

TEE AND GREEN ESTATES PLAT BOOK 4, PAGE 19

CHERRY HILLS DRIVE

WESTBURY DRIVE

BLOCK 17

BLOCK 18



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PUNTA GORDA COMMONS - SITE PLAN CONCEPT A

MAY 1 2024

PREPARED FOR PRIMERICA

**PUNTA GORDA**

**WEST COAST OF FLORIDA**

Strategically positioned off I-75 and Highway 17

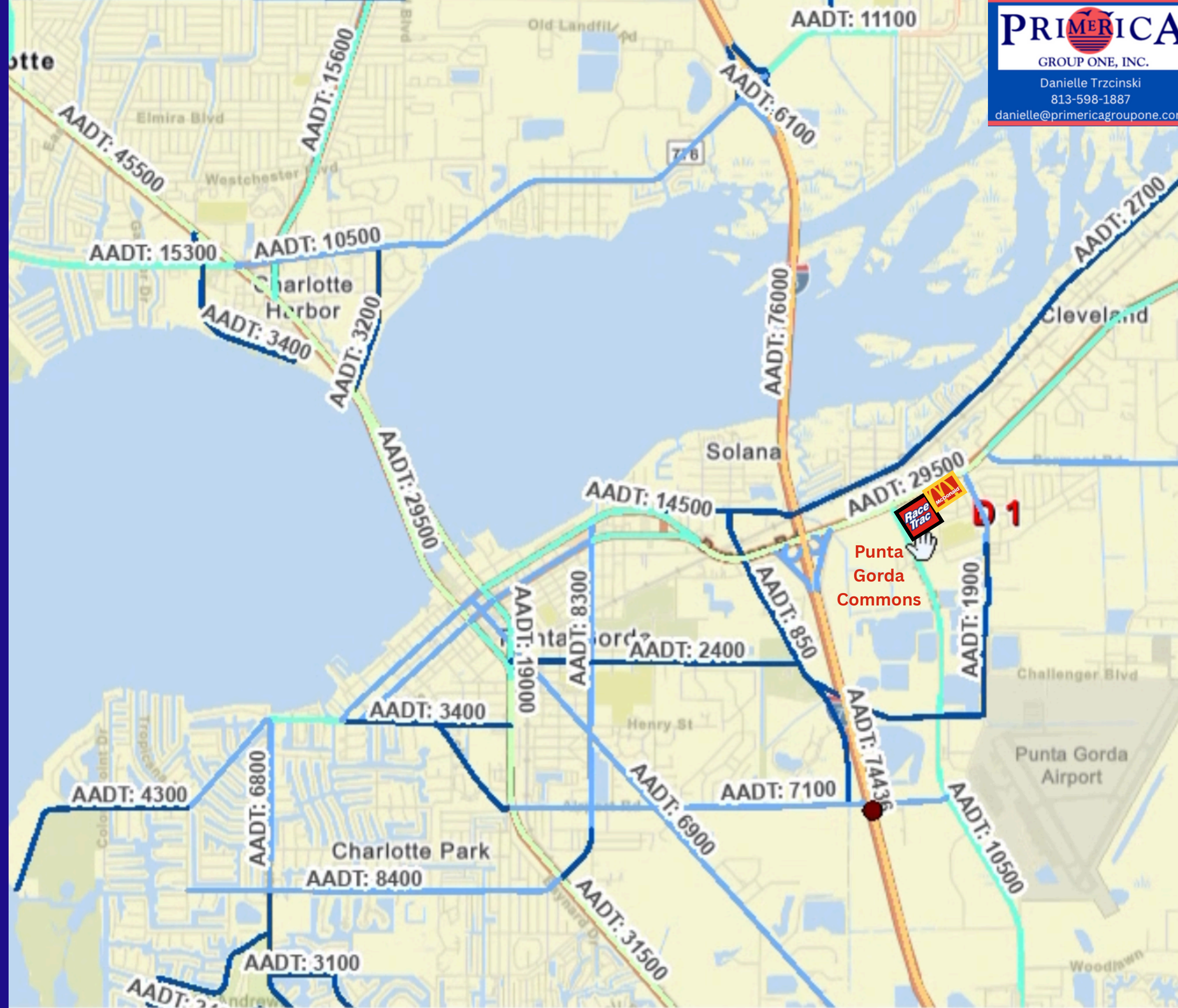
ECAP zoning in Florida, Charlotte County near PUNTA GORDA AIRPORT.

Designed to foster business growth with flexible rules for industrial, commercial, and logistics uses, offering streamlined permits.

# Punta Gorda Commons

## Traffic Counts

I-75	76,000
Highway 17	29,500
Piper Rd	10,500

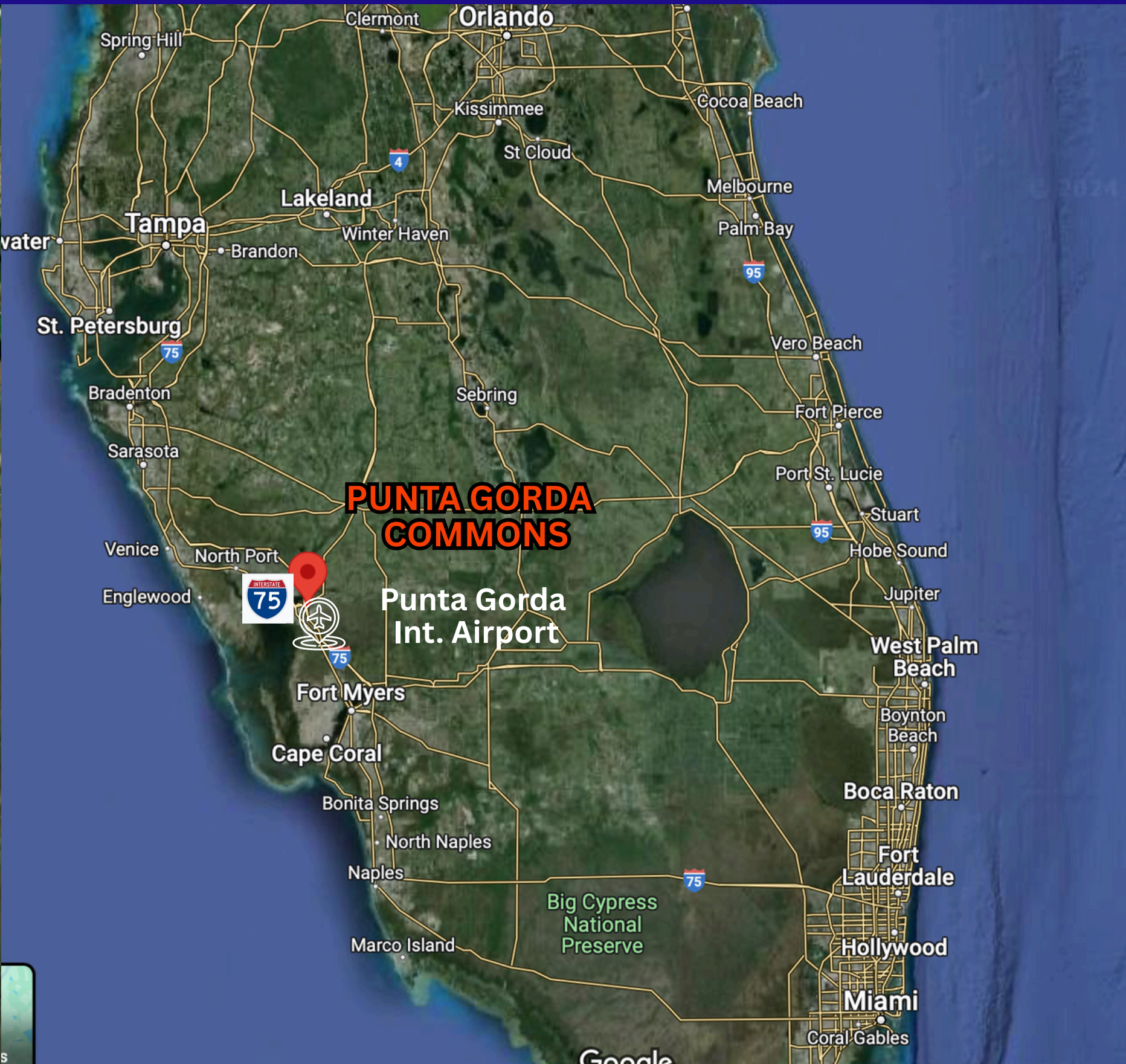
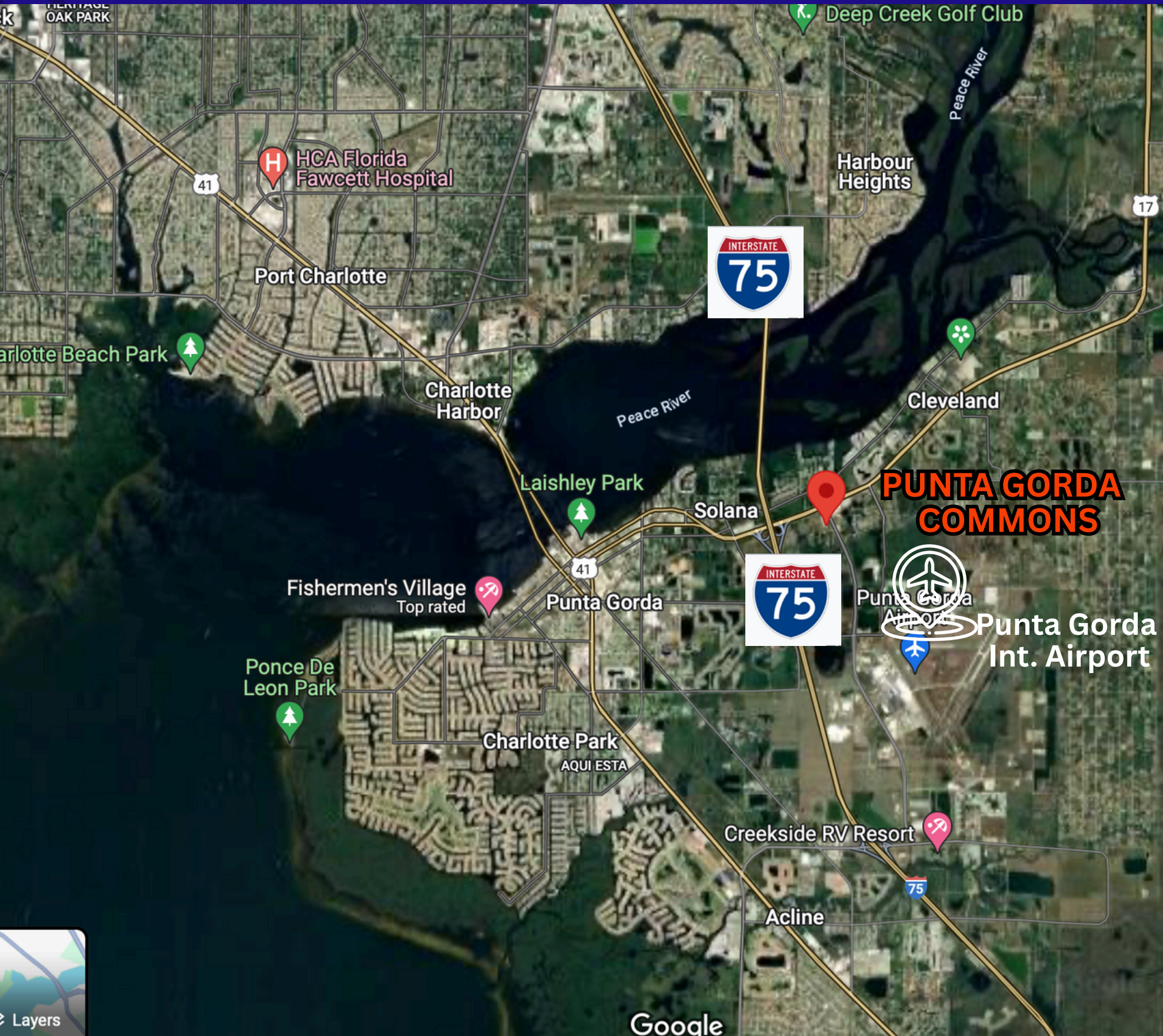


Punta Gorda Commons is positioned along one of the region's most highly traveled corridors, delivering exceptional visibility and consistent daily traffic. A prime opportunity for developers seeking premier land on Florida's booming West Coast.

# PUNTA GORDA COMMONS

## MAIN GATEWAY TO PUNTA GORDA INTERNATIONAL AIRPORT

Strategically positioned just off I-75 and Highway 17, this high-growth corridor is within two miles of the international Punta Gorda Airport on Piper Road. An ideal opportunity for developers looking to capitalize on Florida's booming West Coast market.

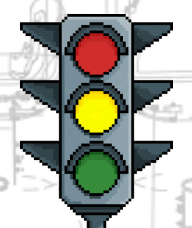


# Punta Gorda Commons



Ideally positioned immediately off I-75, the site sits along Highway 17—one of Florida’s major east-west corridors spanning the entire state—and at Piper Road, providing direct access to Punta Gorda Airport. This site offers unparalleled access, visibility, and regional reach for development.

U.S. 17 (STATE ROAD 35)  
(RIGHT-OF-WAY VARIES)



HIGHWAY 17

W1 OUTPARCEL (1.14 Ac.) \$1,200,000	W2 OUTPARCEL (1.13 Ac.) \$1,100,000	W3 OUTPARCEL (1.12 Ac.) \$1,100,000	W4 OUTPARCEL (1.11 Ac.) \$1,300,000	W5 OUTPARCEL (1.29 Ac.) \$1,500,000	W6 OUTPARCEL (1.30 Ac.) \$1,600,000	W7 OUTPARCEL (1.29 Ac.) \$1,700,000
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A3-2 OUTPARCEL (1.02 Ac.) \$900,000	A3-3 OUTPARCEL (1.06 Ac.) \$850,000	A3-4 OUTPARCEL (0.70 Ac.) \$1,000,000
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**SOLD  
NATIONAL  
DISTRIBUTION  
COMPANY**

W8  
OUTPARCEL  
(1.57 Ac.)  
\$1,800,000

W9  
\$2,300,000  
OUTPARCEL  
(4.79 Ac.)  
W9-A \$2,300,000  
ROADWAY  
(4.79 Ac.)  
3,439 L.F.  
ROAD

**UNDER  
CONTRACT**

STORMWATER  
POND

STORMWATER  
POND

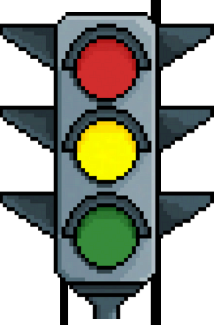
STORMWATER  
POND

**PUNTA GORDA, FL**



**PRIMERICA**  
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Piper Rd

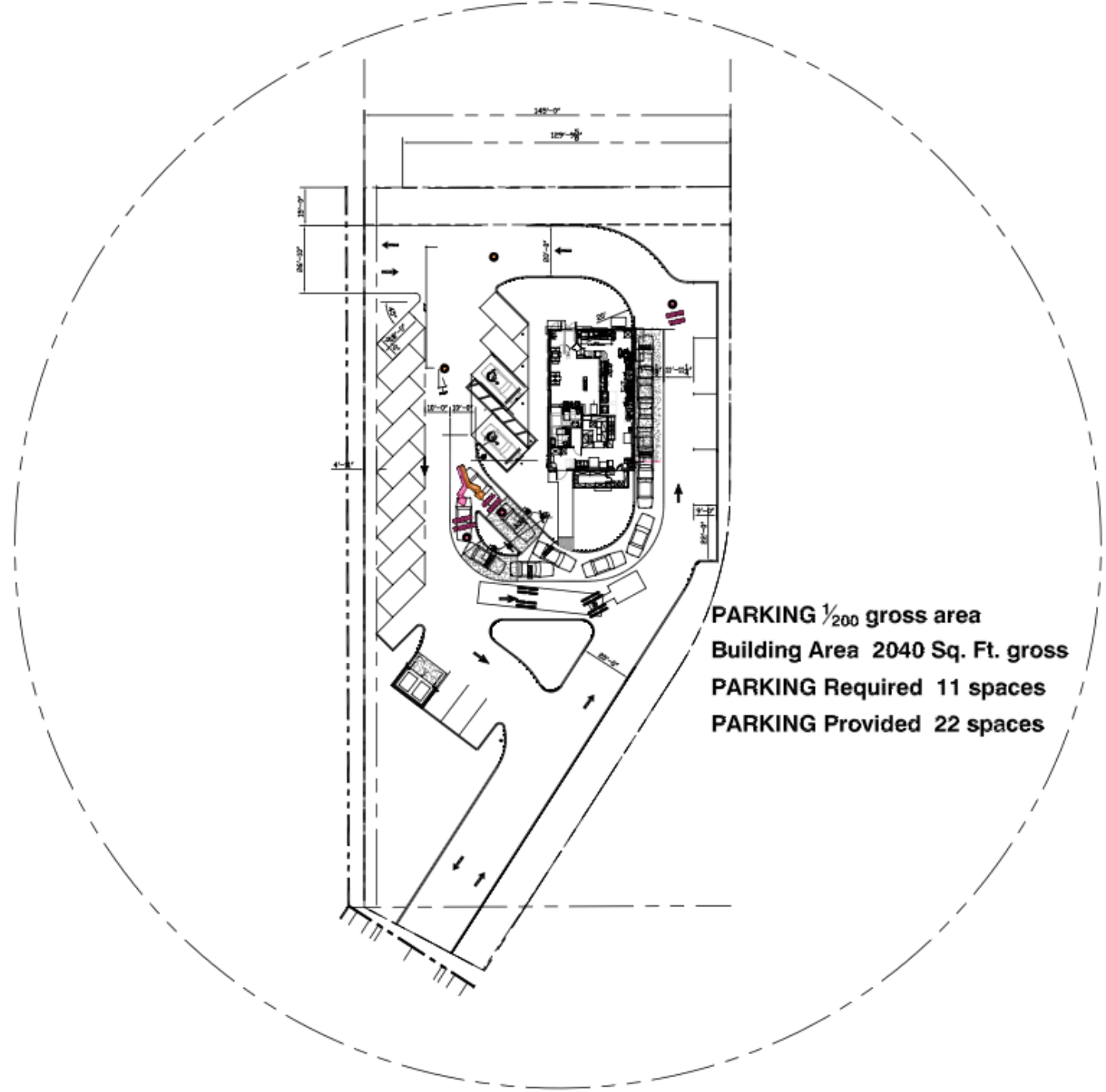
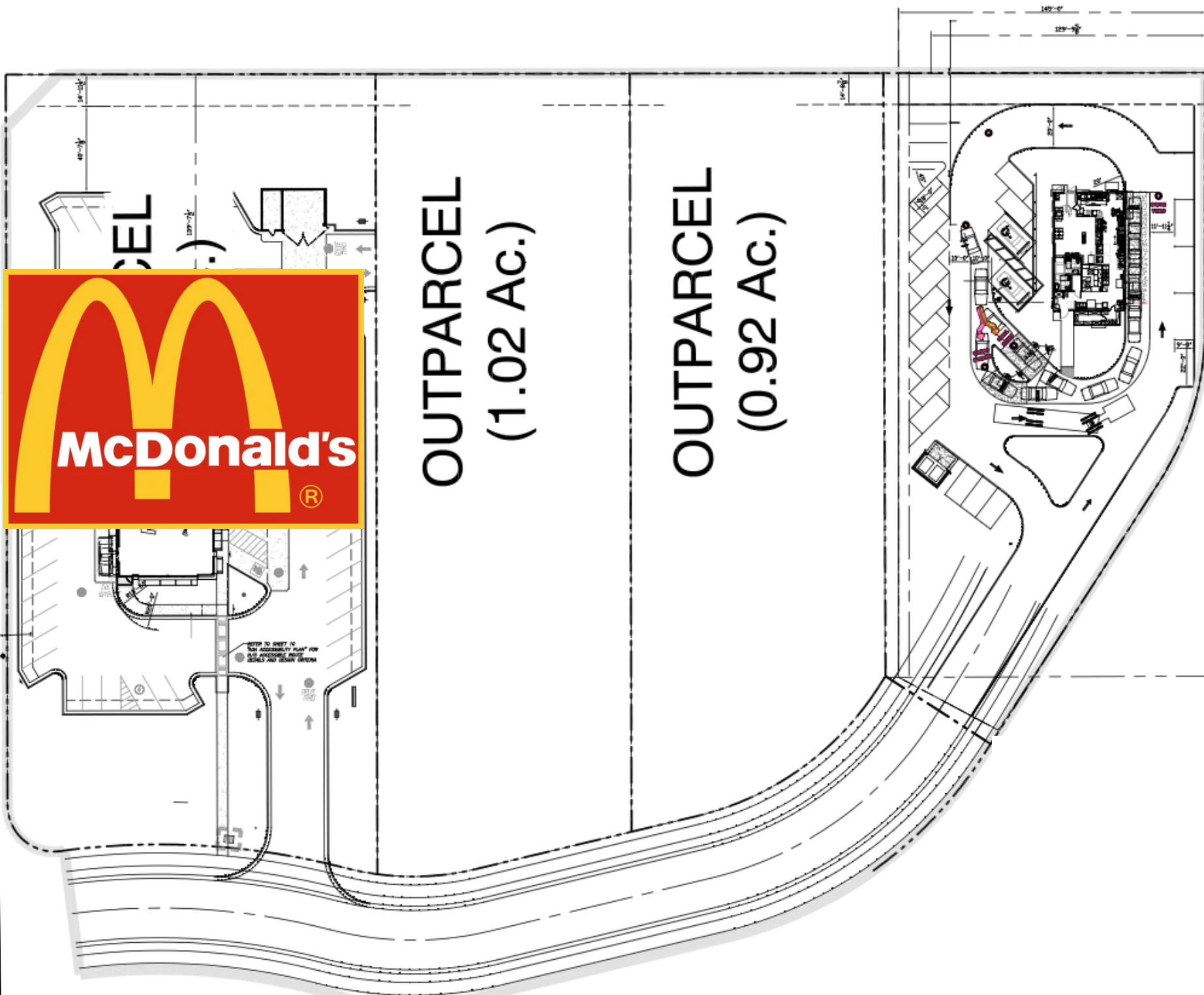


**EAST SIDE**

**Property for Sale or Ground Lease.**

**PAD READY**

**HIGHWAY 17**



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# PUNTA GORDA COMMONS – MIXED-USE DEVELOPMENT OPPORTUNITY

## HIGHLIGHTS

- Bulk sale with all entitlements in place
- Approx. \$750,000+ per acre.
- ECAP mixed-use zoning
- Excellent access to US-17, I-75 & Piper Road
- Proximity to Punta Gorda Airport
- County development incentives available
- **TOTAL ACREAGE AVAILABLE: 17.63 acres. Net Usable Land.**
- **\$13.25 million for ALL All Cash Quick Close (60 Day)**

Punta Gorda Commons is a premier mixed-use commercial development site available in bulk with all entitlements in place, offering a streamlined path to development.

Strategically located, the property is bisected by the newly constructed four-lane Piper Road, a major north-south arterial providing direct access to Punta Gorda Int. Airport. U.S. Highway 17, which runs east-west across the entire state of Florida, further enhances regional connectivity. The site also offers immediate access to I-75, creating exceptional visibility and accessibility.

Located within Charlotte County, the property benefits from available development incentives and is zoned ECAP (Enterprise Charlotte Airport Park)—a mixed-use zoning district specifically designed to promote and enhance economic development.

The property is being offered in its entirety or may be divided into development tracts, as illustrated on the attached Preliminary Plat.



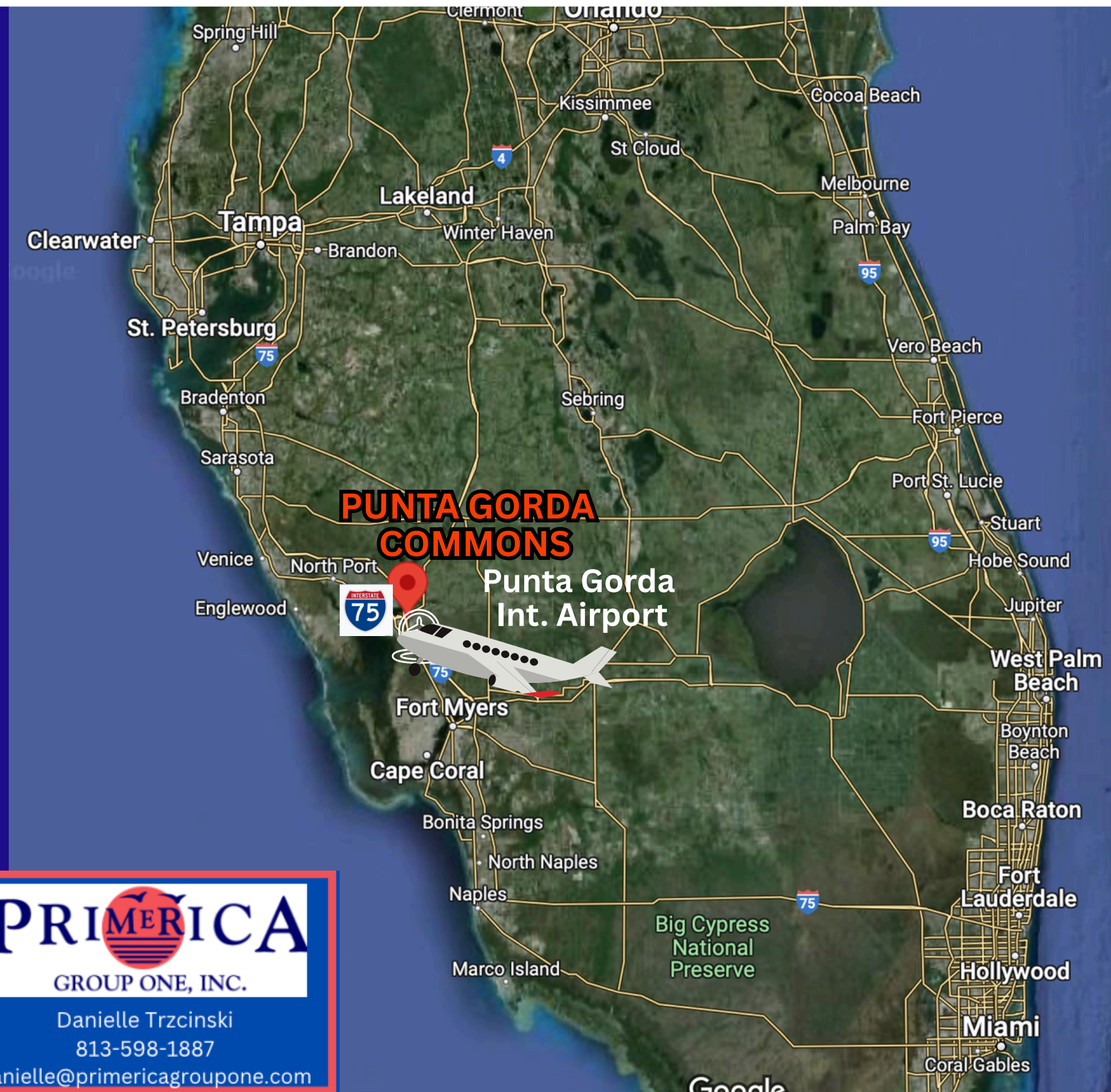
# PUNTA GORDA COMMONS

# MAIN GATEWAY TO PUNTA GORDA INTERNATIONAL AIRPORT



**CHARLOTTE COUNTY**  
ECONOMIC DEVELOPMENT

ECAP zoning in Florida, Charlotte County near Punta Gorda Airport, designed to foster business growth with flexible rules for industrial, commercial, aviation, and logistics uses, offering streamlined permits, excellent transportation access, and a supportive ecosystem for development like manufacturing, warehousing, and distribution



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