



CALL FOR PRICING

**9.62 ACRE +/-
COMMERCIAL
INTERCHANGE LAND
AT TUCKERS GRADE**

**28415 TUCKERS GRADE
PUNTA GORDA, FL 33955**

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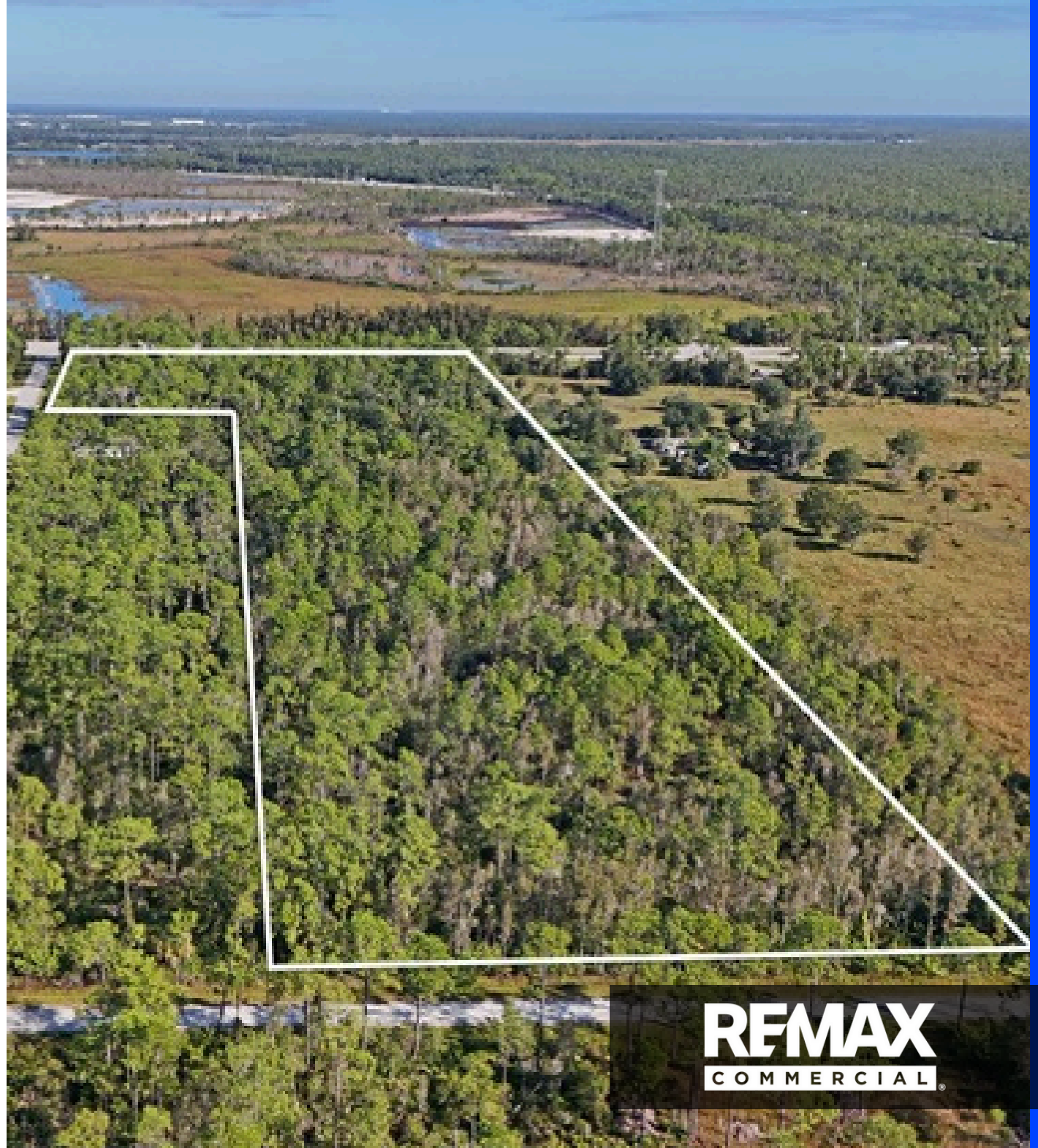


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EXECUTIVE SUMMARY



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PROPERTY SUMMARY

Prime 9.62± acre Commercial General-zoned site located at the I-75/Tuckers Grade interchange (Exit 158) with immediate access to US-41. This property consists of six total parcels with access from Tuckers Grade Blvd and Lamontier Drive, offering exceptional visibility and accessibility at one of Charlotte County's most dynamic growth corridors.

Surrounded by new residential development and backed by major infrastructure investments, this site is ideally positioned for a variety of commercial uses — including fuel/C-store, hospitality, medical, QSR, neighborhood retail, and more.

MARKET OVERVIEW

The property sits at the gateway to Lennar at Willow, a large-scale residential master plan transforming the Tuckers Grade corridor. Once all three phases are complete, Lennar at Willow will deliver approximately 1,300 front doors, featuring a mix of villas and townhomes. As of October 2025, 120 homes have been completed in Phase 1, with strong ongoing sales and construction activity. All three phases are projected for completion within four years, driving consistent traffic and demand in the area. A new traffic light is in pre-planning at Tuckers Grade Blvd & Willowleaf Blvd, which will enhance safety and accessibility at the community's main entrance — directly benefiting surrounding commercial sites.



KEY METRICS

ADDRESS:	28415 Tuckers Grade, Punta Gorda, FL 33955
PARCELS:	422302226001, 422302226005, 422302207001, 422302207002, 422302207003, 422302207004
ACREAGE:	9.62 AC
COUNTY:	Charlotte
ZONING:	CG
FUTURE LAND USE:	Commercial

INFRASTRUCTURE & UTILITIES

- Utilities: Charlotte County Utilities (CCU) provides water and sewer service. The area is fully within CCU's planned service zone, with expansion tied to the ongoing Tuckers Pointe development.
- Roadway Improvements: FDOT's I-75 Central Corridor Master Plan outlines interchange and capacity upgrades through 2030+, including improvements at Exit 158.
- Burnt Store Road East-West Connector is in design consideration, which will create an additional route between Burnt Store Road and US-41 via Tuckers Grade.

SURROUNDING DEVELOPMENT

TUCKERS POINTE MASTER PLAN

- ±1,300 residential units
- ±380,000 SF of retail space
- ±400 hotel rooms
- ±300-unit multifamily pad
- ±40 acres slotted for future commercial development

BURNT STORE ROAD EXPANSION

- Multiple large scale residential developments bringing 10,000+/- new homes to Punta Gorda's south side.

JONES LOOP ROAD (EXIT 161)

- Expansion of commercial development bringing many new retailers to the area.
- 670+/- new residential units under construction.



NEARBY TRAFFIC COUNTS

I-75: 69,500 AADT

US-41: 21,289 AADT

TUCKERS GRADE BLVD: 16,660 AADT

COMPLETE HIGHLIGHTS

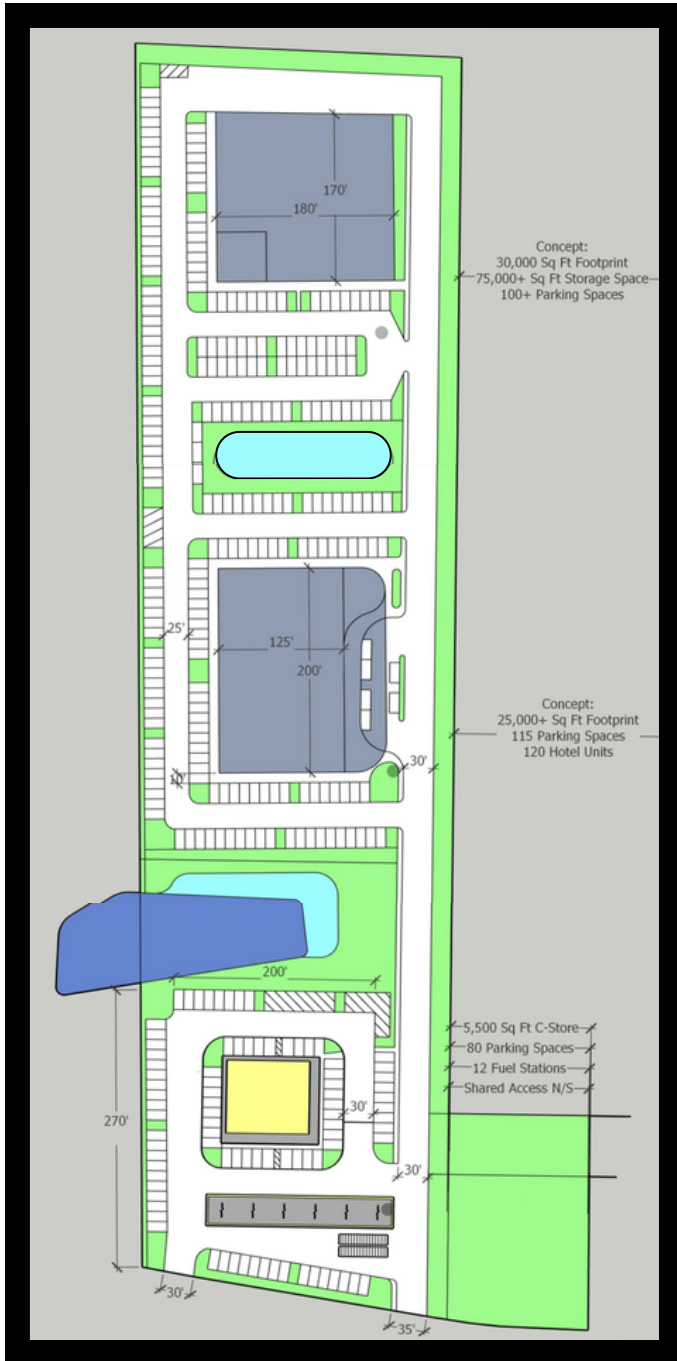


- 9.62± total acres across six connecting parcels
- Zoned Commercial General (CG) – wide range of allowable commercial uses
- Frontage and access from both Tuckers Grade Blvd and Lamontier Dr
- Direct interstate access at I-75 Exit 158 and immediate proximity to US-41
- Near the entrance to Lennar's Willow community (1,300± homes)
- Utilities available via Charlotte County Utilities
- High visibility and exposure to growing residential and interstate traffic
- Ideal for: hotel, gas/C-store, EV charging, medical, dining, or convenience retail
- Minutes from: Downtown Punta Gorda, Punta Gorda Airport (PGD), and Charlotte Harbor

SIZE: 9.62 AC

ZONING: CG

CONCEPT PLAN



Self-Storage Facility:

At the rear of the site, the plan concludes with a 30,000± square foot footprint supporting up to 75,000± square feet of self-storage across multiple levels, complemented by 100+ parking spaces. This facility is strategically planned to address the storage demands of both current and incoming residents, while optimizing land use in a low-traffic, service-oriented layout.

Hotel Component:

Continuing through the property, the concept introduces a 25,000± square foot hotel footprint with 115 dedicated parking spaces and potential for 120 keys. This hospitality addition will serve as a critical accommodation option for interstate travelers, regional visitors, and nearby business activity—offering a convenient lodging solution directly off I-75.

Stormwater Management & Green Buffer:

Beyond the c-store, the site plan incorporates a centrally located water retention pond, offering effective stormwater management while enhancing the site's visual appeal and environmental function. This feature also provides a natural buffer between the front retail operations and the hospitality component.

Convenience Store & Fuel Center:

A 5,500± square foot c-store with 12 fuel pumps and 80 parking spaces serves as the first phase of the site. Positioned along the high-visibility Tuckers Grade frontage, this establishment will provide much-needed fueling and convenience options for commuters, residents, and visitors alike, filling a major service gap in the immediate area.

ZONING SUMMARY

INTENT

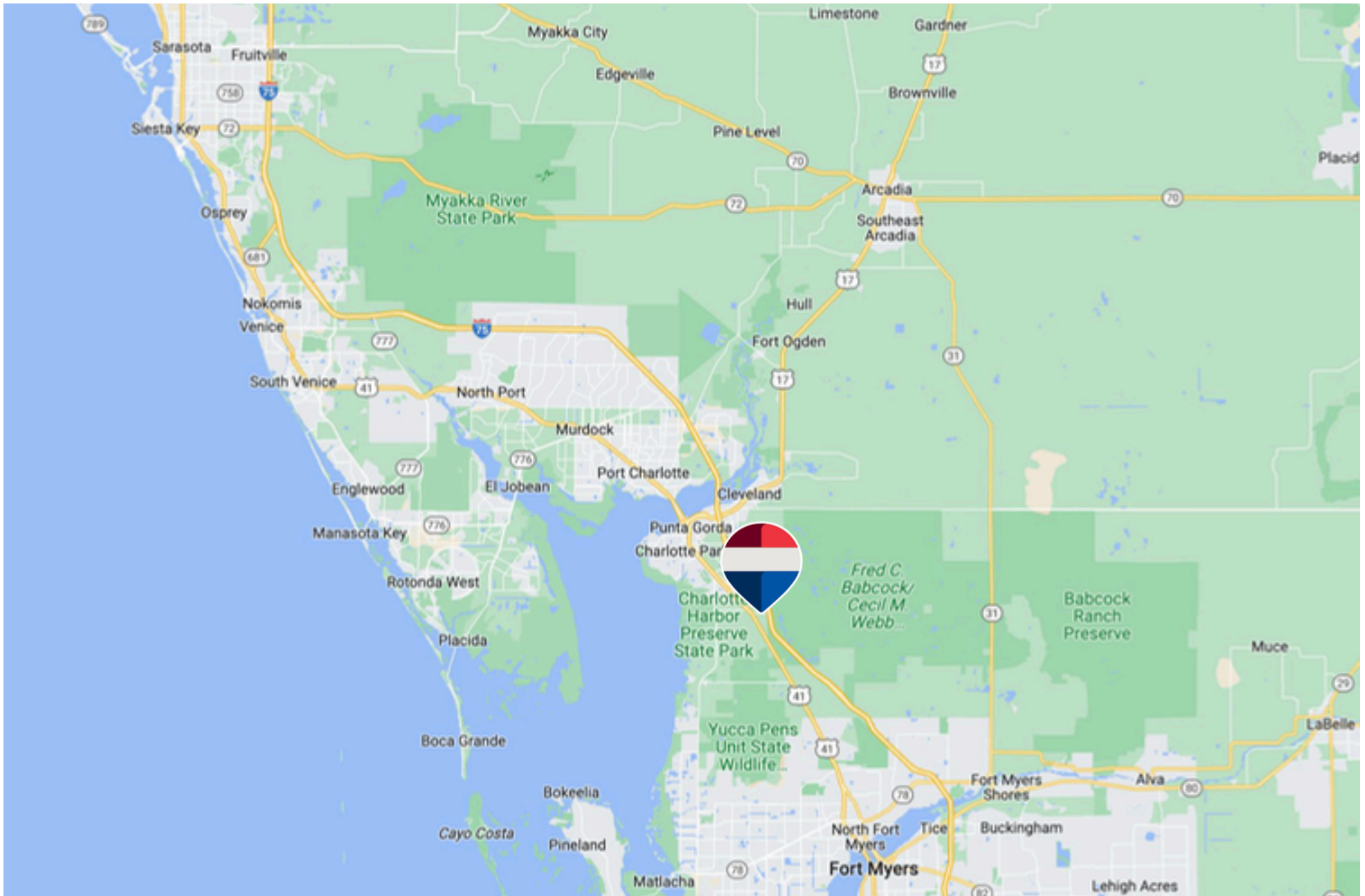
The purpose and intent of this district is to allow general commercial activity.

PERMITTED USES AND STRUCTURES (P):

(1)Animal hospital, boarding facility.(2)Art, dance, music, photo studio or gallery.(3)Assisted living facility or day care center, adult, six (6) or less. (See section 3-9-62, assisted living facility.)(4)Auditorium, convention center, performing arts center.(5)Bank, financial services.(6)Bar, cocktail lounge, nightclub, tavern.(7)Business services.(8)Clubhouse, community center.(9)Day care center, child.(10)Drug store, pharmacy.(11)Dry cleaner.(12)Elementary, middle, or high school.(13)Emergency services.(14)Essential services. (See section 3-9-71, essential services.)(15)Funeral homes, crematoria.(16)Gas station.(17)General offices.(18)General retail sales and services. (See section 3-9-61, accessory outdoor retail sales, display, and storage.(19)Government uses and facilities.(20)Homeless shelter.(21)Hospital.(22)Hotel, motel, inn.(23)Laundromat.(24)Liquor, package store.(25)Mass transit station.(26)Medical or dental office, clinic.(27)Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.(28)Model home.

(See section 3-9-78, model homes.)(29)Motor vehicle wash.(30)Nursing home.(31)Paid or public parking lot, garage, structure.(32)Park, public or not-for-profit.(33)Personal services.(34)Place of worship. (See section 3-9-82, places of worship.)(35)Post office.(36)Printing facilities.(37)Private club.(38)Professional services.(39)Recreation, indoor.(40)Recreation, outdoor.(41)Restaurant.(42)Sexually oriented business. (See section 3-9-84, sexually oriented businesses.)(43)Telecommunications facility, fifty (50) feet or less in height. (See section 3-9-68, communication towers.)(44)University or college.(45)Vocational, trade, or business school.(46)Wholesale sales.

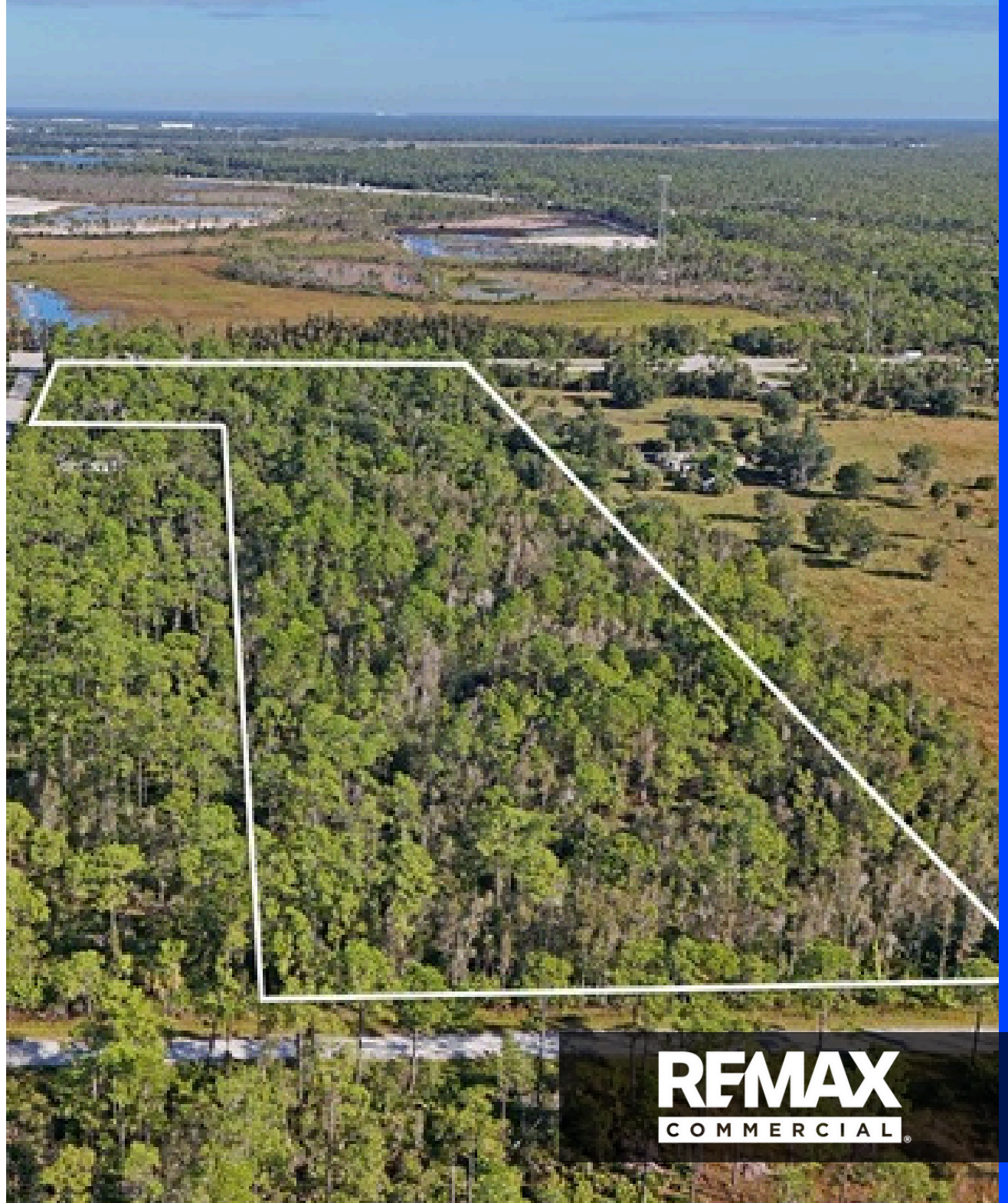
LOCATION MAP REGIONAL



LOCATION MAP



PROPERTY PHOTOS



PROPERTY PHOTOS

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28415 TUCKERS GRADE, PUNTA GORDA, FL 33955

AERIAL PHOTOS



PROPERTY PHOTOS

AERIAL PHOTOS



AREA OVERVIEW



AREA OVERVIEW

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TAMPA



SARASOTA



VENICE



NORTH PORT



PORT CHARLOTTE



PUNTA GORDA



FORT MYERS



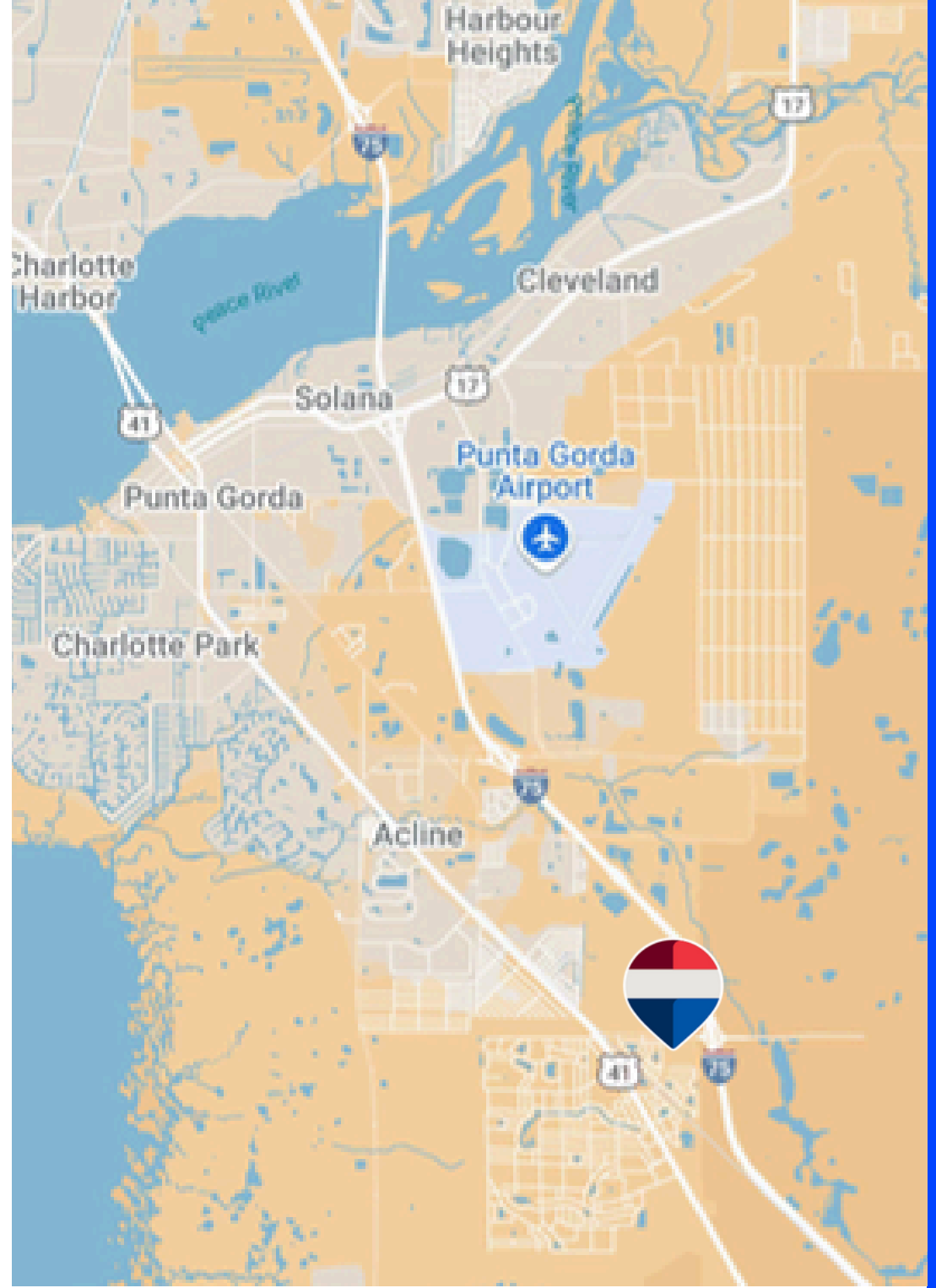
CAPE CORAL



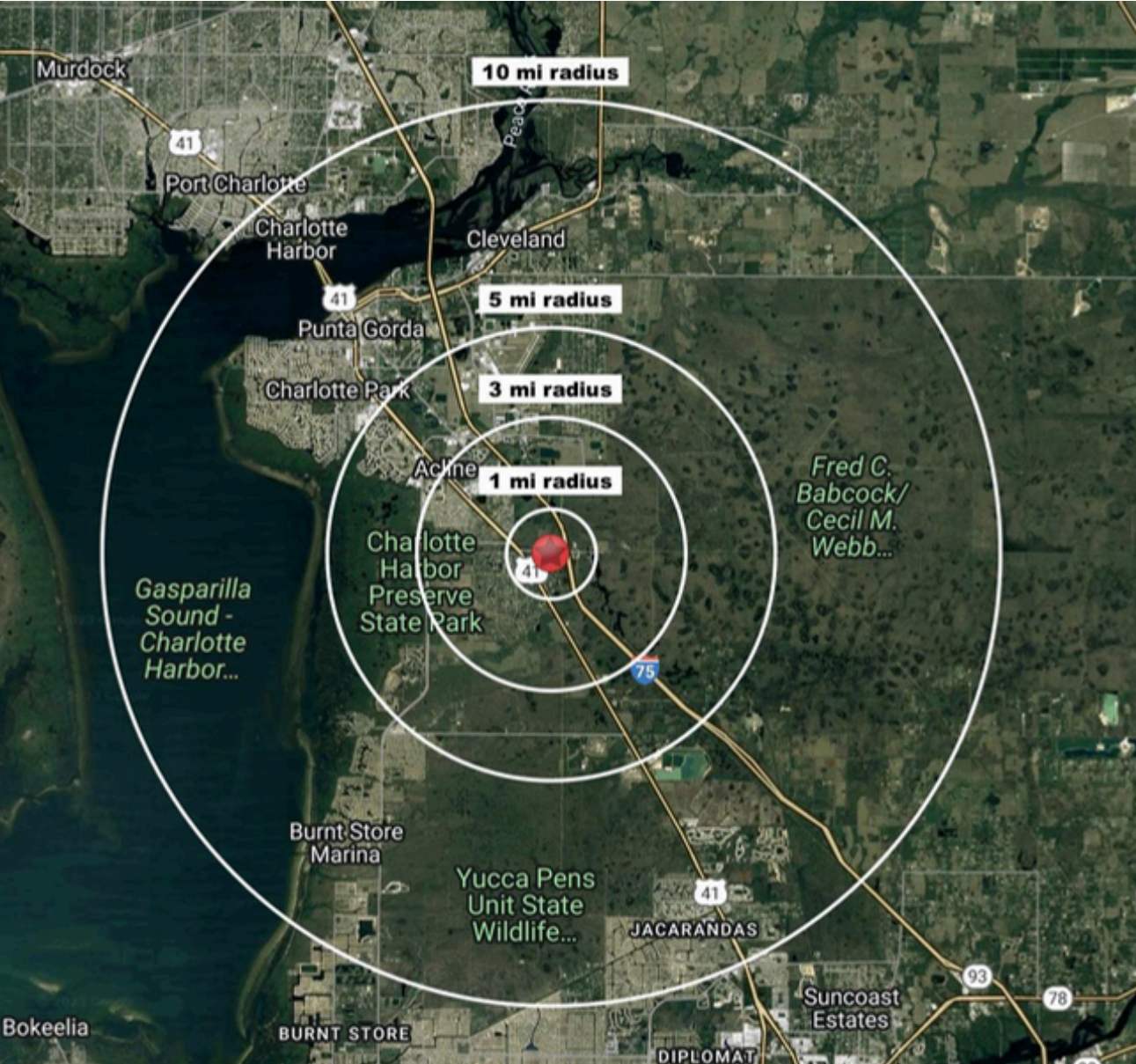
ESTERO



NAPLES



LOCATION MAP 1, 3, 5 & 10 MILES



DEMOGRAPHICS WITHIN 10 MILES



\$288,892
MED HOME
VALUE



\$91,823
AVG HH
INCOME



0.3%
PROJECTED
POPULATION
GROWTH 5YR



59
AVG AGE

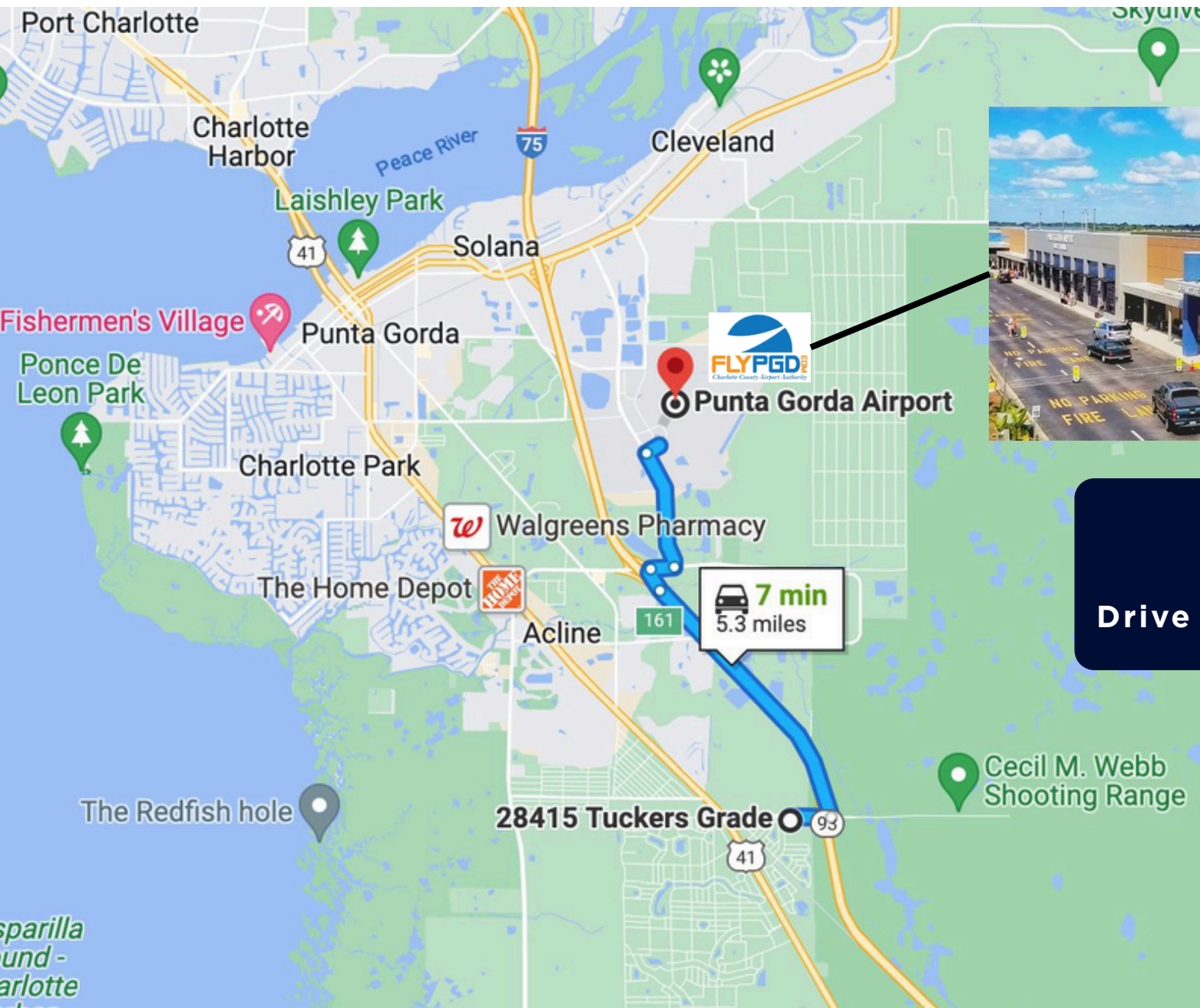


69,403
TOTAL
POPULATION



33,291
TOTAL
HOUSEHOLD

PROXIMITY MAP



**5.3 Miles
7 Minutes
Drive to PGD Airport**

AIRPORT STATS



AIRLINES



\$1.275 Billion



Economic Output

157,000



Passengers



2 Runways

50+ Low Cost



Non-stop destination

5,970



Airline Landings

CONFIDENTIALITY AND DISCLAIMER

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PREPARED BY

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