

# 25± Acre Site For Sale in Charlotte County



**LOCATION:** 14021-14061 State Road 31 & 41841-41991 Horseshoe Road, Punta Gorda, FL 33982

**STRAP #:** 0086591-000035-3, 0086591-000020-0, 0074240-000100-4, 0074243-000000-2

**ZONING:** Residential & AG

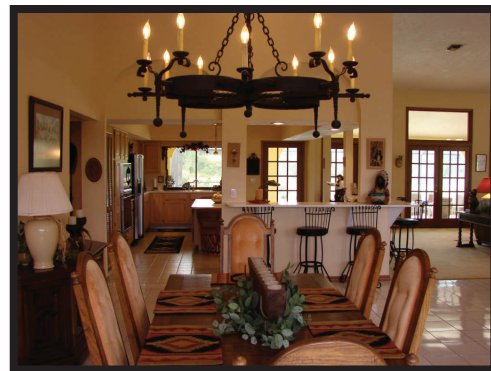
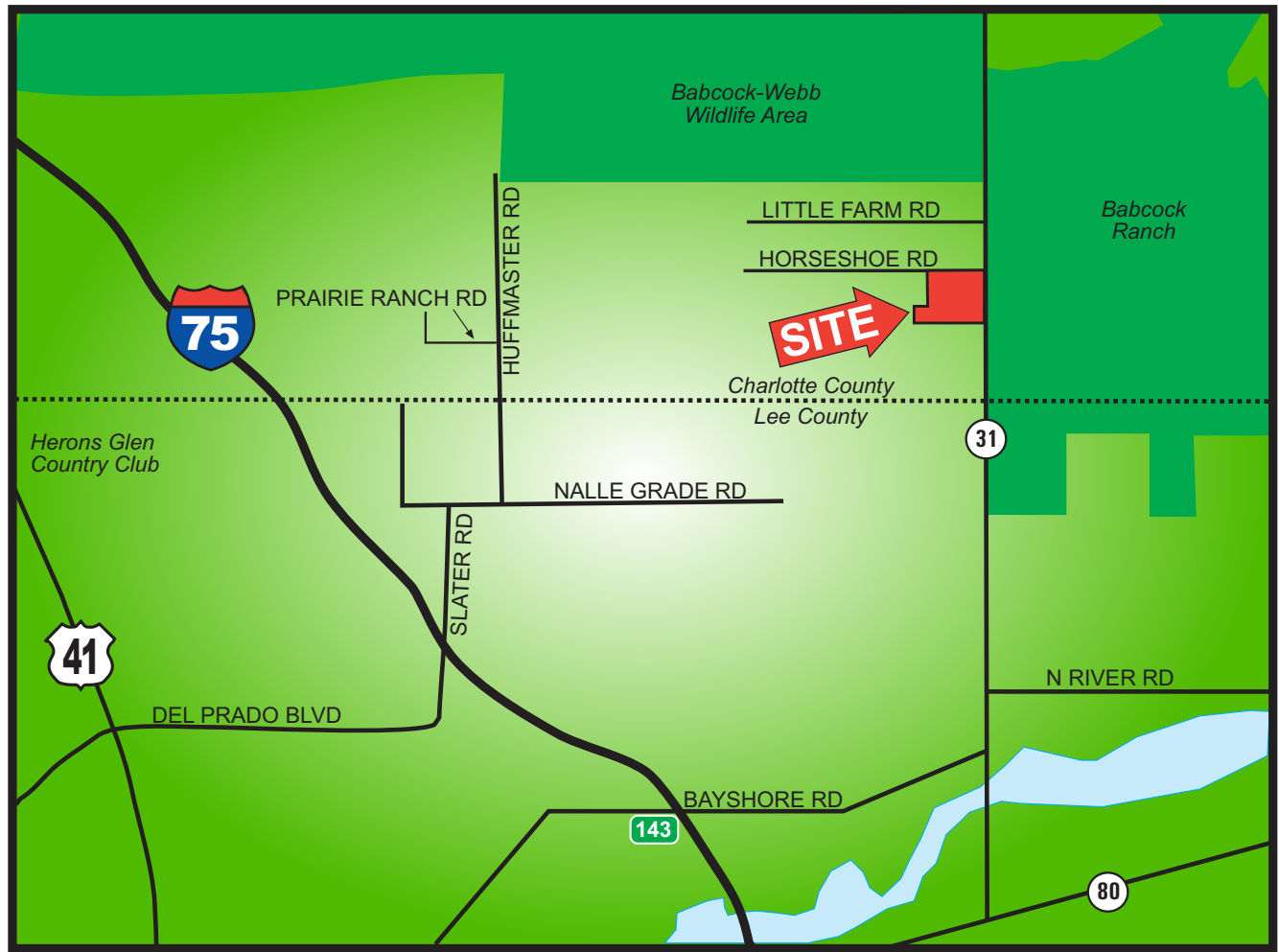
**SIZE:** 25± Acres

**PRICE:** \$4,500,000

**UTILITIES:** Well & Septic

**COMMENTS:** Outstanding property for future commercial development. Over 1,000± Ft. frontage on State Road 31. Contiguous property to the north is zoned commercial-intensive. Property includes a modern 4,400± Sq. Ft., 4 Bedroom / 3 Bath + Den pool home, a 4 stall / 2 tack room barn, 7 run kennel and large storage building. 15± Acres are cleared and fenced. Located directly across from the Kitson Babcock Ranch development and proposed entrance to the Babcock City Town Center on the west side of State Road 31 in Charlotte County, just north of the Lee-Charlotte County line.

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