



LOCATION: 3301 Willow Bend Road, Port Charlotte, FL 33953

STRAP #: 0096390-100120-9

UTILITIES: Water and Sewer

SIZE: 11.24± Acres

ZONING: CPD - Commercial Planned Development

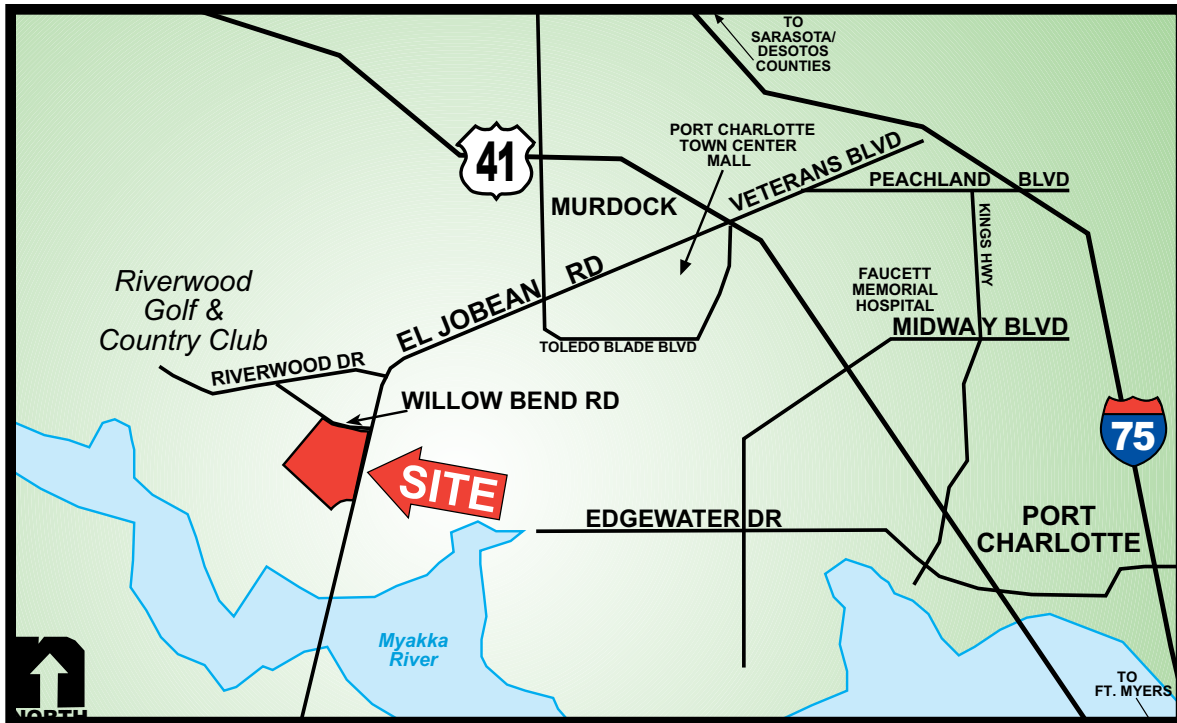
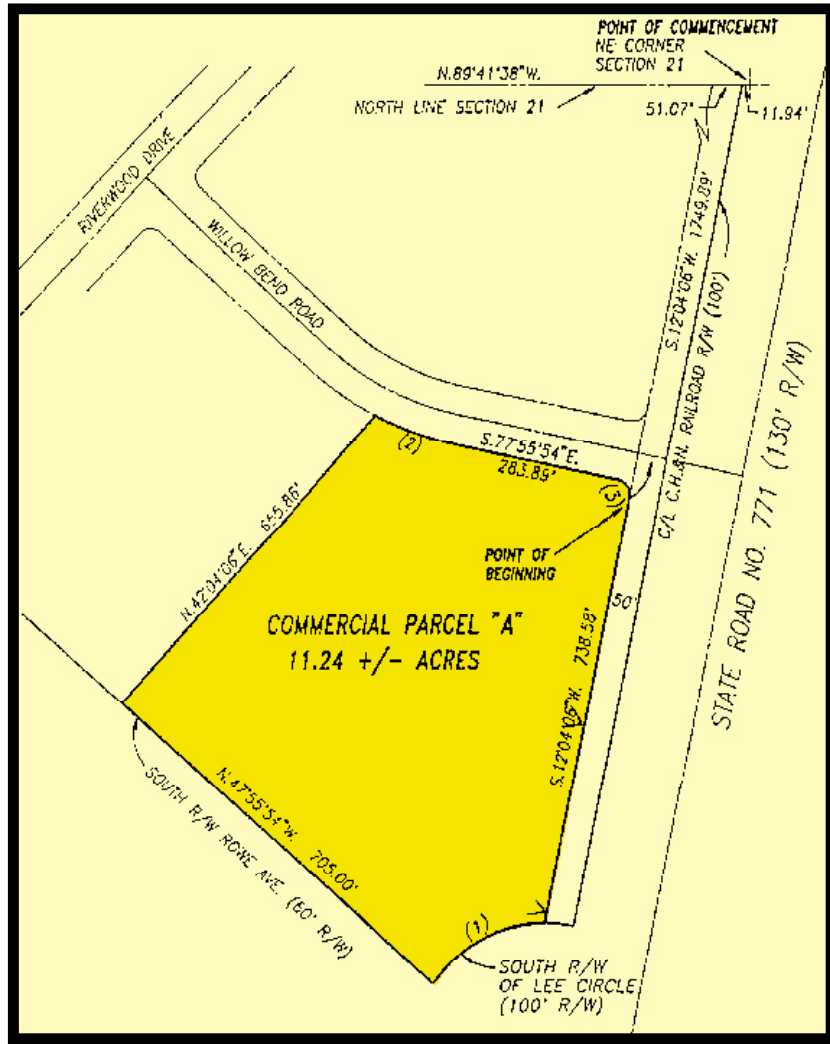
PRICE: \$ 1,150,000

COMMENTS: 11.24± acre commercial corner site, part of the Riverwood Planned Development. Property features 738'± of frontage along El Jobean Road (State Road 771) and 283'± on Willow Bend Road. Zoning allows for banks, professional/medial offices, retail, assisted living facility and business related services. Property is located between US 41 and State Road 776, just North of the Myakka River and Charlotte Harbor. Riverwood is planned development consisting of approximately 3,300 residential homes, a mix of commercial/office, golf course, marina and more.

CONTACT: TOM WOODYARD
PHONE: (239) 425-6011
E-MAIL: twodyard@wa-cr.com

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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