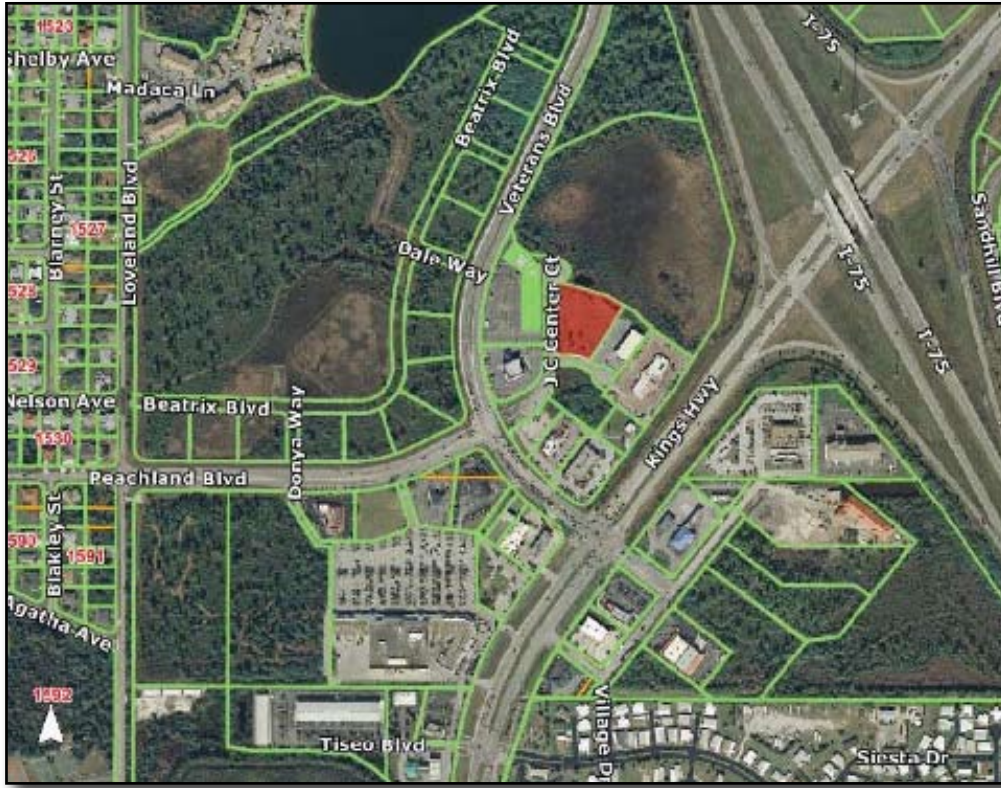


1.45± AC - Interchange Parcel
Charlotte County - J.C. Center
Seller Financing Available



LOCATION: 720 J.C. Center Court, Port Charlotte, FL 33954

PARCEL ID: 402306377001

ZONING: PD - Planned Development

SIZE: 1.45± Acres or 63,153± Sq. Ft.

PRICE: \$ 150,000 or \$2.38 psf

COMMENTS: 1.45± Acre interchange parcel is conveniently located at J.C. Center, a leading retail/ professional area situated in Charlotte County. The property is located at the intersection of Peachland Blvd. and Veterans Blvd, which allows for easy access to Kings Highway and I-75 at Exit 170. The immediate area provides the majority of services for I-75, allowing travelers and local residents to use the services provided by J.C. Center businesses, which includes Publix, Cracker Barrel, McDonald's, Charlotte State Bank, Ace Hardware & more. Shopping at Wal-Mart Supercenter and accommodations of Holiday Inn Express & Hampton Inn are just minutes away. Traffic signal at the intersection of Peachland Blvd & Veterans Blvd allows for exceptional ingress and egress to J.C. Center. This location is a great development opportunity as well as an investment in vacant land in a growing area. Call today for details.

CONTACT: TOM WOODYARD

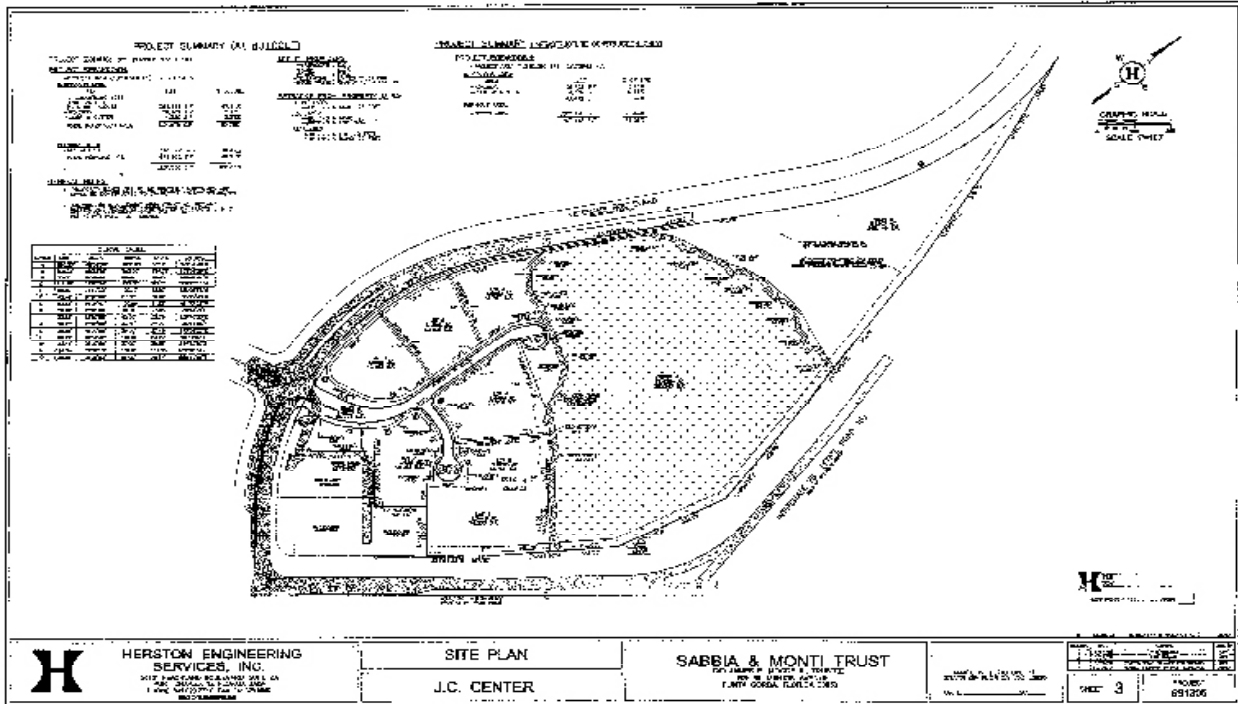
PHONE: (239) 425-6011

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.

720 J.C. Center Court Port Charlotte, FL 33954

SITE PLAN



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