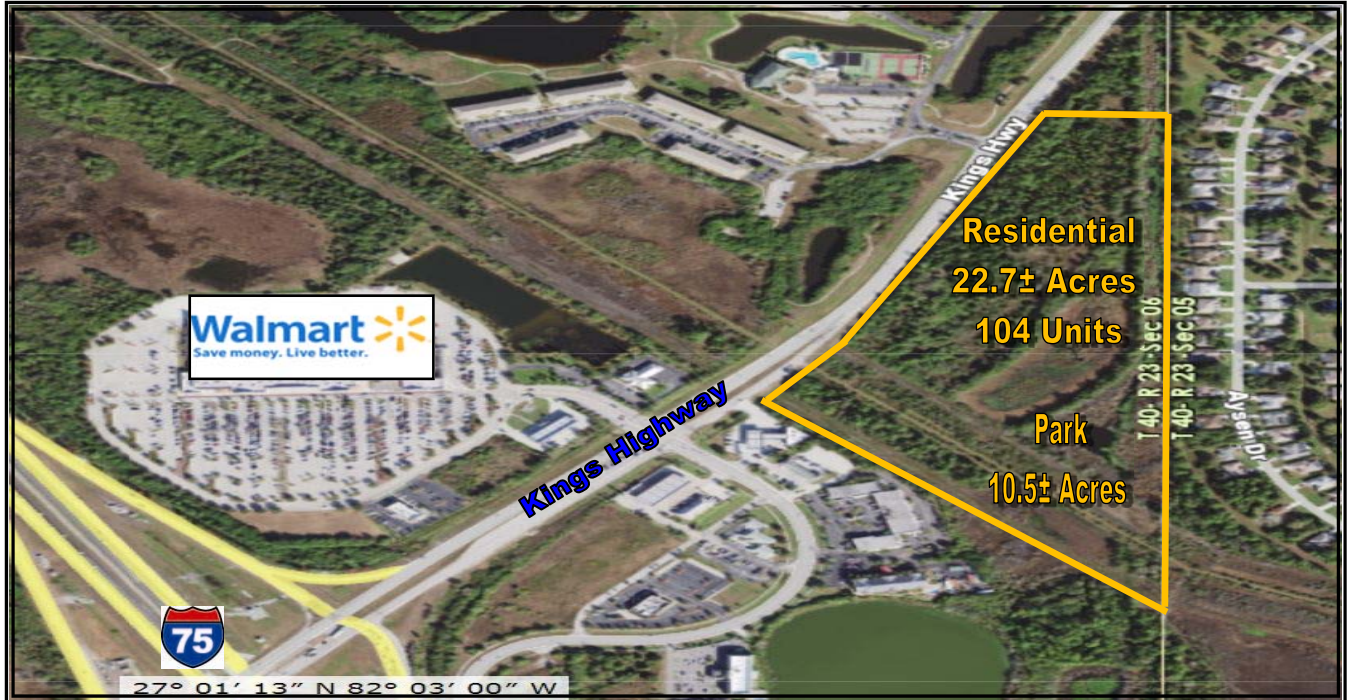




**32.72± ACRES OF MULTI-FAMILY LAND WITH DRI IN PLACE
KINGS HIGHWAY & I75 | CHARLOTTE COUNTY**



PROPERTY DESCRIPTION

- **Location:** 200, 250, 300 & Access Undetermined
Kings Highway, Port Charlotte, FL 33954
- **Parcel Id's:** 402306277001, 402306277002, 402306277003,
402306277004, & 402306277005
- **Land Size:** 32.72± Acres Total (1,425,283.20± SF)
- **Future Plan:** Mixed Use DRI (Sandhill DRI)
- **Utilities:** Public utilities are in place to service the site

Comments: This development opportunity consists of 32.72± acres in the Sandhill DRI with approval to develop 104 multi-family residential units along with a 10.5± acre park. The property is located within the southwest quadrant of the Kings Hwy I-75 interchange and is directly across from a new Super-Walmart, and a new Publix is also conveniently located just to the west of I-75. This area is growing and is an ideal location for development with a 21.3± acre multi-family tract under contract to develop a 256 rental apartment complex and another site under contract by a locally established restaurateur.

SALE PRICE: \$1,560,000 (\$1.09 PSF or \$15,000 Per Unit)



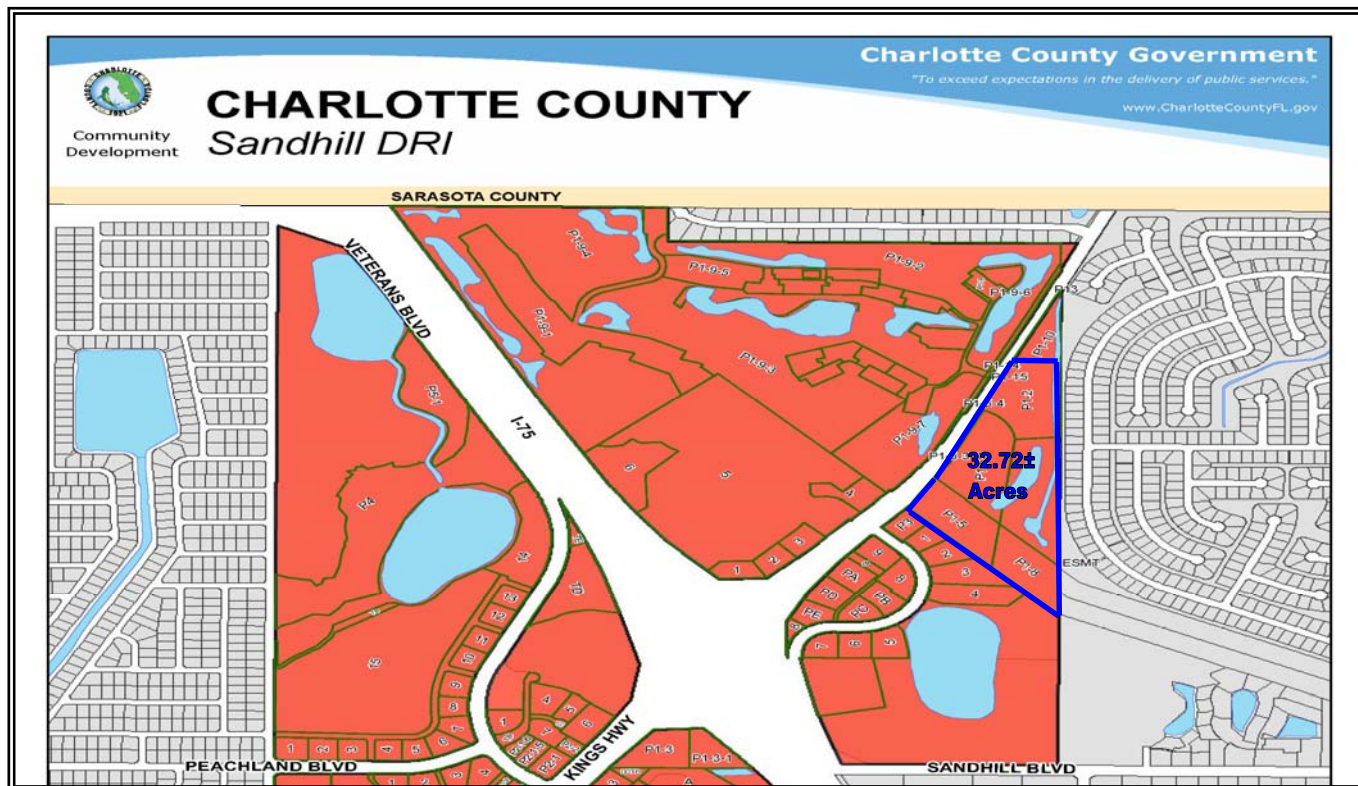
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For More Information Contact:

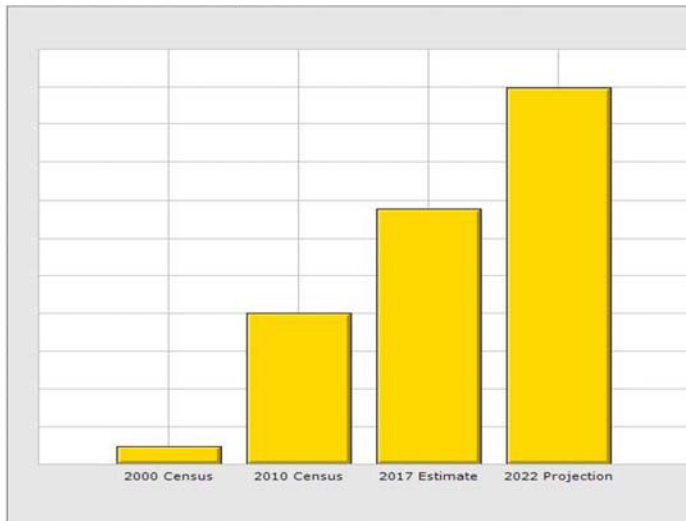
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 KINGS HIGHWAY & I75 | CHARLOTTE COUNTY**



Population Demographics within a 5 Miles Radius
 Kings Highway, FL 33954



	1 Mile	3 Mile	5 Mile
Population			
2017 Total Population:	4,841	36,884	73,541
2022 Population:	5,288	40,154	79,904
Pop Growth 2017-2022:	9.23%	8.87%	8.65%
Average Age:	54.60	50.00	49.20
Households			
2017 Total Households:	2,312	16,400	33,104
HH Growth 2017-2022:	9.86%	9.23%	8.91%
Median Household Inc:	\$53,384	\$46,489	\$42,732
Avg Household Size:	2.10	2.20	2.20
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$176,918	\$148,153	\$142,505
Median Year Built:	1995	1988	1985



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