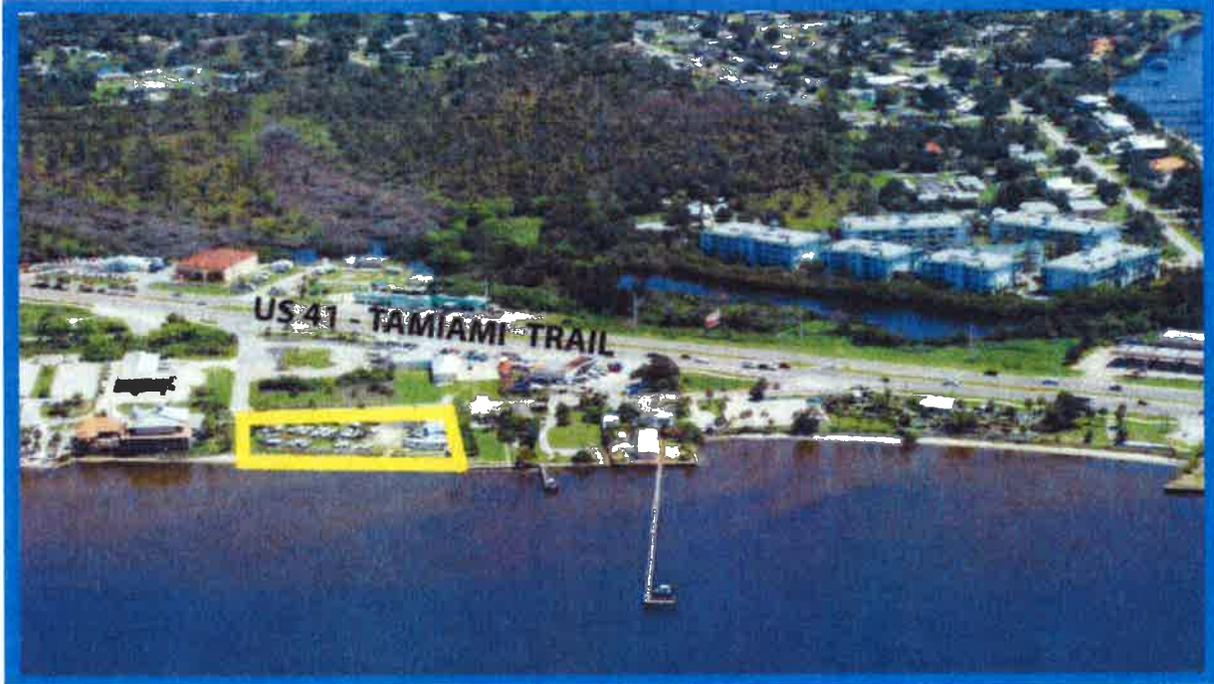


FOR SALE BY OWNER



23269 BAYSHORE ROAD \$2,100,000

- 1 +/- ACRE ON BEAUTIFUL CHARLOTTE HARBOR
- 240 FT BEACH FRONTAGE W/UNOBSTRUCTED VIEWS FROM POWER LINES AND BRIDGES
- 3 AREA HOSPITALS 5 - 7 MILES AWAY (PERFECT ALF SITE)
- CLOSE TO 4 INTERSTATE 75 EXITS
- NEXT TO NEW \$11 MILLION DOLLAR WATERFRONT PARK
- POSSIBLE DEVELOPMENT FOR: ALF, HOTEL/MIXED USE SHOPS, RESTAURANTS, OFFICE SPACE, TOURIST ATTRACTION AND MORE
- CURRENT ZONING – COMMERCIAL TOURIST: ALLOWABLE USES INCLUDE HOTEL, CONDOMINIUMS, RETAIL AND MORE. 15 DWELLING UNITS PER ACRE APPROVED
- MAXIMUM HEIGHT – 90 FEET BASED ON PERFORMANCE STANDARDS
- LOCATED IN THE CHARLOTTE HARBOR COMMUNITY REDEVELOPMENT AREA (INCENTIVES AVAILABLE ON A CASE-BY-CASE BASIS)
- CHARLOTTE COUNTY ENTERPRISE ZONE INCENTIVES AVAILABLE

FUTURE DESIGNATION:

CHARLOTTE HARBOR RIVERWALK DISTRICT –

THE COUNTY IS DEVELOPING ADDITIONAL INCENTIVES INCLUDING INCREASE DENSITY TO 24 UNITS PER ACRE AND DEVELOPMENT OF HARBOR WALK TO CONNECT AREA PARKS AND ACTIVITY CENTERS AND IMPROVE PEDESTRIAN ACCESS TO THE HARBOR.

CONTACT: BILL SCHMITZ

941-627-5777 OR 941-204-2447