

43 +/- Acre Multi-Family Development Site

23245 Harper Avenue • Charlotte Harbor, FL 33980



Sale Overview

Sale Price \$3,950,000

Lot Size 43.0 Acres

Zoning CR 3.5 and MU (Mixed Use)

Market Murdock-Pt. Charlotte-Punta Gorda

Cross Streets Harper Avenue & U.S. 41

Traffic Count

Property Overview

Property

A beautiful, wooded 42.91 +/- acre site just east of U.S. 41 on the south side of Harper Avenue in Charlotte Harbor, (Port Charlotte) Florida. Property is bordered to the north by Harper Avenue, to the east by Mills Street (not constructed), to the west by a tidal basin and to the south lies the newer "Preserve on the Peace River" condominium project on Melbourne Street. Site is basically square with pine flatwoods and some tidal marsh areas. Total wetlands and tidal marsh areas are estimated to be 8.88 +/- acres leaving 34.0 +/- acres as an estimated net developable.

Property is currently zoned MU - Mixed Use (4.39 +/- Acres) which allows up to 15 residential units per acre, and CR-3.5, Coastal Residential (37.45 +/- Acres) which allows up to 3.5 residential units per acre. The site has approximately 2.82 +/- Acres of land designated "tidal area" which does not allow any density calculation. The remaining land would allow up to 183 units utilizing the current existing MU and CR-3.5 zonings.

Location

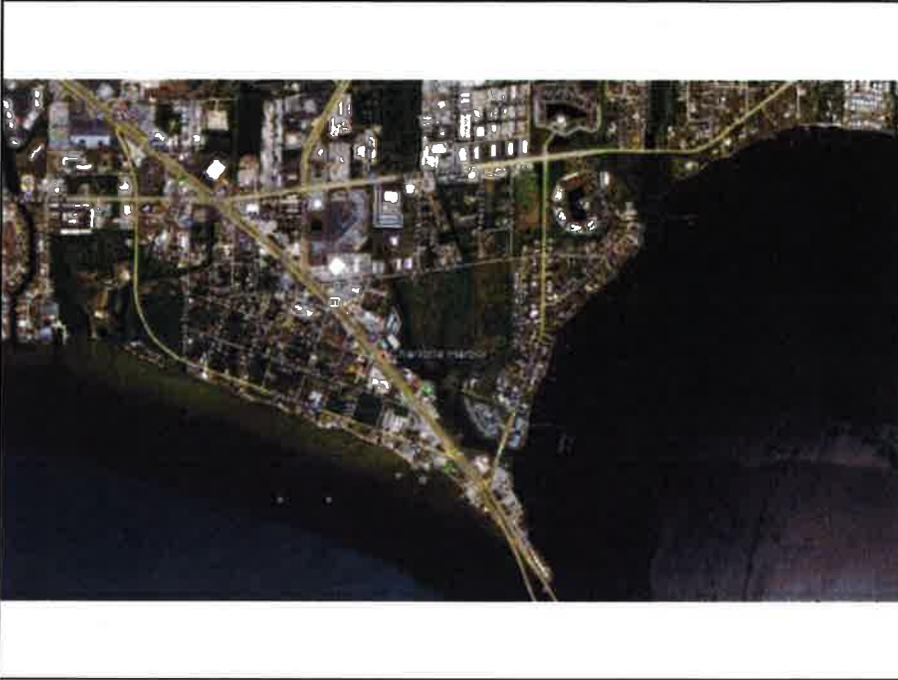
Just east of U.S. 41 on the south side of Harper Avenue South of Harbor View Road which is Exit 167 of I-75. Site sits in a mixed use area of single and multi-family residential, commercial, and resort uses on the north side of Charlotte Harbor on the Peace River.

Presented by

TONY VELDKAMP, CCIM
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23245 HARPER AVE



**Property Details**

Price	\$3,950,000
Lot Size	43 AC
Total Lot Size	43 AC
Price/AC	\$91,860.47 /AC
Property Type	Land
Property Sub-type	Multifamily (land)
Status	Active

Broker Information

 Tony Veldkamp, CCIM
(941) 487-6990

Property Notes**Lots**

#	Price	Size	Price/Size	Description
1	\$3,950,000	43 AC	\$91,860.47 /AC	Lengthy. Multiple properties have been assembled.

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