

# Old Landfill Road Business Park



**LIGHT INDUSTRIAL**  
**DISTRIBUTION**  
**FLEX / OFFICE DEVELOPMENT**  
**PUBLIC FACILITIES**  
**ALTERNATIVE ENERGY**

## CONTACT:

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**SUNMARK**  
REALTY INC.

**ALC**  
ACCREDITED  
LAND  
CONSULTANT

**CCIM**

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*Port Charlotte, FL*

# Old Landfill Business Park Tract

## Property Features:

**SITE OPPORTUNITY:** 10 to 70 acres available for development of an industrial or business park. The “Old Landfill Business Industrial Park” is a planned project currently in the design and implementation process. Property is currently vacant and ready for development. The site is centrally located in the heart of Port Charlotte with easy access to I-75 and US 41. Owner will divide for specific user.

**ADDRESS:** 25505 Old Landfill Road, Port Charlotte, FL 33980

**ZONING:** Currently zoned AE with Greenbelt in place.

**FUTURE LAND USE:** Per Charlotte County, Low Intensity Industrial (Allows a broad range of light industrial and commercial type uses).

**ACCESS & VISIBILITY:** The property has excellent access off of Old Landfill Road with direct access to I-75 from Kings Hwy and Harbor View Road. Easement running along the East side of the property.

**UTILITIES:** Charlotte County water and sewer available at site with excess capacity to meet future demand. Electric and broadband running along Old Landfill Road.

**PARCEL ID s:**

|                      |             |
|----------------------|-------------|
| ZZZ 194023 P1-2 E1/2 | 26.29 Acres |
| ZZZ 194023 P1-2      | 17.22 Acres |
| ZZZ 194023 P1-2 W1/2 | 26.29 Acres |

**ENVIRONMENTAL:** Former County landfill site. Minimal building restrictions. County ordinance available upon request. Small retention pond in place.

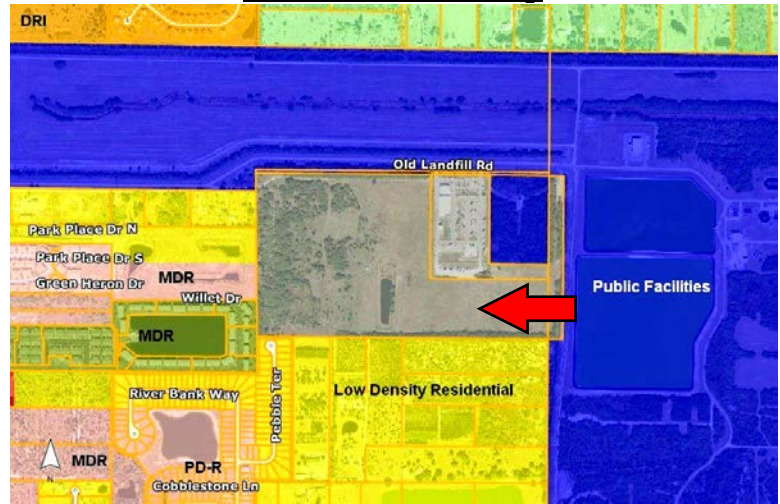
**OWNER:** Land Resource Management Inc.

**PRICE:** \$4,500,000 or \$64,286 per acre / \$1.47 psf.

## Location Map



## Future Land Use Map

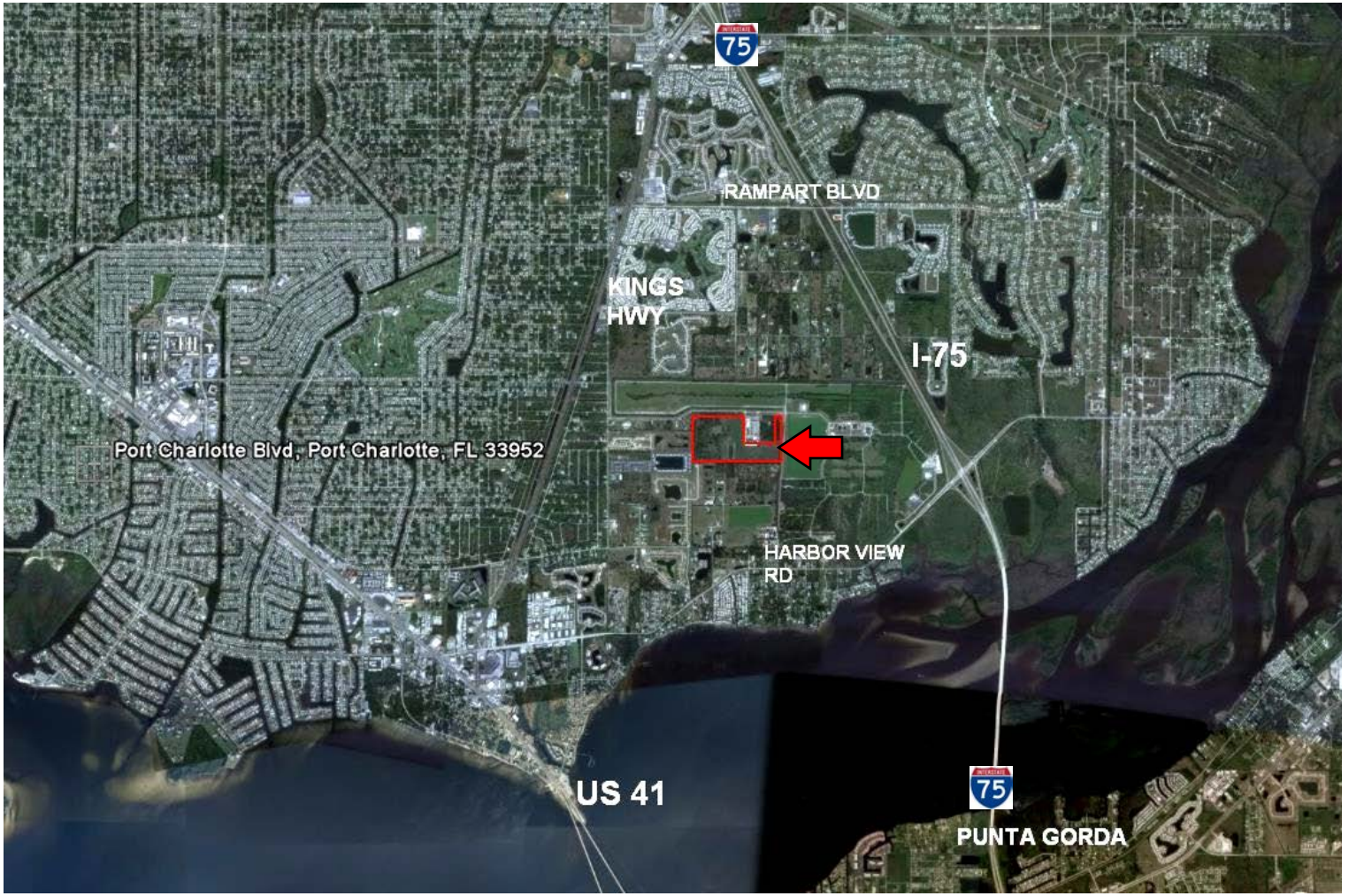


Blue – Public Facilities  
 Grey – Low Intensity Industrial  
 Yellow – Low Density Residential  
 Orange – Medium Density Residential and PD

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## AERIAL OF PROPERTY



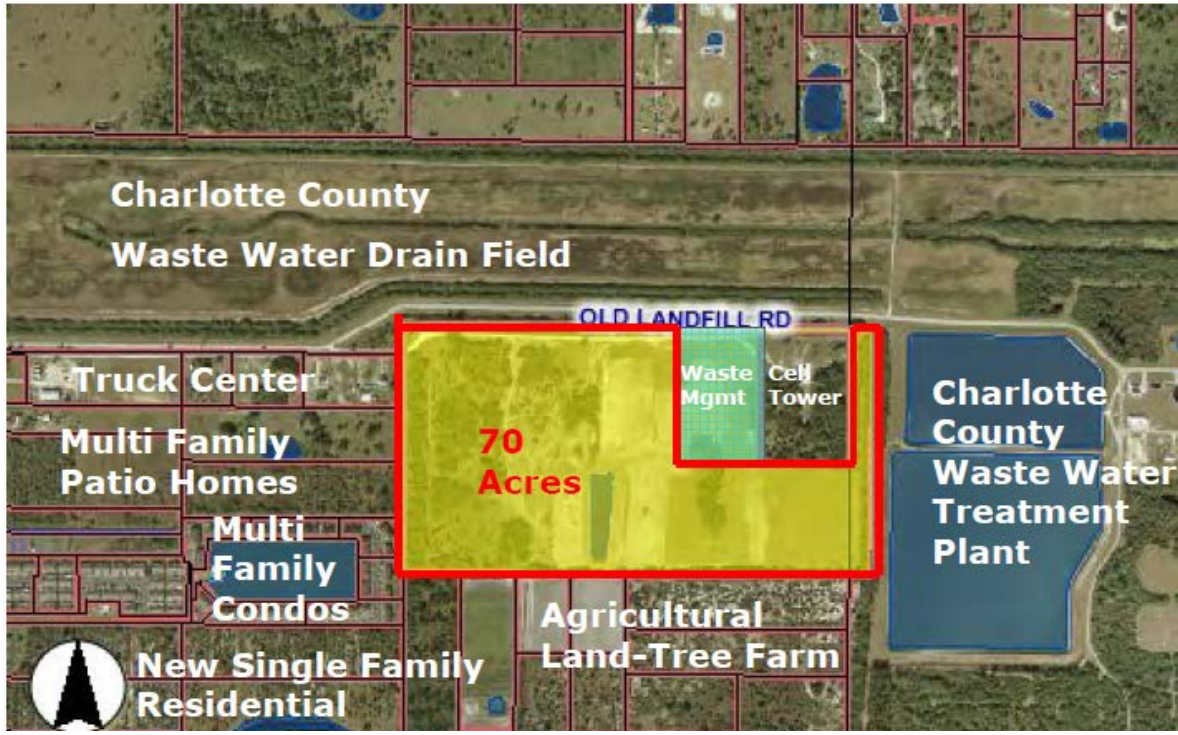
### Driving Distances:

- I-75 - 3+/- Miles or 5+/- Minutes**
- US Hwy 41 - 3+/- Miles or 5+/- Minutes**
- Punta Gorda - 4+/- Miles or 10+/- Minutes**
- Fort Myers - 30+/- Miles or 35+/- Minutes**
- North Port City Hall - 10 +/- Miles or 15+/- Minutes**

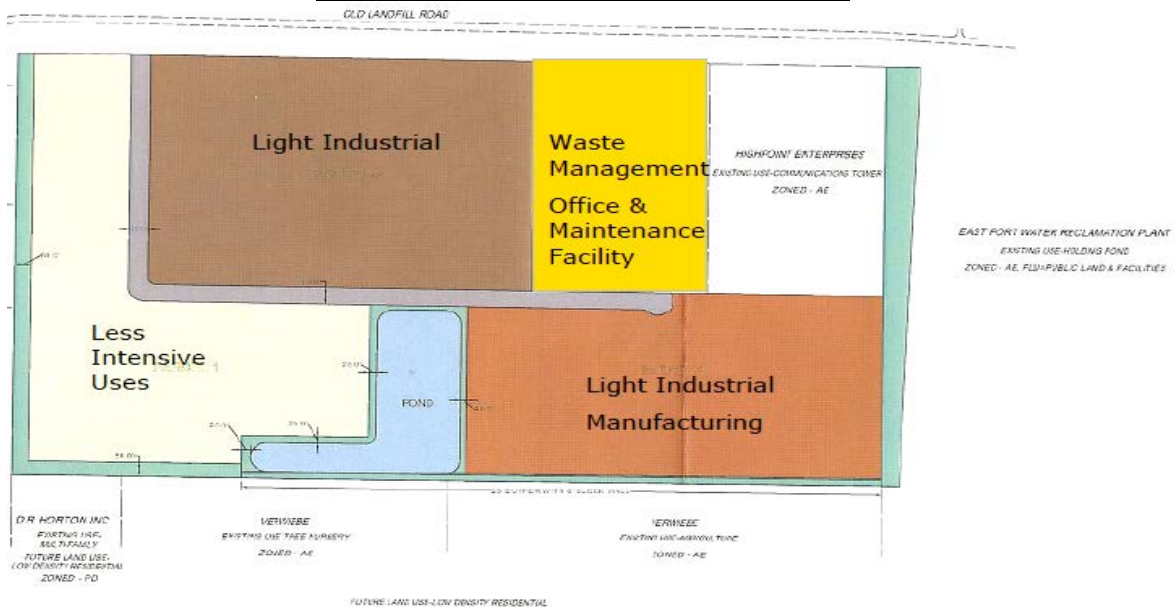
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## AERIAL OF NEIGHBORING PROPERTIES



## CONCEPTUAL SITE PLAN



### Draft Preliminary Land Use Concept

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