

FOR SALE—VACANT LAND

PORT CHARLOTTE ACREAGE SITE

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Property Features:

Opportunity: 10.73 acre tract located at 5447 Stokes Road in Port Charlotte, Florida. Excellent opportunity for owner/user or developer to purchase large, rare acreage tract in the heart of Port Charlotte. High demographic areas including Gulf Cove and South Gulf Cove. No interior commercial or multi-family in the area.

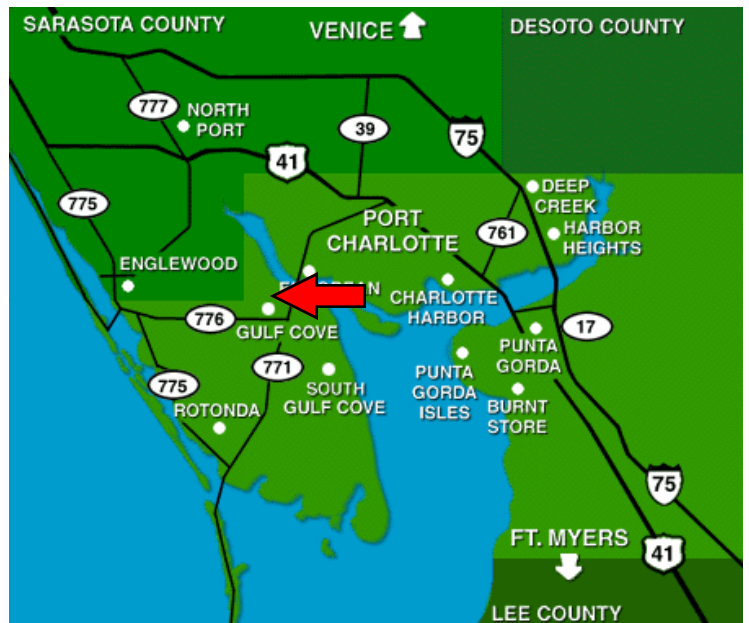
Zoning: RSF 3.5 (single family residential) FLUM: Public lands & facilities (General range of uses—government offices & facilities, private hospitals, schools, churches, museums, ect...)

Utilities: Per Charlotte County, central water and electric are in place.

Legal Description: PORT CHARLOTTE SEC52 BLK1725 ALL 10.73A 1857/549

Price: ~~\$700,000~~ - **Drastically Reduced \$375,000**

*Per the US Wildlife and Fish Service the property is not located within a scrub jay area.



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