

# 15± ACRE DEVELOPMENT SITE ACROSS FROM BABCOCK RANCH



## FOR SALE

14081 & 14091 STATE ROAD 31, PUNTA GORDA, FL 33982

**PRICED  
REDUCED!**



**PRICE:** \$500,000 at \$0.77 PSF or \$36,716/acre  
 Front 9.86± Acre "IG" Lot: \$450,000 at \$1.05 PSF or \$45,639/acre  
 Rear 5.12± Acre "AG" Lot: \$150,000 at \$0.67 PSF or \$29,297/acre

**LOCATION:** 0.9 mile north of Lee County line and 5.6 miles north of Palm Beach Boulevard, across from the 443 acre, 50,000 unit Babcock Ranch development, the world's first solar powered town

**ZONING:** 9.86± Acres-IG (Industrial General) and 5.12± Acres-AG (Agricultural) (Charlotte County)

ADDRESS	PARCEL ID	DIMENSIONS	ACRES	ZONING	RE TAXES (2017)
14081 State Road 31	422536200002	334' x 667'	5.12	AG	\$238.67
14091 State Road 31	422536200005	334' x 1,287'	9.86	IG	\$995.11
<b>TOTAL</b>			<b>14.98</b>		<b>\$1,233.78</b>

### DEVELOPMENT OPPORTUNITY

Unique development opportunity, across from Babcock Ranch, the world's first solar-powered town, with 225 mega-watts of power and more than one million solar panels. Offering consists of two parcels, in the front is 9.86± acres of Industrial General zoned land and 5.12± acres in the rear with Agricultural zoning. Among the permitted uses on the front lot are gas station, distribution center, wholesaling, warehousing, farm equipment sales and services, boat, travel trailer, RV and campers sales and services. There is a 33' access road easement at the south side of both parcels, giving access to the western parcels.

### CONTACT

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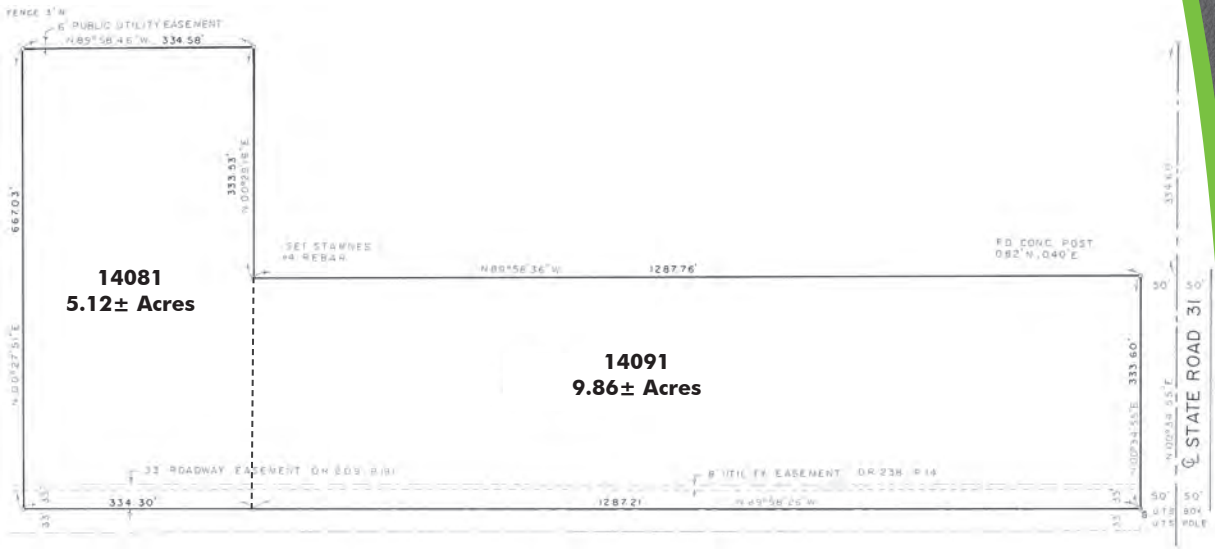


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## SURVEY

## HIGHLIGHTS



- 9.86± acres IG-Industrial General zoned
- 5.12± acres AG-Agricultural zoned
- 334' Frontage on SR 31
- Across from Babcock Ranch development
- 0.9 mile north of the Lee County line and 5.6 miles north of Palm Beach Boulevard (State Road 80)
- Each lot can be purchased individually

## NEIGHBORING BABCOCK RANCH DEVELOPMENT



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2017 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
EST. POPULATION	803	5,963	73,630
EST. HOUSEHOLDS	292	2,341	28,988
EST. AVERAGE HOUSEHOLD INCOME	\$69,500	\$73,504	\$61,256
TRAFFIC COUNTS (2016)	6,620 AADT		

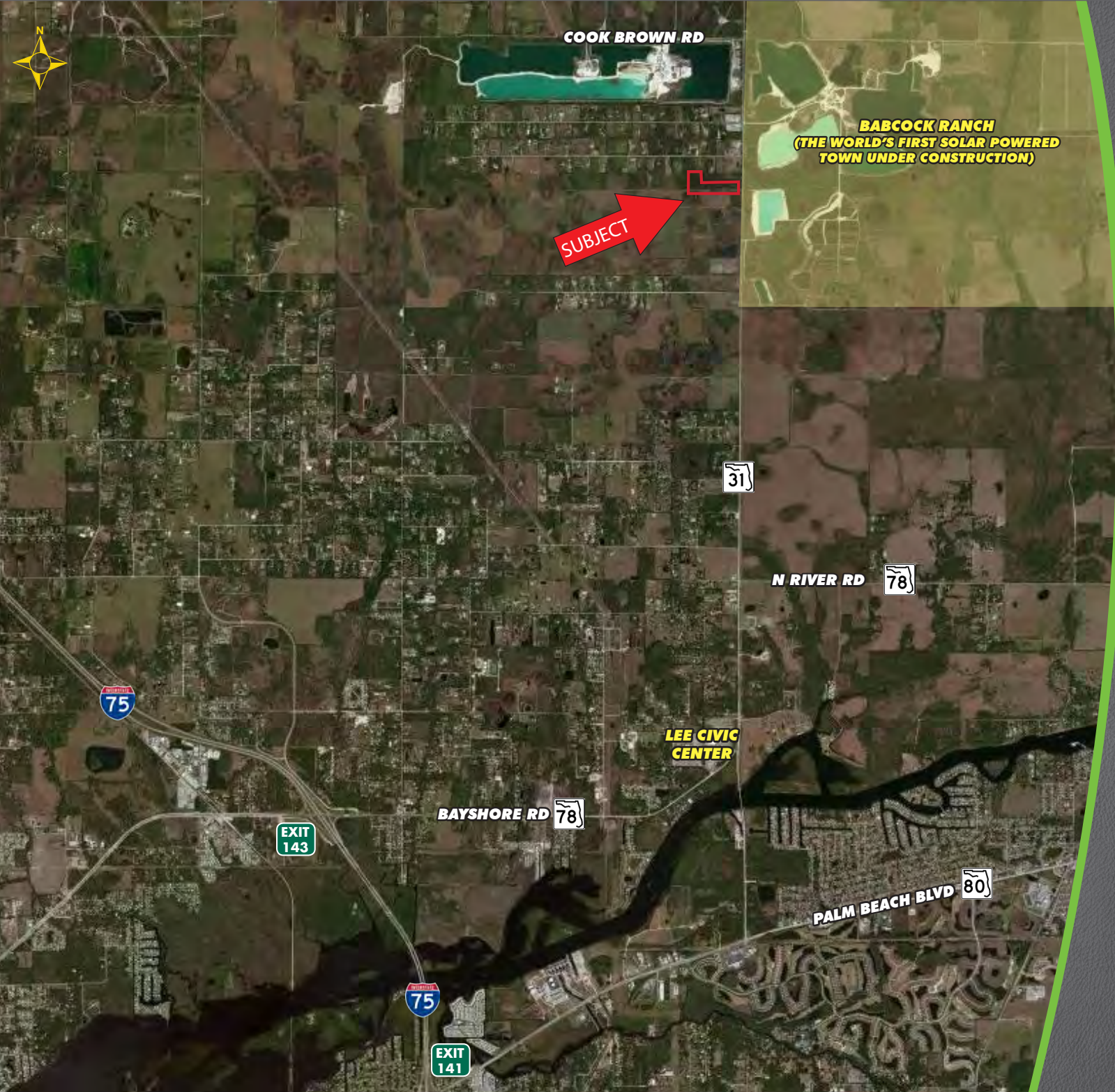
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