

**FOR SALE**

# 6250 FLORIDA STREET

**6250 FLORIDA ST PUNTA  
GORDA FL.**

Punta Gorda, FL 33950

**PRESENTED BY:**

**RANDY DUNN**

O: 888.892.9890

randy.dunn@svn.com

FL #BK387900

**MARGEUX VALLEE MCCARTHY**

O: 941.366.1004

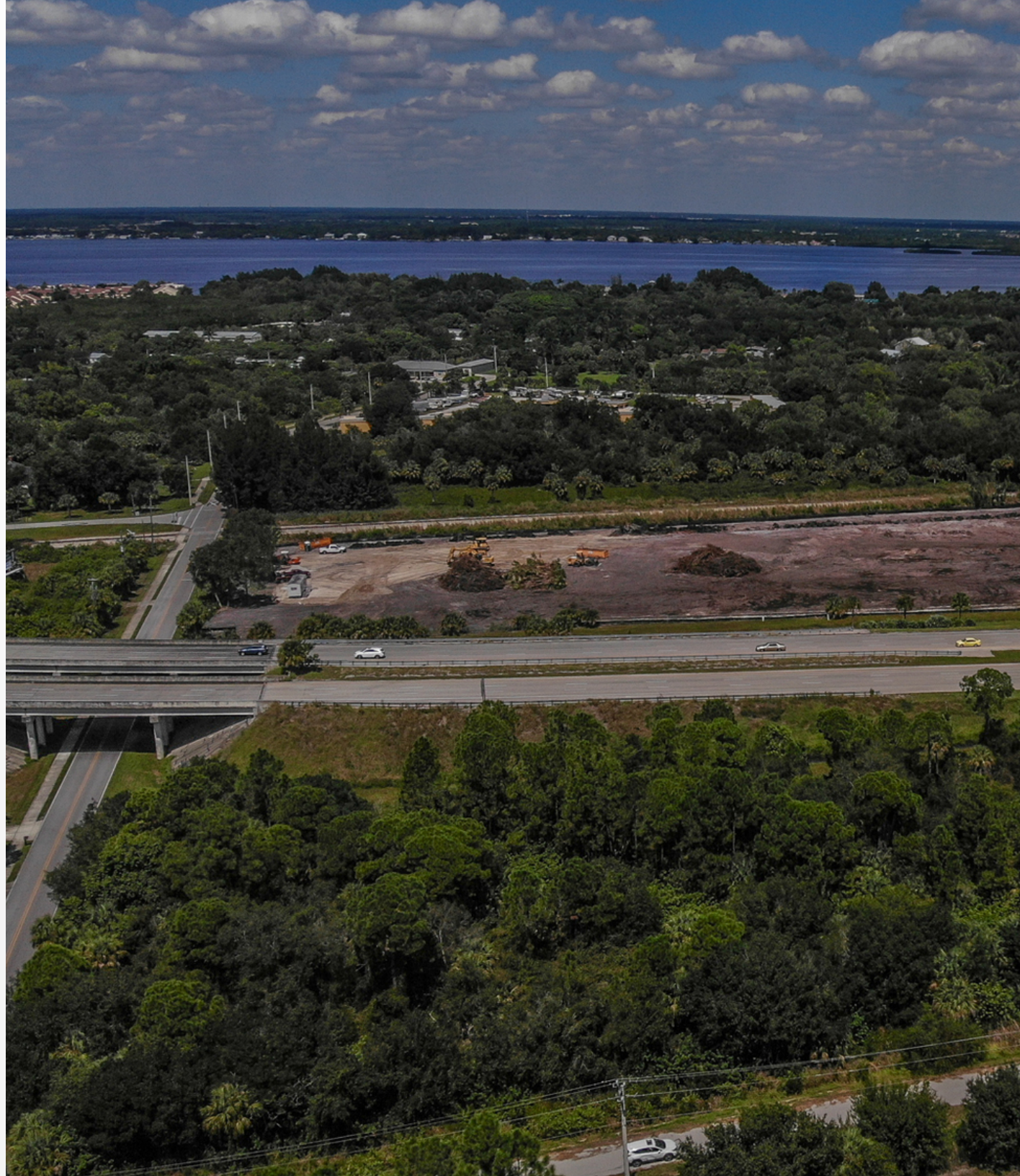
mvmccarthy@svn.com

**HUNTER MCCARTHY**

O: 941.421.9569

hunter.mccarthy@svn.com

FL #SL3472177







## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$650,000
<b>LOT SIZE:</b>	4.3 Acres
<b>PRICE / ACRE:</b>	\$151,163
<b>ZONING:</b>	CG
<b>MARKET:</b>	Punta Gorda
<b>SUBMARKET:</b>	Port Charlotte
<b>APN:</b>	412305277003
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

This property is located just 2 miles from downtown Punta Gorda and has easy access from Highway 17 as well as Interstate 75. The I-75 interchange is less than .5 miles from the site. Punta Gorda Airport is just 1.25 miles away via Florida street.

Florida SouthWestern State College is located just 1.1 miles from the site on Florida Street.

The location is ideal for either market-rate multi-family housing or a Storage Facility offering modern facilities and possibly RV storage.

This area is just beginning to get developed and will grow dramatically as the college develops and the airport continues to grow.

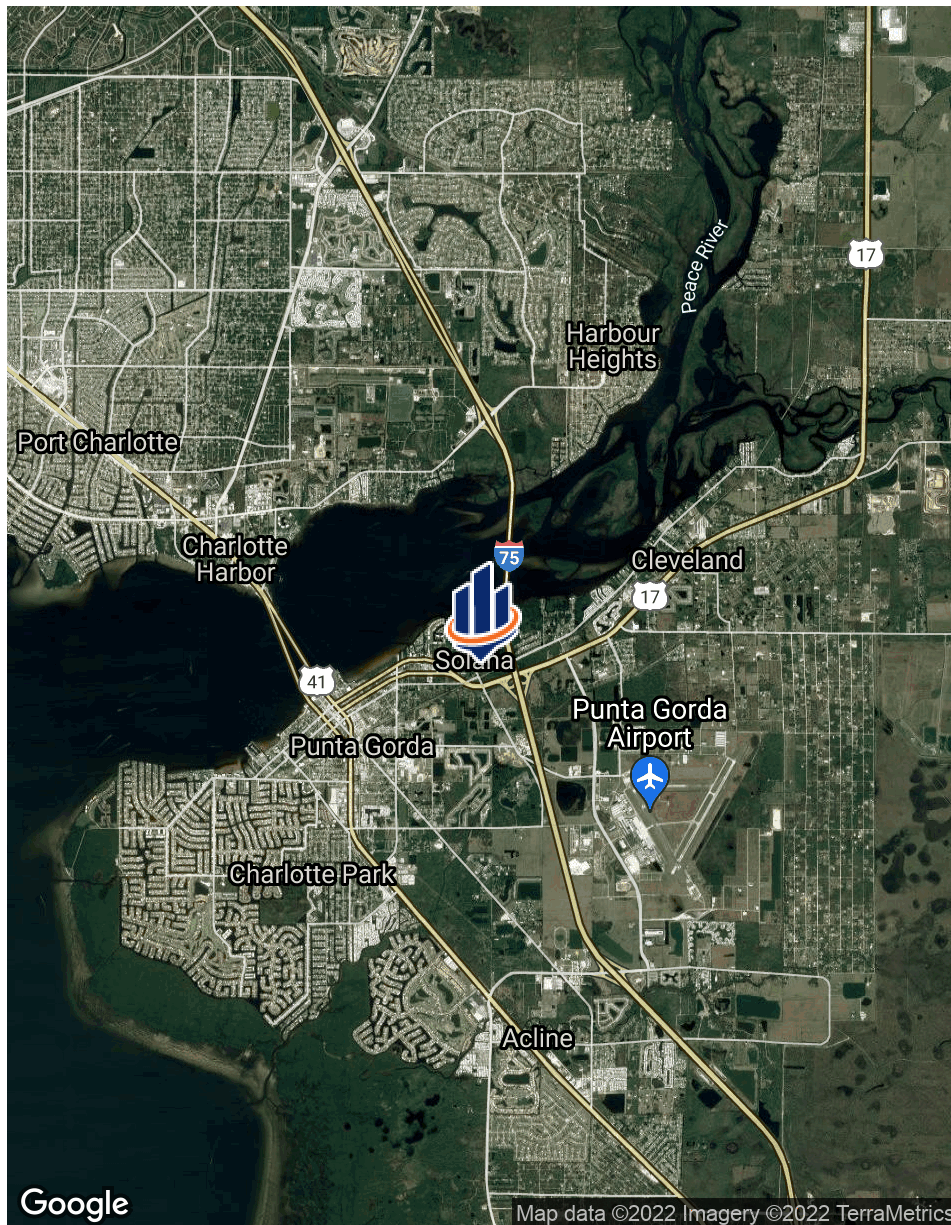
Currently, Punta Gorda airport serves over 1.2 Million passengers annually and is growing at a 20% annual rate. It has surpassed Sarasota airport in traffic as of 2017. With the addition of the University of Michigan Flight school in 2019, the demands on this area will continue to increase.

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- Less than .5 miles from I-75 ramp
- Just 2 miles to Downtown Punta Gorda
- Less than 1.5 miles from Punta Gorda Airport
- Water and Sewer available at Florida Street
- Flexible Zoning
- Currently zoned CG, abutting Industrial General land, across from MF Less than 10

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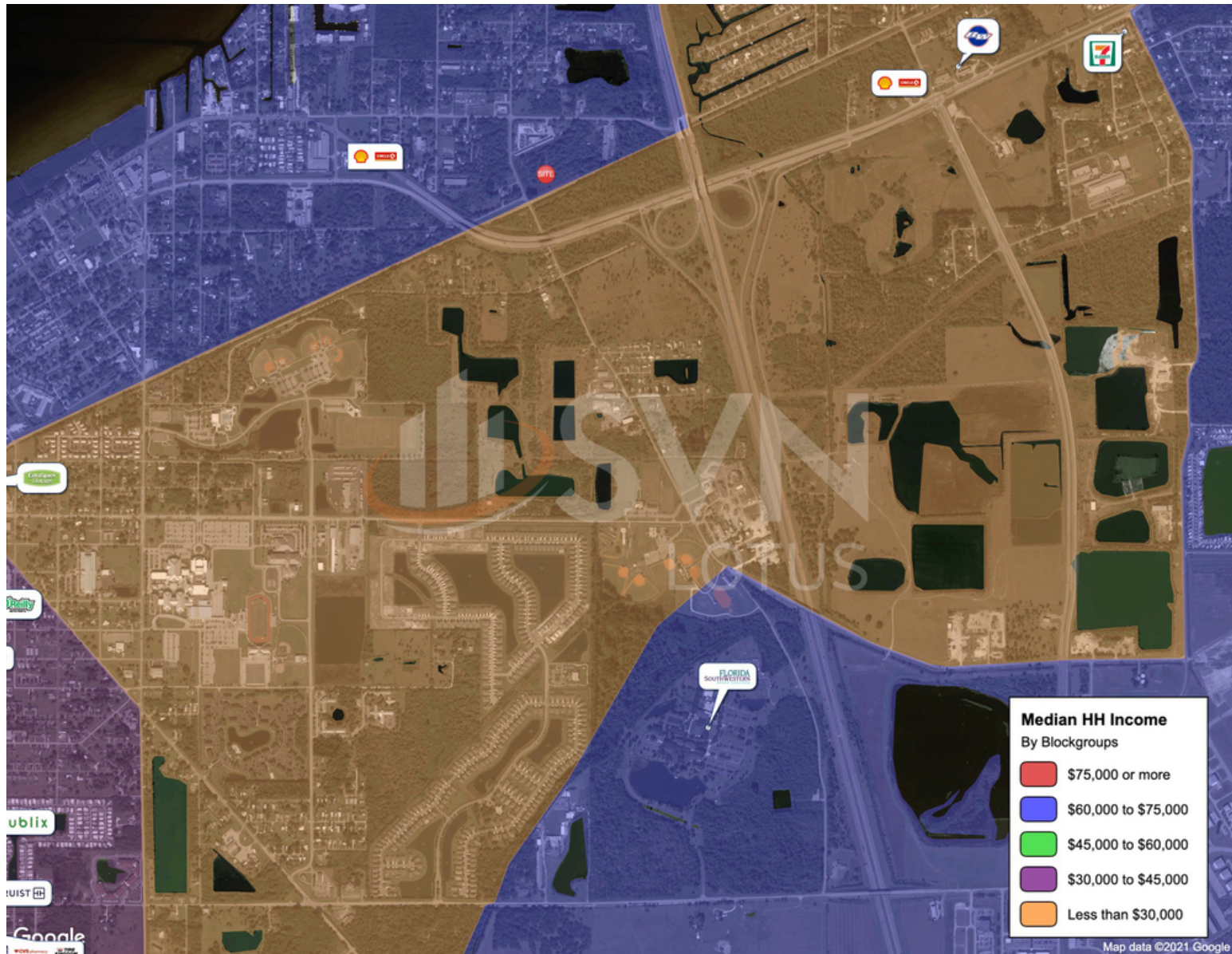
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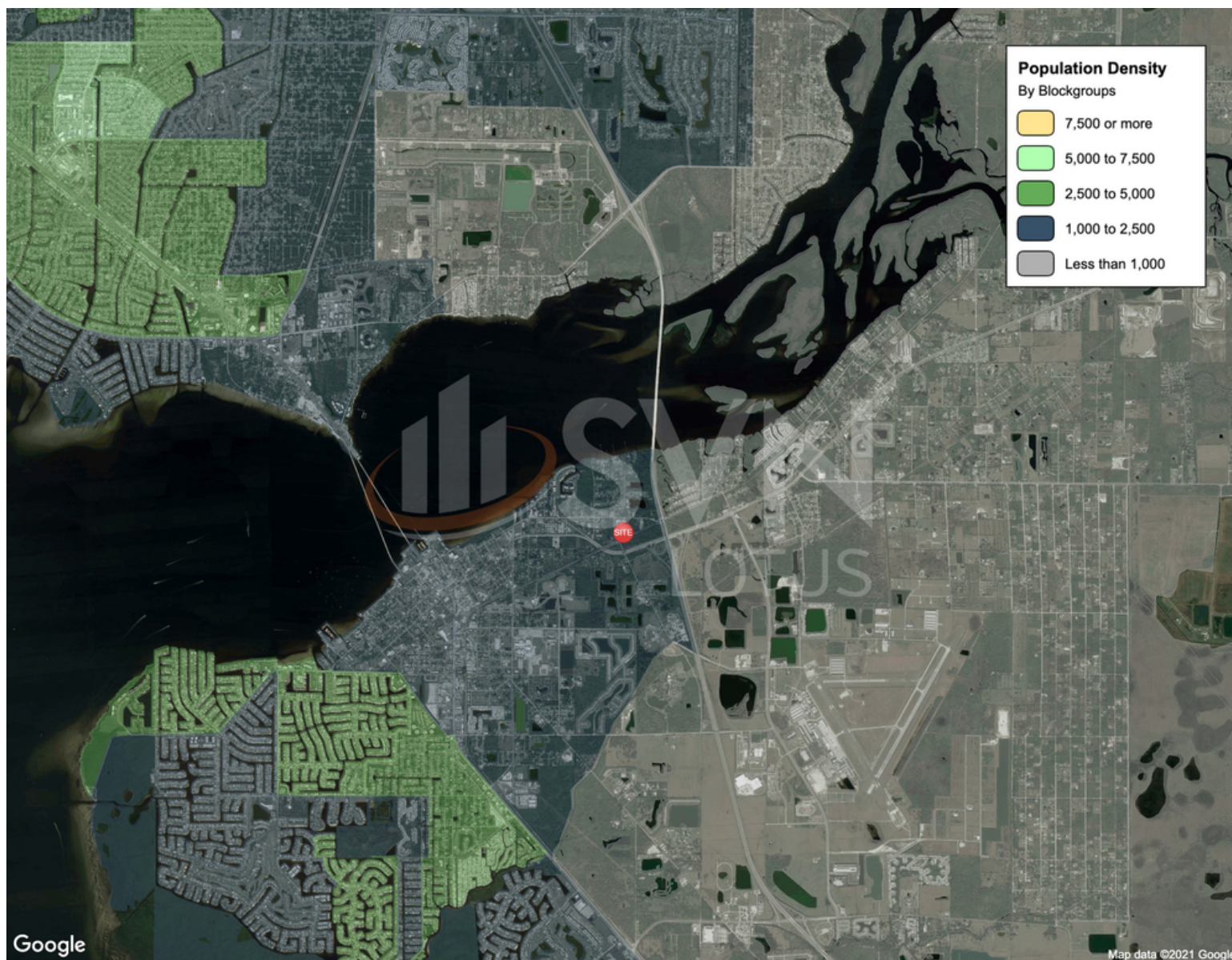
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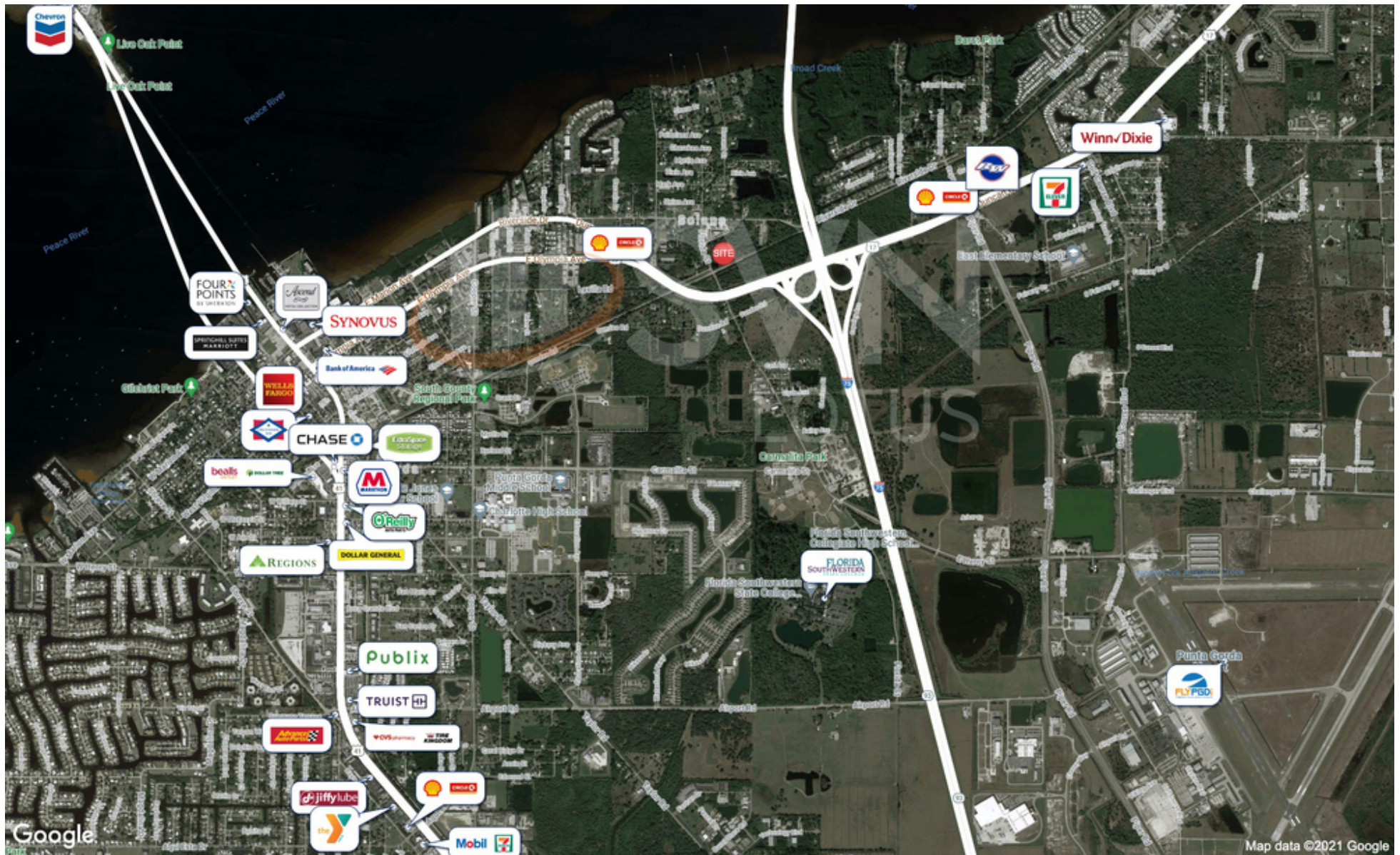
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## RANDY DUNN

Senior Advisor

randy.dunn@svn.com

Direct: 888.892.9890 | Cell: 941.815.1107

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## PROFESSIONAL BACKGROUND

Randy Dunn has been a Broker for 34 years active in both Residential and Commercial Real Estate. He is a Florida Class A General Contractor and a developer of commercial and residential properties. Randy has been active in the healthcare industry as a developer owner and operator of outpatient diagnostic facilities across Florida and the Eastern U.S.

He was involved in the development ,operation and sale of a number of Motels/Resorts across Florida. As an owner/ developer of numerous entities Randy brings a unique perspective to the table on a real estate transaction. He has been on both side of the equation and knows the needs of both buyers and sellers. He appreciates the the service necessary to both sides to bring a deal to close.

## EDUCATION

Education

University of Illinois

BA in Economics, MA in Health Care (Honor Graduate).

## MEMBERSHIPS

Randy is very involved in his community serving as board member and President of most 501-C entities in the area including American Cancer Society, YMCA and United Way. He has been a member of the Chamber of Commerce Board, Economic Development Council, Chairman of the Revitalization Committee for the City of Punta Gorda and was honored by Charlotte County as a recipient of the annual Pacesetter Award. He is a graduate of Leadership Charlotte as well as Leadership Florida.

### SVN | Commercial Partners

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## MARGEAUX VALLEE MCCARTHY

Marketing Director

mvmccarthy@svn.com

Direct: 941.366.1004 | Cell: 401.688.0822

## PROFESSIONAL BACKGROUND

Margeaux Vallee is the Director of Marketing at SVN | Lotus in Sarasota, FL. She is a licensed real estate associate, holding the responsibilities for the management and design of all relevant marketing materials. These include, but are not limited to tenant overview presentations, landlord/tenant proposals, property flyers, social media, company website, and all SVN Lotus & Florida Land Alliance branding. Margeaux is extremely well-versed in Adobe Creative Cloud, Buildout, Costar, LoopNet, CreXi, and a wide variety of ARCGIS/REGIS and ESRI mapping programs.

Margeaux has had a focus in marketing since 2010 after graduating from Charlotte High School in Punta Gorda. While in college at Florida Atlantic University, she started taking on social media and web design accounts ranging from restaurants to non-profits such as churches and her sorority, Delta Phi Epsilon. After college Margeaux moved to Los Angeles to further explore a career in marketing. She worked for a company that specialized in marketing & web design, whose accounts ranged from doctors offices to real estate offices. Margeaux moved back to South West Florida to explore more of the real estate world and how to excel in all aspects of marketing in commercial real estate.

Margeaux's downtime is usually spent at the Florida Dance Workshop where she teaches dance to kids ranging from 3-18 years old. Margeaux also plays a role at the Holy Trinity Greek Orthodox Church where she runs social media and web pages.

## EDUCATION

Florida Atlantic University- Marketing

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## HUNTER MCCARTHY

Advisor

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## PROFESSIONAL BACKGROUND

Hunter is a knowledgeable and motivated licensed commercial real estate advisor for SVN Lotus. He has lived in Charlotte County since 2005 where he attended high school and earned a baseball scholarship to Ave Maria University in Naples, FL. He studied Business Administration and Economics, then went on to earn his Master's in Health and Wellness Education. Upon completing college, Hunter started a lawn care business and began teaching Physical Education at an elementary school in Port Charlotte, FL.

Hunter comes from a family of many realtors, so he decided to bring his education and experiences to the real estate industry. His wife, Margeaux, is the Marketing Director and an Advisor for SVN Lotus, and the two of them together make a great team when it comes to servicing clients and listings. Hunter is willing to provide services for all sectors of commercial real estate, yet he has developed a defined focus and expertise in the industrial market. Whether you're looking to buy, sell, or lease commercial real estate, Hunter stands ready to advise in any transaction and meet the needs of his clients.

## EDUCATION

Ave Maria University 2014 - B.A. in Business Administration and Economics

American College of Education 2020 - M.Ed. in Health and Wellness Education

## MEMBERSHIPS

Charlotte Desoto Building Industry Association | CDBIA

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