



AADT
27,500



TUCKERS GRADE

93

SALE

28127 Tuckers Grade | 2.73 Acres | 5 Parcel Assemblage

28127 TUCKERS GRADE

Punta Gorda, FL 33955

PRESENTED BY:

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PROPERTY SUMMARY



SALE PRICE

\$1,599,900

OFFERING SUMMARY

LOT SIZE:	2.73 Acres
PRICE / ACRE:	\$590,512
ZONING:	RMF5
APN:	422302103001, 422302126003, 422302126001, 422302126002, 422302126004

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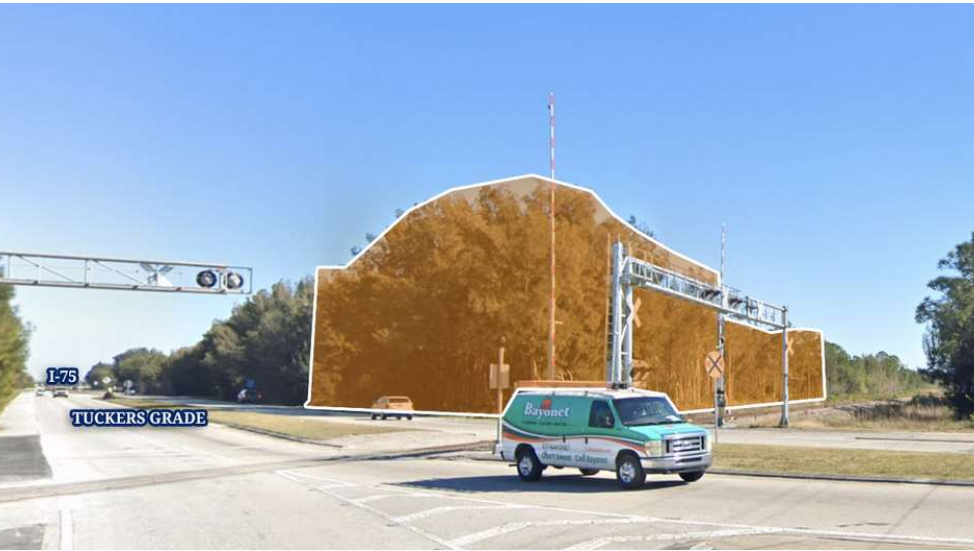
PROPERTY OVERVIEW

Land for sale on the up and coming Tuckers Grade corridor in Punta Gorda, FL. The land is currently zoned residential and would need rezone for commercial use. Current zoning would allow for 13 multifamily units. There is access to the site from Tuckers Grade to the north and Estrella Blvd to the east.

PROPERTY HIGHLIGHTS

- Visible from the corner of Signalized Intersection of US-41 & Tuckers Grade
- 548' of Frontage on Tuckers Grade with double access
- Utilities are available at Tuckers Pointe and were brought to site from Burnt Store Rd in 2022
- Sellers will entertain extended Due Diligence period for buyer to secure all needed approvals & permits
- Located across from the Tucker's Pointe Development including 1,389 residential units. First Phase is Under Construction (354 single family homes) and 300 multifamily units are under contract
- Adjacent to the Seminole Gulf Railway, which consists of over 100 miles of track between North Naples and Arcadia.

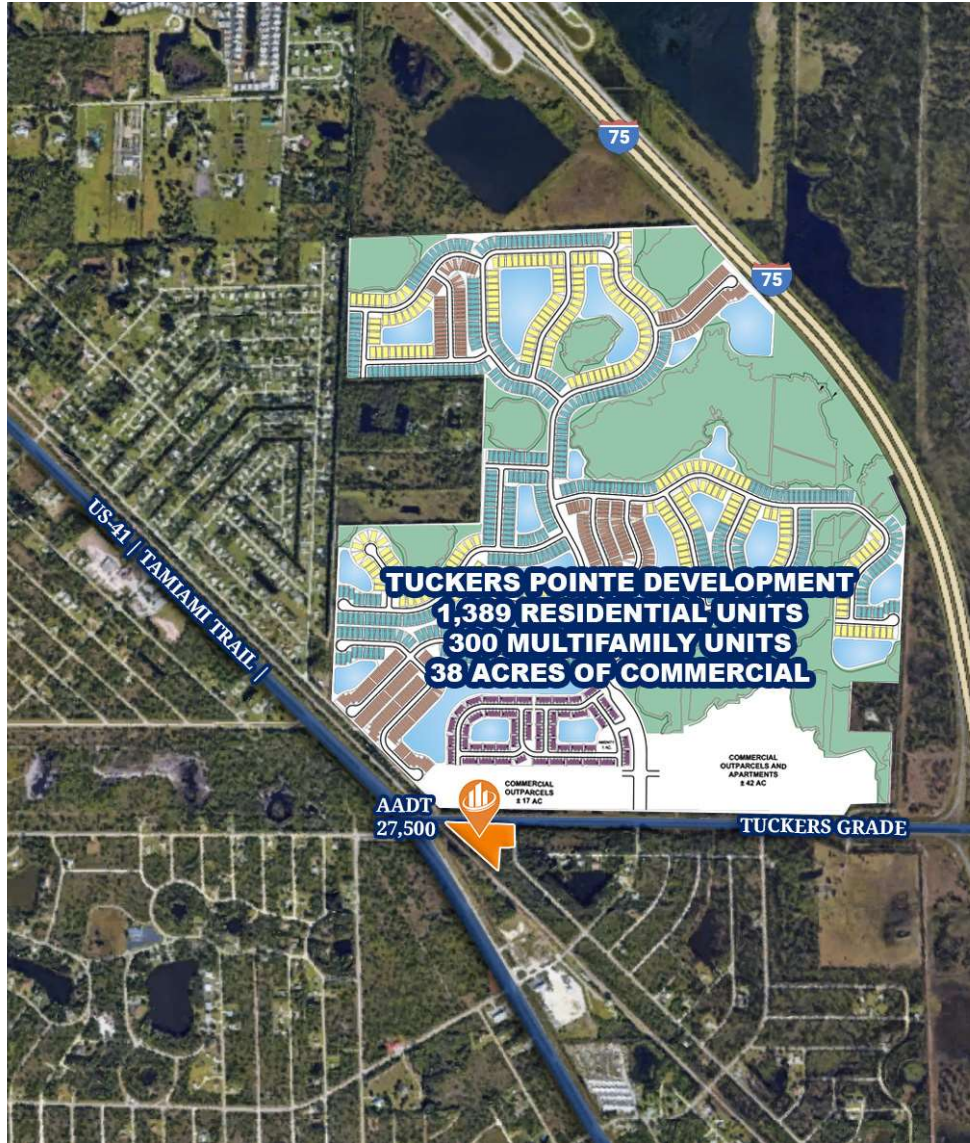
ADDITIONAL PHOTOS



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LOCATION INFORMATION



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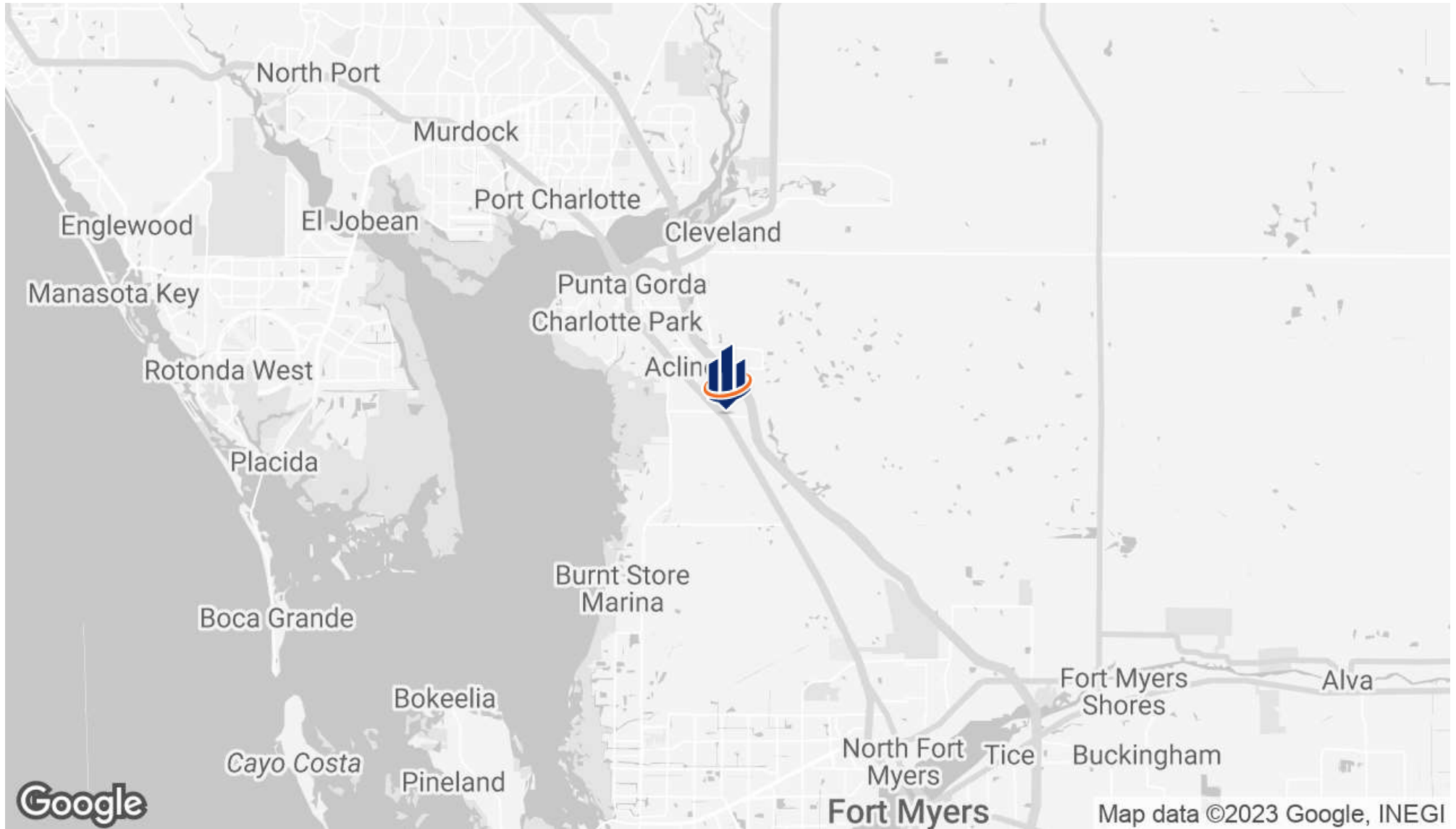
LOCATION DESCRIPTION

The subject property is located on Tuckers Grade, right across the street from the new Tuckers Pointe Development. The 560-acre tract will consist of 1,389 residential homes and approximately 60 acres will be used for 300 multifamily units, hotel and a myriad of commercial uses. The project is currently in Phase 1, which includes a 354 residential home community on the West portion of the property.

The subject property is visible from US-41 and has a total corner AADT of 27,500: Tuckers Grade (11,300 AADT) & Tamiami Trail (16,200). The traffic counts will only increase as Tuckers Pointe and surrounding developments comes to fruition.

The subject property is located in between I-75 and US41 for a convenient north and south transit along the Southwest Florida coastline. Tuckers Grade has the shortest distance between I-75 and US41 than any other interchange, only 1 mile long. This property is located 6 miles away from the Punta Gorda Airpot (PGD), 8 miles from Downtown Punta Gorda, and 15 miles from Murdock Circle in Port Charlotte to the North. To the South, this property is located 32 miles from Southwest Florida International Airport (RSW) and 17 miles away from Downtown Fort Myers.

LOCATION MAP



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MEET THE TEAM



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