

**3234 WOOD THRUSH DRIVE, Punta Gorda, FL, 33950**

Vacant Land

Neighborhood: Punta Gorda Isles, PGI Bird Section, Punta Gorda

Subdivision: PUNTA GORDA ISLES SEC 14

Acreage: 1/4 to less than 1/2

Lot Dim: 95 x 200 x 104 x 200

Lot Size Sqft: 20000

S/S/B/L: 179 20

Prior Taxes: \$ 5,814

Water View: Canal

Waterfrontage: 104

MLS: C7480312

Listed By: WALKER REALTY GROUP FLORIDA

**SAILBOAT WATERFRONT LOT – GM-15/MULTI-FAMILY DEVELOPMENT OPPORTUNITY** located in desirable Punta Gorda Isles. With NO BRIDGES to

navigate, it provides direct access to the expansive waters of Charlotte Harbor and the Gulf of Mexico. Spanning approximately 0.46 acres, this oversized lot boasts dimensions of 95.6 x 200 x 104.4 x 200 and is equipped with city water and sewer connections. GM-15/Multi-family Development allows 7 dwellings per residence. The property benefits from the City-maintained concrete seawall. This cleared and buildable SAILBOAT CANAL LOT is strategically located just minutes away from downtown Punta Gorda, Fisherman's Village, the Punta Gorda airport, US-41, I-75, and the exciting new Sunseeker Resort, making it an incredibly desirable investment opportunity for multi-family development.