



143 +/- ACRES OF VACANT LAND PRESERVE

**3001 Century Rd**  
**Punta Gorda, FL 33982**

## PROPERTY FEATURES

- Perfect for Hunting, Fishing
- Full of Sugar Sand on Shell Creek in Punta Gorda, FL
- Build a house

	1 Mile	10 Miles	30 Miles
<b>Total Households:</b>	8	22,069	260,601
<b>Total Population:</b>	24	51,108	646,394
<b>Average HH Income:</b>	\$72,638	\$52,121	\$58,848

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

**TAMMY SHAW**

Senior Commercial Advisor | Broker Associate

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price: \$480,000

Available SF:

Lot Size: 143 Acres

Price / Acre: \$3,357

Zoning: RE1, ES

Market: Punta Gorda MSA

Submarket: Punta Gorda

## PROPERTY OVERVIEW

Vacant Land in Punta Gorda!! Great for hunting and fishing. You can build a house with an amazing view of Shell Creek. Private area with a lot of wildlife. Peaceful and quiet.

## PROPERTY HIGHLIGHTS

- Perfect for Hunting, Fishing
- Full of Sugar Sand on Shell Creek in Punta Gorda, FL
- Build a house

## DEMOGRAPHICS

	1 MILE	10 MILES	30 MILES
Total Households	8	22,069	260,601
Total Population	24	51,108	646,394
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**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

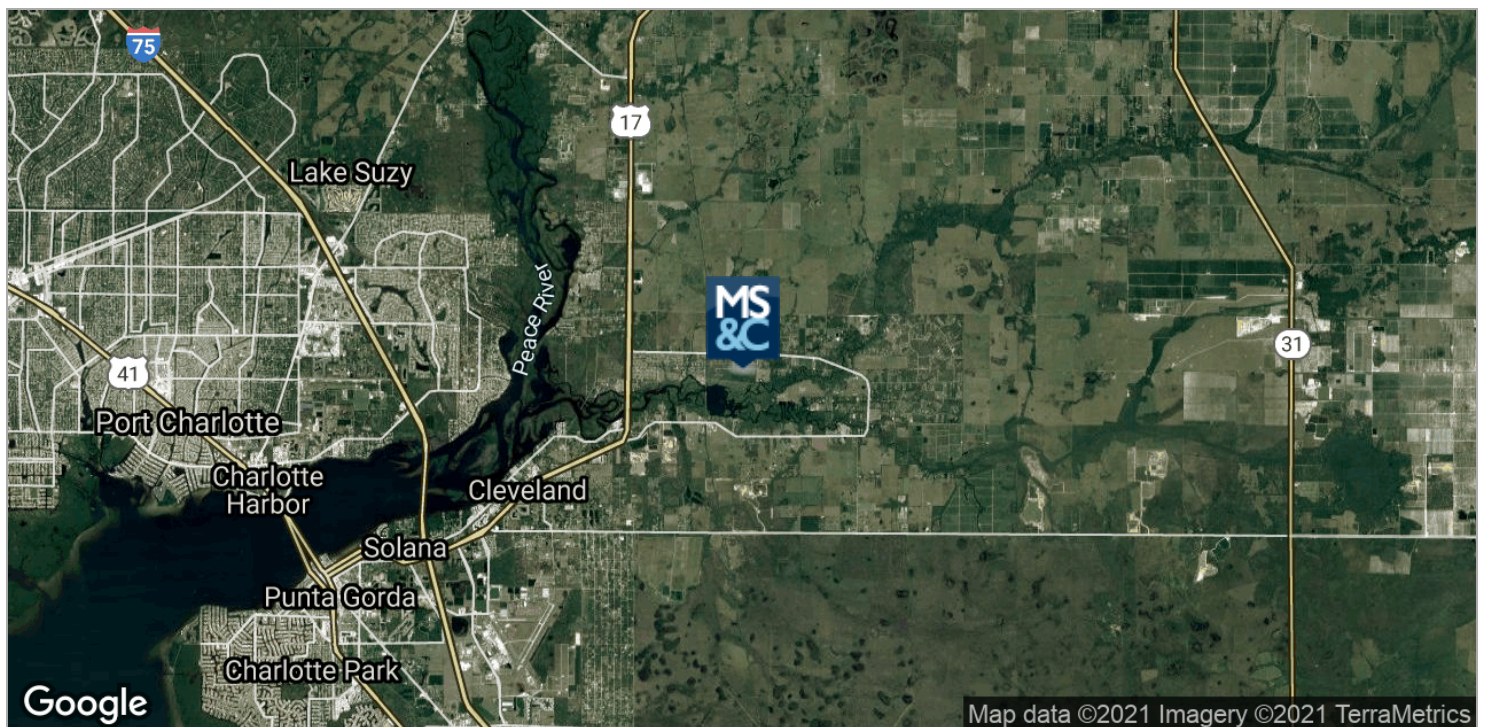
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# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	24	51,108	646,394
Median age	45.5	51.3	45.3
Median age (Male)	42.9	50.5	44.0
Median age (Female)	49.8	51.9	46.4

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	8	22,069	260,601
# of persons per HH	3.0	2.3	2.5
Average HH income	\$72,638	\$52,121	\$58,848
Average house value		\$206,745	\$232,438

\* Demographic data derived from 2010 US Census

# TAMMY SHAW

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## TAMMY SHAW

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## PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks in both residential and commercial. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started.

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