

FOR SALE—VACANT LAND

## MARATHON BLVD COMMERCIAL SITE

SUNMARK REALTY, INC.  
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**13369 MARATHON BLVD, PORT CHARLOTTE, FL 33981**

**Opportunity:** 5+/- acre site located in West Port Charlotte off of Marathon Blvd near Gasparilla Rd. Site sits across from an industrial park and is surrounded by commercial zoned property. Excellent location for self storage, medical, office, bar, restaurant, retail and most commercial uses.

**Zoning:** Site is zoned CG (Commercial General) with a comp plan for commercial uses.

**Utilities:** Per Charlotte County, central water and sewer available provided by CCU and electric is available in front of the property provided by FP&L.

**Legal Description:** PCH 095 0000 TY-1

**Size:** 217,800 sf

**Environmental:** Site shows no wetlands per US Fish and Wildlife wetlands databases.

**Owner:** Charlotte Sarasota Holdings LLP

**Price:** \$850,000

\*All buyers required to perform due diligence on property.



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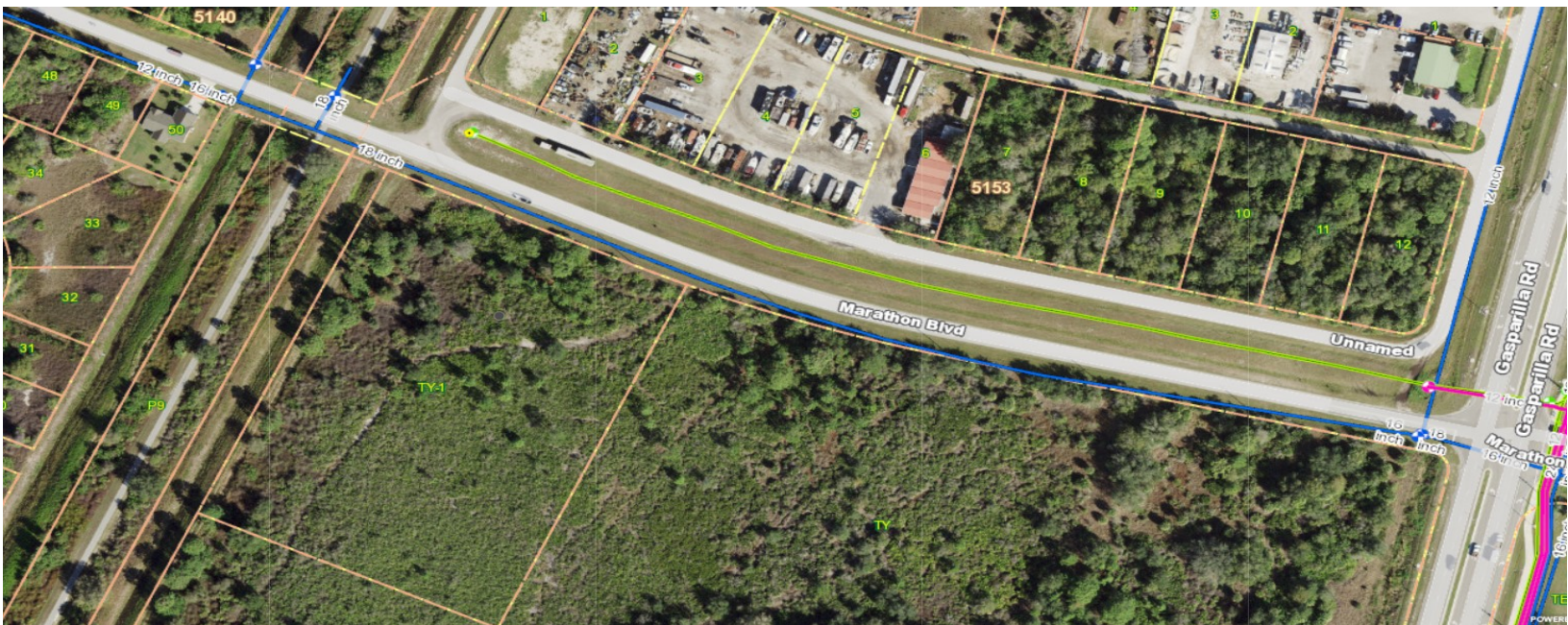


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CHARLOTTE COUNTY UTILITY MAP



18" water main, 4" pressurized sewer main, 12" reclaimed water line at Gasparilla Rd.

ELEVATIONS MAP





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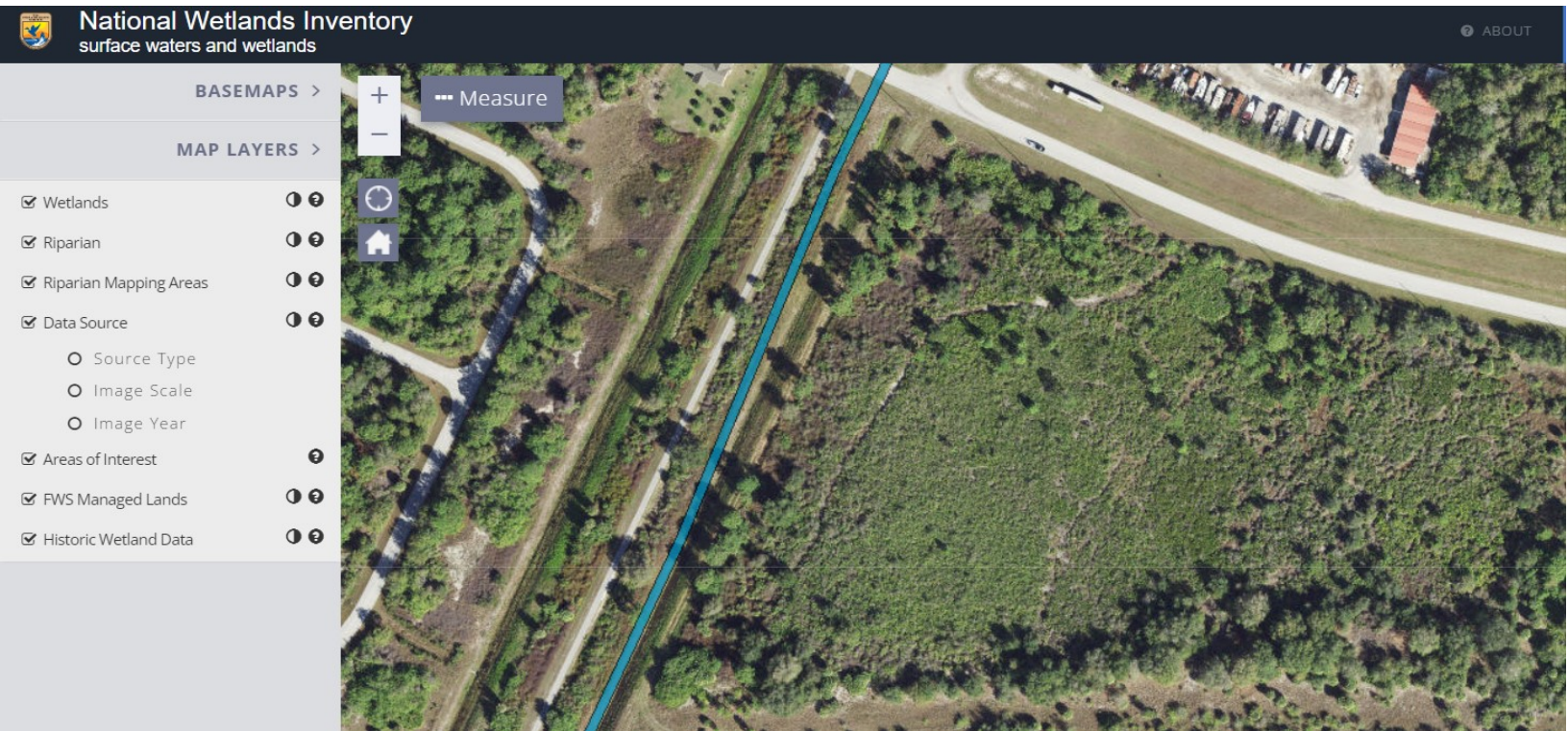
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CHARLOTTE COUNTY ZONING MAP



Yellow - Single Family    White - Light Industrial    Red - Commercial General    Blue - Multi Family    Orange - MHC

NATIONAL WETLANDS INVENTORY



Land Development Regulations  
Chapter 3-9. Zoning  
Article II. District Regulations

Sec. 3-9-42. CG

**Sec. 3-9-42. Commercial General (CG)**

(a) *Intent.* The purpose and intent of this district is to allow general commercial activity.

(b) *Permitted Uses (P) and Structures:*

- (1) Animal hospital, boarding facility.
- (2) Art, dance, music, photo studio or gallery.
- (3) Assisted living facility or day care center, adult, six or less. (see Sec. 3-9-62. Adult Congregate Living Facilities)
- (4) Auditorium, convention center, performing arts center.
- (5) Bank, financial services.
- (6) Bar, cocktail lounge, nightclub, tavern.
- (7) Business services.
- (8) Clubhouse, community center.
- (9) Day care center, child.
- (10) Drug store, pharmacy.
- (11) Dry cleaner.
- (12) Elementary, middle, or high school.
- (13) Emergency services.
- (14) Essential services. (see Sec. 3-9-71. Essential Services)
- (15) Funeral homes, crematoria.
- (16) Gas station.
- (17) General offices.
- (18) General retail sales and services. (see Sec. 3-9-61. Accessory Outdoor Retail Sales, Display, and Storage)
- (19) Government uses and facilities.
- (20) Homeless shelter.
- (21) Hospital.
- (22) Hotel, motel, inn.
- (23) Laundromat.
- (24) Liquor, package store.
- (25) Mass transit station.
- (26) Medical or dental office, clinic.
- (27) Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
- (28) Model home. (see Sec. 3-9-78. Model Homes)
- (29) Motor vehicle wash.
- (30) Nursing home.



Land Development Regulations  
Chapter 3-9. Zoning  
Article II. District Regulations

Sec. 3-9-42. CG

- 1 (31) Paid or public parking lot, garage, structure.
- 2 (32) Park, public or not-for-profit.
- 3 (33) Personal services.
- 4 (34) Place of Worship. (see Sec. 3-9-82. Places of Worship)
- 5 (35) Post office.
- 6 (36) Printing facilities.
- 7 (37) Private club.
- 8 (38) Professional services.
- 9 (39) Recreation, indoor.
- 10 (40) Recreation, outdoor.
- 11 (41) Restaurant.
- 12 (42) Sexually oriented business. (see Sec. 3-9-84. Sexually Oriented Businesses)
- 13 (43) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-68. Communication
- 14 Towers)
- 15 (44) University or college.
- 16 (45) Vocational, trade, or business school.
- 17 (46) Wholesale sales.
- 18 (c) *Permitted Accessory Uses and Structures*: Uses and structures which are customarily accessory and
- 19 clearly incidental to permitted and conditional uses and structures are also permitted in this district,
- 20 including a residential dwelling unit within the same structure as the principal use for occupancy by
- 21 owners or employees of permitted uses, and also including, but not limited to:
- 22 (1) Fences or walls which may be permitted prior to the principal uses and structures.
- 23 (d) *Conditional Uses (C)*: (For rules and regulations for any use designated as a Conditional Use, see
- 24 Sec.3-9-69. Conditional Uses and Structures)
- 25 (1) Assisted living facility or day care center, adult, seven or more. (see Sec. 3-9-62. Adult
- 26 Congregate Living Facilities)
- 27 (2) Boat, travel trailer and motor vehicle sales, including recreational vehicles and campers.
- 28 (3) Boat, travel trailer and motor vehicle repair, services, including recreational vehicles and
- 29 campers.
- 30 (4) Building trades contractor's office.
- 31 (3) Farm equipment sales and service.
- 32 (4) Laboratories, Class 1, 2, 3.
- 33 (5) Marina.
- 34 (6) Noncommercial vehicle rental.
- 35 (7) Private off-site parking.
- 36 (e) *Prohibited Uses and Structures*: Any use or structure not expressly, or by reasonable implication
- 37 permitted herein or permitted by Special Exception shall be unlawful in this district.
- 38 (f) *Special Exceptions (S)*: (For procedure see Sec. 3-9-6.2. Special Exceptions)
- 39 (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.

Land Development Regulations  
Chapter 3-9. Zoning  
Article II. District Regulations

Sec. 3-9-42. CG

- 1       (2)    Amphitheater.
- 2       (3)    Animal sanctuary, zoo.
- 3       (4)    Biofuel production, less than 5,000 gal per day.
- 4       (5)    Building trades contractor's office with storage yard on-premises, or with more than ten service
- 5           vehicles and with heavy equipment.
- 6       (6)    Commercial laundry.
- 7       (7)    Commercial vehicle rental.
- 8       (8)    Heavy machinery, equipment rental, sales, service.
- 9       (9)    Heliport, helistop.
- 10      (10)   Industrial marina.
- 11      (11)   Leisure vehicle rental.
- 12      (12)   Light manufacturing and assembly in a completely enclosed building.
- 13      (13)   Lumberyard.
- 14      (14)   Outdoor market or exhibition space.
- 15      (15)   Railroad sidings.
- 16      (16)   Storage of boat, travel trailer and motor vehicle, including recreational vehicles and campers.
- 17      (17)   Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-68. Communication
- 18           Towers)
- 19      (18)   Truck stop.
- 20      (19)   Such other uses as determined by the Zoning Official or his/her designee to be:
- 21           a.   Appropriate by reasonable implication and intent of the district.
- 22           b.   Similar to another use either explicitly permitted in that district or allowed by Special
- 23                Exception.
- 24           c.   Not specifically prohibited in that district.
- 25      The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this
- 26      provision at the time the special exception application is presented to it. An unfavorable determination
- 27      of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6. Board of Zoning
- 28      Appeals.

29   (g) *Development Standards:*

	CG
<b>Lot (min.)</b>	
Area (sq. ft.)	12,000
Width (ft.)	100
<b>Setbacks (min. ft.)</b>	
Front	15
Side (interior)	0
Side (street)	10
Rear (interior)	10
Rear (street)	10
Abutting water	20
<b>Bulk (max.)</b>	

Land Development Regulations  
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Sec. 3-9-42. CG

1	Lot Coverage of	55%
	All Buildings	
	Height (ft.)	60
	Density	
	(units/acre)	0

2

3 Landscape buffers and screening shall be required in this district in accordance with the provisions of  
4 Article XXII, Chapter 3-5, of the Code, as the same may be amended.

5 Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor,  
6 the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River,  
7 the Peace River, or Coral Creek, structures must also be constructed in accordance with Sec. 3-9-88.  
8 Waterfront Property.

9 (h) *Signs*. Signs shall be in accordance with Sec. 3-9-85.

10 (i) *Off-street parking*. Off-street parking shall be in accordance with Sec. 3-9-79.

## PROPERTY DISCLAIMER

•**Licensed Real Estate Brokers** • Information contained herein has been obtained from the owner of the property and from other resources that we deem reliable including County Appraiser's Office and Zoning and Planning Departments. We have no reason to doubt the information's accuracy, but we do not warrant or represent that the information contained in this Brochure is accurate and definitive. **It is your responsibility to independently confirm the property's information accuracy and completeness.** Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the stability of the property for your records and purchase. This offer may be amended or withdrawn at any time without notice. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.

## OFFICES

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