ARGUS
SELF STORAGE ADVISORS

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DEVELOPMENT OPPORTUNITY

Murdock Village Development Site
19101 Veterans Boulevard
Port Charlotte, FL 33954

Offering Price: $4,500,000

INVESTMENT HIGHLIGHTS

- 3.54 +/- acre Self-Storage Development opportunity in Murdock Village Port Charlotte, FL
- Adjacent to Home Depot, Kohls, Walmart, and BJ's Wholesale opening soon!
- Proposed 3-story, 150,000 GRSF, Class A Self-Storage building
- 468 ft of frontage directly on Veterans Blvd with 25,500 AADT and access from Cochran Blvd connecting to Tamiami Trail with 46,000 AADT
- Demographics include 97,000+ population, 40,000+ Households and Average Income over $68,000 within 5 miles; growth by over 23% since 2010
- Closing contingent upon Seller successfully rezoning as well as subdivision of an additional 1.38+/- acre outparcel for future development by Seller
- Everything after rezoning will be administrative without political risk

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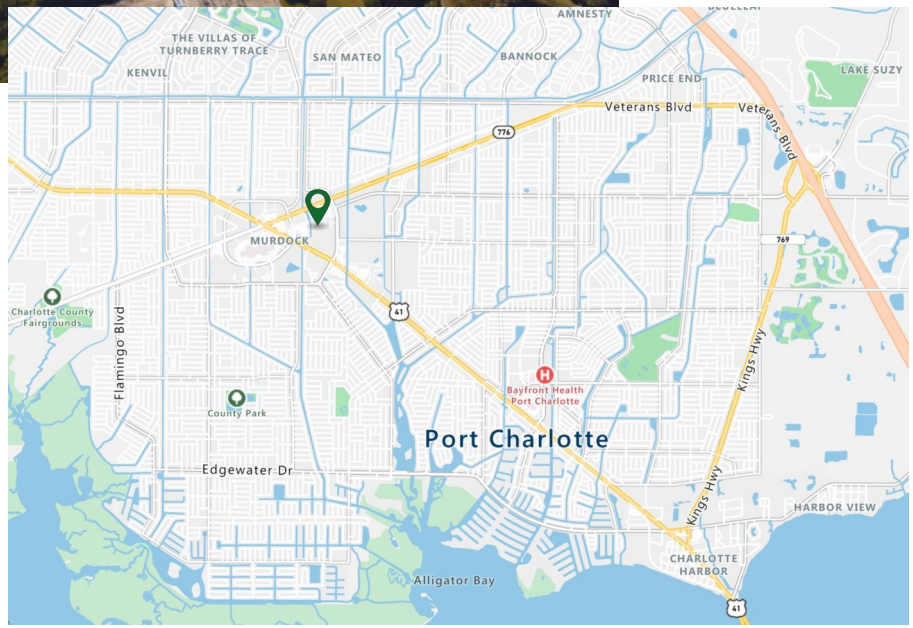

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