

18.76 ACRE LAND DEVELOPMENT

2483 SE CARLSTROM FIELD RD | Arcadia, FL 34266



FOR SALE

FOR MORE INFORMATION:



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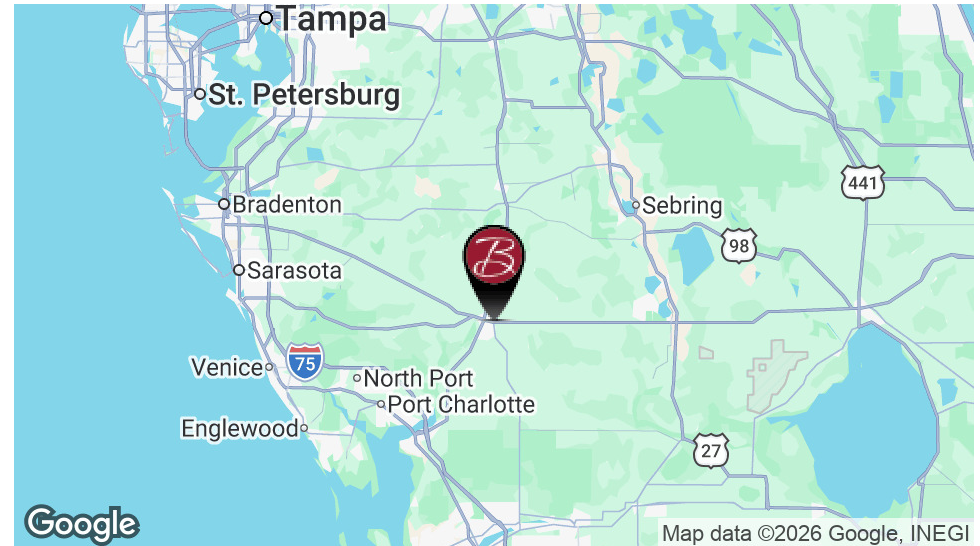


BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

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EXECUTIVE SUMMARY

2483 SE CARLSTROM FIELD RD | Arcadia, FL 34266



OFFERING SUMMARY

Sale Price:	\$1,495,000
Lot Size:	18.76 Acres
Price / Acre:	\$79,691
Tax I.D	05-38-25-20000-0261-0000

PROPERTY OVERVIEW

Positioned within the Carlstrom Field aviation corridor, this ±18.76 acre tract located at 2483 SE Carlstrom Field Road, with primary frontage along Florida State Road 31, offers scale, flexibility, and long term commercial upside. The property consists largely of cleared land with minimal structural constraints, allowing for efficient redevelopment and phased commercial buildout.

Located in unincorporated DeSoto County, the site benefits from reduced regulatory oversight and the absence of municipal impact fees, enhancing overall development economics. Strategically situated near

Publix and Walmart, the property benefits from established retail traffic and strong co tenancy synergy.

Commercial General zoning allows for a broad range of uses, including retail, contractor facilities, light industrial, aviation related operations, storage, and service oriented enterprises. With frontage on SE Carlstrom Field Road and convenient access to U.S. Highway 70, the property represents a compelling acquisition opportunity for developers, owner users, and investors seeking scalable commercial land in an emerging growth corridor.

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ENTITLEMENT HIGHLIGHTS

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:
Summary of Ordinance 2023-07

DeSoto County, Florida

This document is an adopted county ordinance approving a rezoning application (RZNE 0042-2023) for an 18.76-acre property located at 2483 SE Carlstrom Field Road in unincorporated DeSoto County.

Key Points:
Rezoning Approval

The property was officially rezoned from Agricultural-5 (A-5) to Commercial General (CG). The approval was granted to applicant Jane E. Watson through an Official Zoning District Atlas amendment.
Property Details

Size: 18.76 acres

Address: 2483 SE Carlstrom Field Road

Parcel ID: 05-38-25-0000-0261-0000

Future Land Use: Employment Center under the Interim 2040 Future Land Use Map
Process and Hearings

A Development Review Report was prepared by the Development Director. The Planning Commission held a public hearing on October 3, 2023 and recommended approval. The Board of County Commissioners held a duly noticed public hearing on October 24, 2023 and determined the rezoning was consistent with the Comprehensive Plan and Land Development Regulations.
Adoption

The Board formally adopted the ordinance on October 24, 2023. The ordinance became effective upon adoption.
Signatories

The ordinance was executed by the Chairman of the Board of County Commissioners, the County Administrator, and the County Attorney.
Additional Information

The document also includes correspondence noting the presence of large water mains along US 17 and SR 31, indicating favorable utility infrastructure in proximity to the property.
Conclusion

The ordinance confirms the 18.76-acre tract is fully and legally rezoned to Commercial General and aligned with the County's Employment Center future land use designation, establishing clear commercial development entitlement.

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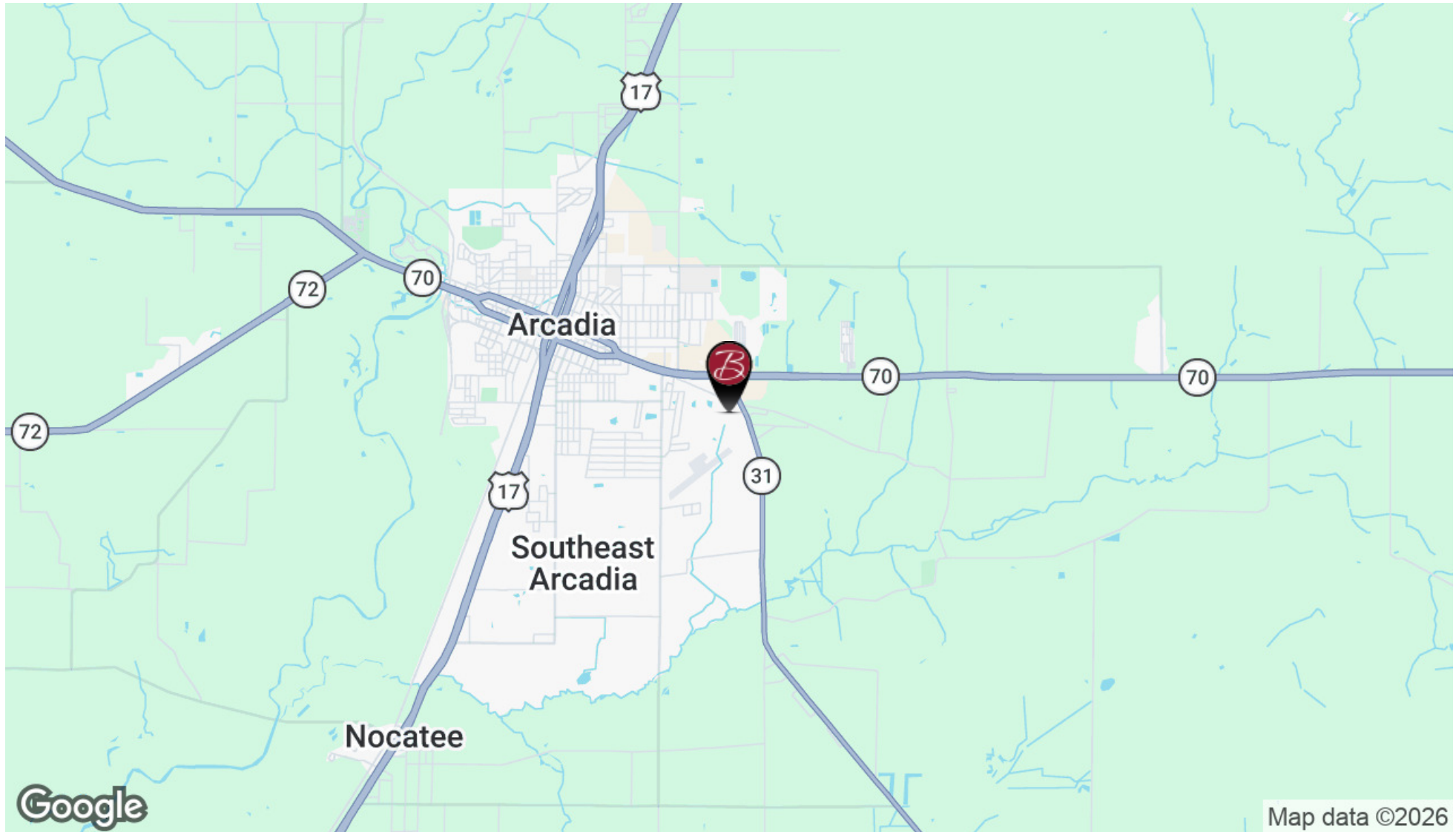


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LOCATION MAP

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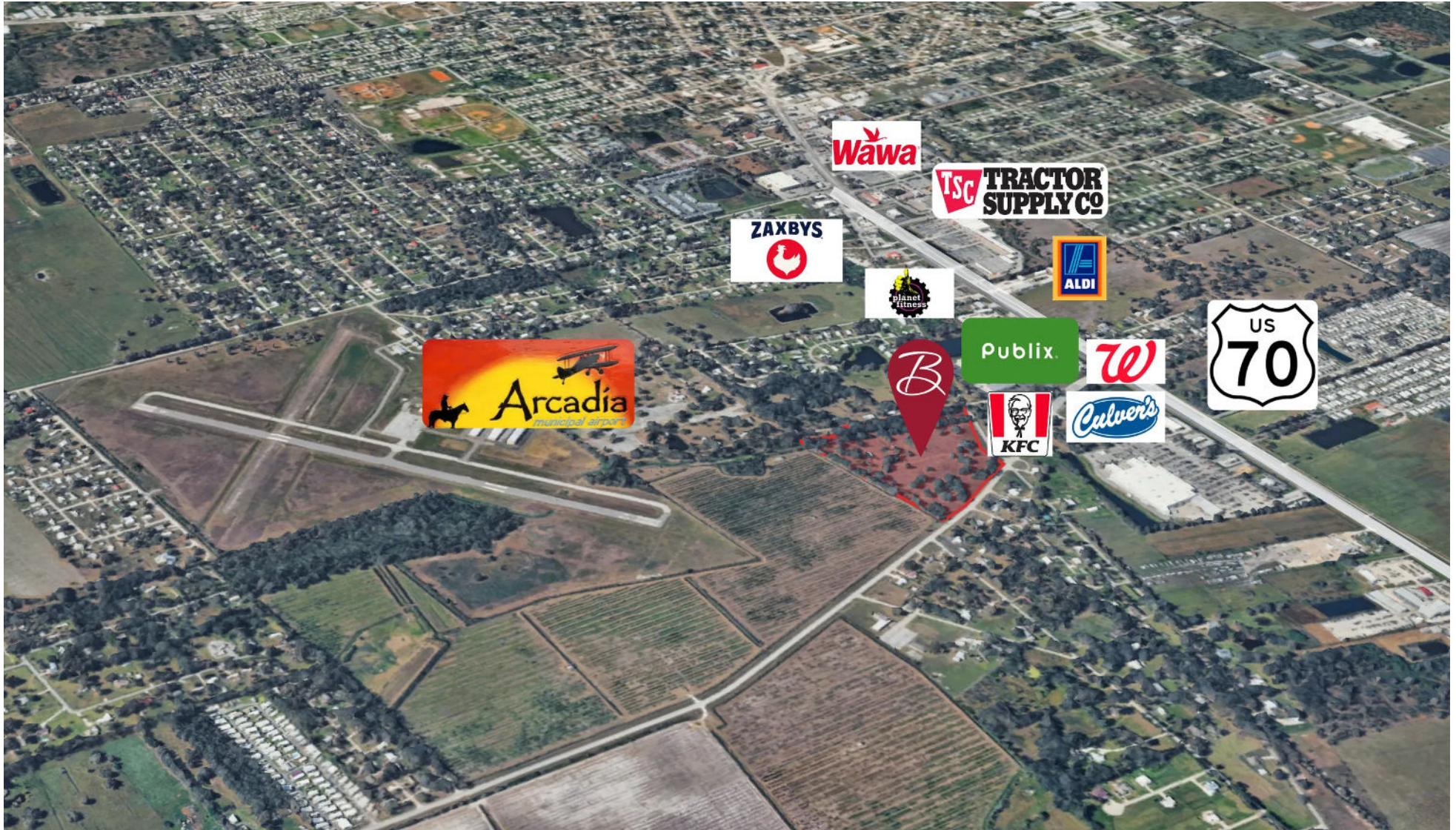
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ADVISOR

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PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

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