

**26253 & 26263 NADIR ROAD, Punta Gorda, FL, 33983**

Vacant Land

Neighborhood: Deep Creek, Punta Gorda

Subdivision: PUNTA GORDA ISLES SEC 23

Acreage: 1 to less than 2

Lot Dim: 214 x 201 x 230 x 201

Lot Size Sqft: 44511

S/S/B/L: 758 1

Prior Taxes: \$ 1,209

Water View: Lake

Waterfrontage: 0

MLS: C7483799

Listed By: EXP REALTY LLC

Brace yourself for the investment opportunity of a lifetime in the heart of Punta Gorda, where innovation meets opportunity! We're thrilled to present an exceptional opportunity in the highly sought-after community of Deep Creek. Explore these two adjoining parcels at 26253 & 26263 Nadir Road, boasting over

1 acre of meticulously prepared land, ready and waiting for your creative mastery. What sets this chance apart is the remarkable speed to realization. Permits for this project are on the verge of approval, with just one last step remaining. In just one month's time, you could be breaking ground, turning your builder's vision into reality with unrivaled efficiency. Imagine creating homes with 3 spacious bedrooms, 2 1/2 beautifully appointed bathrooms, including a convenient garage in every unit. This is the epitome of modern, comfortable living! Best of all, these comprehensive plans, which have taken over a year to prepare, are all included in the price of this project, providing you with exceptional value. The complex's visionary design also includes a community pool area, adding an extra layer of allure for residents seeking relaxation and recreation right at their doorstep. Deep Creek in Punta Gorda is indeed a highly sought-after community, known for its prime location within the area. Its desirability is attributed to its well-planned layout, attractive homes, and overall appeal to both families and retirees. This property is strategically situated close to the heart of Deep Creek, where you'll find a bustling plaza offering all the necessities you could desire, from a hair salon and grocery store to a cozy cafe and much more. For those who appreciate a round of golf, the renowned Deep Creek Golf Club, with an 18-hole golf course, is the perfect spot to tee off and unwind. Deep Creek is a community that truly caters to your daily needs! The Punta Gorda Airport is nearby, providing convenient travel options. Commuting or traveling is a breeze, thanks to the property's close proximity to I-75, a major highway that connects you to nearby cities and attractions. Whether you're heading north to explore Sarasota and Tampa or south to discover Fort Myers and Naples, you'll have easy access to a network of roads that will take you there. For frequent travelers or visitors, the Punta Gorda Airport (PGD) is just a short drive away, ensuring convenient access to domestic and international destinations. Punta Gorda is known for its charming historic district, waterfront parks, and a thriving cultural scene. If you crave luxury and entertainment, just minutes from your doorstep, you'll find the fabulous newly built Sunseeker Resort. It's your gateway to a world of leisure and relaxation! Enjoy boating, fishing, golfing, and a welcoming community spirit that make it a true gem on Florida's Gulf Coast. The groundwork has been laid meticulously, with completed engineer, architect, and landscape plans. All applications have been submitted to the county, and we're on the cusp of finalizing permits. Builders, this is your key to unlocking a prosperous future in one of Punta Gorda's most desirable communities.