

RESIDENTIAL

12393 Birtle AVE

12393 Birtle Avenue, Port Charlotte, Florida, 33981, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2026038543**
Lot size	**0.23 acres**
Neighborhood	**CH01 - Charlotte County**
Subdivision	**PORT CHARLOTTE**

Description

This LOT is approximately 0.23-acre (roughly 10,000 sq ft) building lot sits in a quiet, growing residential neighborhood in Port Charlotte Section 095 / the greater West Port Charlotte area. Newer homes have been built nearby, and the street offers a settled yet still-developing feel with room to create the custom home you’ve been planning.Enjoy convenient Southwest Florida living: everyday shopping and dining (including Publix) are just minutes away, and the beautiful Gulf beaches are typically only about 10–15 minutes from the area. You’re also close to schools (including Myakka River Elementary in the vicinity), medical facilities, and easy access to major roads for trips to Englewood, Punta Gorda, Wellen Park, or further afield. Many nearby properties note no HOA fees, giving you greater flexibility in design and use.Whether you’re ready to build now, looking for a solid long-term investment in a developing Charlotte County location, or simply want a blank canvas for your ideal single-family home, this lot delivers potential without the constraints of an existing structure. Public utilities are commonly available or nearby in this part of Port Charlotte—verify current status and any specific requirements with the county.Don’t miss this opportunity to secure your piece of sunny Florida real estate.