

RESIDENTIAL

2298 McPhearson DR

2298 McPhearson Drive, Port Charlotte, Florida, 33953, United States

Property Details

Type	**Residential**
MLS #	**2026021005**
Lot size	**0.23 acres**
Neighborhood	**OA01 - Out of Area**
Subdivision	**PORT CHARLOTTE**

Description

Discover the opportunity to create your own piece of paradise on this .23-acre residential lot located in the growing and desirable Port Charlotte area. This uncleared and unimproved parcel offers the perfect blank canvas to design and build the custom home you've always envisioned, whether you are looking for a seasonal retreat, investment property, or full-time Florida residence. Surrounded by the natural beauty and laid-back lifestyle that Southwest Florida is known for, this property provides both privacy and convenience in one attractive location. Situated just minutes from shopping centers, restaurants, golf courses, entertainment, schools, medical facilities, and everyday conveniences, this homesite places you close to everything you need while still allowing you to enjoy a peaceful residential setting. Outdoor enthusiasts will appreciate the easy access to nearby public boat ramps, parks, waterways, and the scenic Myakka River, known for boating, kayaking, fishing, and wildlife viewing. Spend your days enjoying the Florida sunshine, exploring nature trails, or heading out to the Gulf beaches located within a reasonable drive. The Port Charlotte area continues to experience growth and development, making this an excellent opportunity for buyers looking to invest in land while prices remain affordable. With no existing structures on the property, you have the flexibility to clear and improve the lot according to your own vision and building plans. Whether you prefer a modern coastal design, spacious outdoor living areas, a pool, or extra garage space for your boat or recreational vehicles, this property offers the potential to make it happen. Enjoy the relaxed Florida lifestyle with year-round warm weather, beautiful sunsets, nearby beaches, world-class fishing, golf courses, and endless recreational opportunities. Conveniently located near major highways and neighboring communities, you can easily access Punta Gorda, North Port, and Englewood for additional dining, shopping, and entertainment options. Whether you are ready to build now or purchase for future investment, this property represents a fantastic chance to own land in one of Southwest Florida's most desirable and fast-growing areas. Don't miss your opportunity to secure

your own slice of paradise near the beautiful Myakka River!