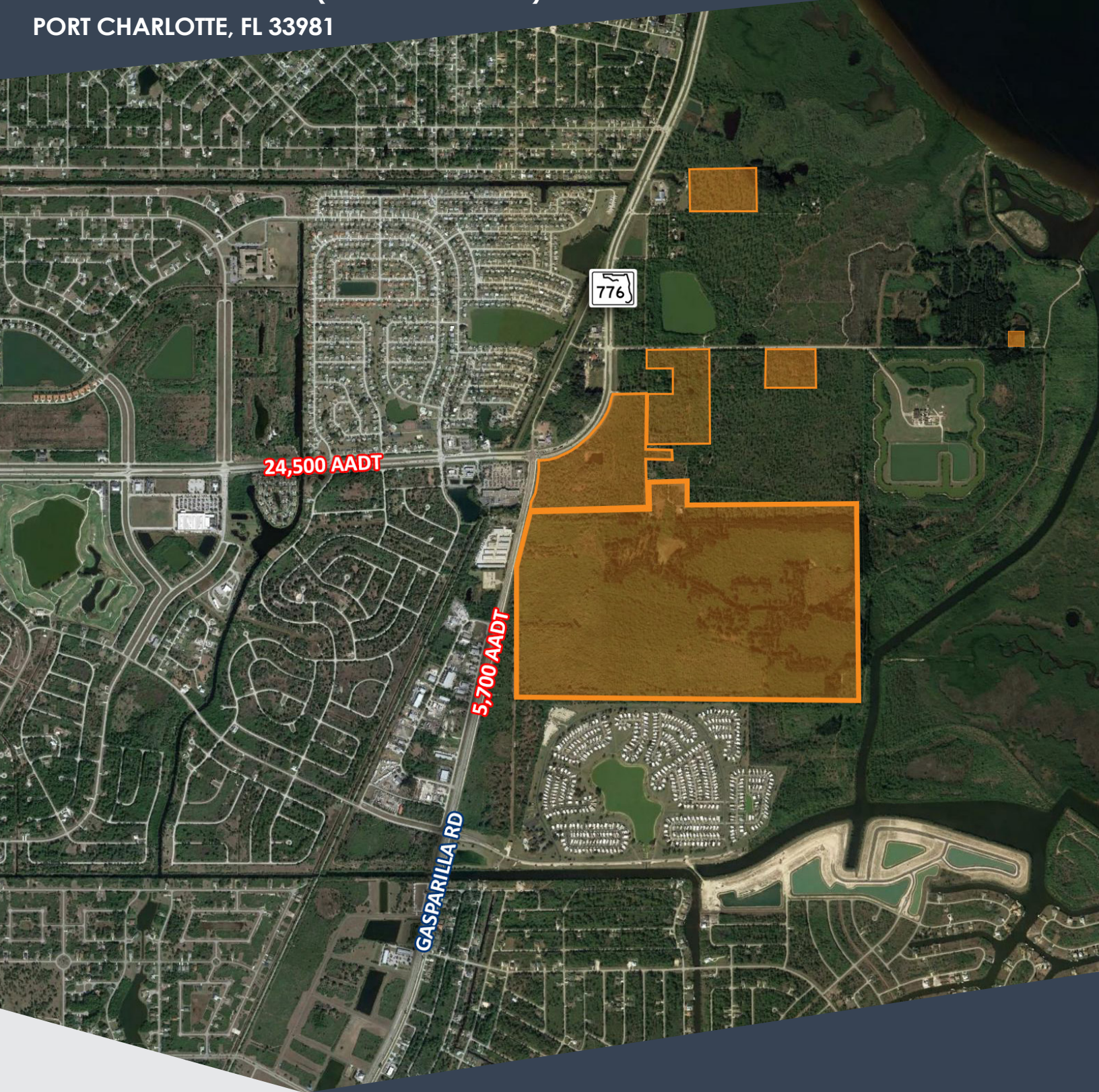


WEST CHARLOTTE COUNTY DEVELOPMENT OPPORTUNITY

RESIDENTIAL | COMMERCIAL
MULTIFAMILY DEVELOPMENT

7000 GASPARILLA ROAD (MULTIPLE PARCELS)
PORT CHARLOTTE, FL 33981



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TAMPA | ORLANDO | FT MYERS | NAPLES

CHARLOTTE COUNTY

POPULATION

2018 184,998

2017 182,033

↑
1.62%

PUNTA GORDA AIRPORT

2018 1,577,164

2017 1,293,337

↑
21.9%

Southwest Florida makes up approximately 16.6% of the total 20 million Floridians, with 1.2 million residents in Lee, Collier, Charlotte, Sarasota, Glades and Hendry counties. This rate is growing by 1,000 per month. It's most populous county, Lee (756,115 residents), is the region's largest In Southwest Florida.

The Southwest Florida populous is connected by the U.S. Highway 41 (also known as Tamiami Trail) and the Interstate-75 corridor, both to the north and south. A new I-75 connector road to the Southwest Florida International Airport and surrounding areas was completed 2014 for expedited convenience.

The Southwest Florida International Airport is the second busiest single-runway airport in the United States. Approximately 8.6 million people travelled in and out of "RSW" in 2016. Fourteen carriers offer 46 non-stop flights to domestic and international destinations. The airport has plans for a new \$47 million new tower and a second runway that will start 2020.



PROJECT DETAILS

ACREAGE TOTAL:	429.84 ± Acre	Estimated Max Density (Residential)	2 Units Per Acre Total
COMMERCIAL:	51.78 ± Acre	SWFWMD Permits	NA
RESIDENTIAL:	378.06 ± Acre	Future Land Use	CGMU
ZONING:	CG / RSF2		

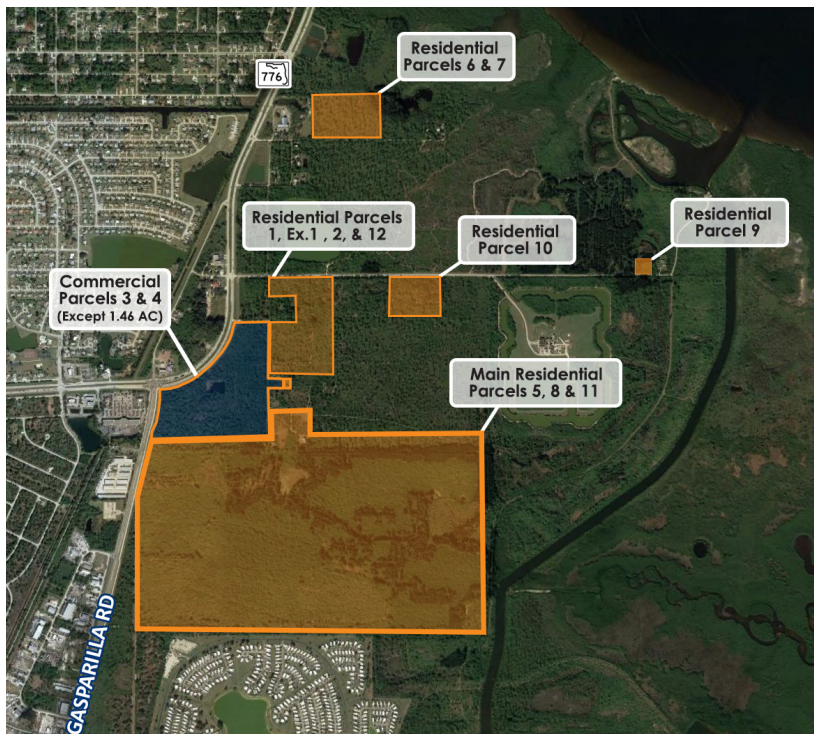
PRICING BREAKDOWN:

Commercial (16 acres): \$5,227,200 or \$7.50 PSF

Remaining Commercial (MF) (35.78 acres) | \$4,000,000

Residential: \$27,900 per acre or \$10,547,874

Parcels Available in Bulk: Contact Broker for Details



SURVEY PARCEL	CHARLOTTE CO PARCEL ID #	ZONING	ACRES
1	412104329001	RSF2	4.53
2	412104329004	RSF2	9.00
3	412104355001	CG	48.84
3	412104328001	CG	Inc. Above
4	412104377001	CG/RSF2	2.94/1.46
5	412109100001	RSF2	319.39
6	412104200001	RSF2	9.57
7	412104200002	RSF2	4.78
8	412104376001	RSF2	4.98
9	412103100005	RSF2	2.00
10	412104400003	RSF2	9.95
11	412104377003	RSF2	4.94
12	412104400005	RSF2	4.97
Ex.1	412104329003	RSF2	2.49
TOTAL			429.84

The subject property provides a wide array of different options for a prospective purchaser with the CGMU (Compact Growth Mixed Use) Future Land Use. Approximately 378.06+/- acres of the property is zoned RSF-2 for single family residential use while the remaining 51.78+/- acres at the intersection McCall Rd and Gasparilla Rd is zoned CG and features over 1500 feet of frontage on McCall Rd (776). McCall Rd/776 is a main arterial thoroughfare in Charlotte County providing direct access for the coastal region to US41 and I-75 and features an AADT of 24,500 cars per day.

The proposed commercial parcel could potentially be divided to include a portion for a multifamily residential project (estimated at 35.78+/- acres) while the remaining acreage, estimated at 16+/- acres is prime for retail commercial development.

Located in an area of growth and high accessibility, these parcels are ideally positioned within close proximity to the gulf coast beaches of Englewood and Boca Grande, downtown Port Charlotte and Charlotte Town Center mall, the Tampa Bay Rays spring training facility at Charlotte Sports park, along with many other amenities and urban services.

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