



CHARLOTTE
SPORTS PARK
DEVELOPMENT

HOTEL DEVELOPMENT - CHARLOTTE SPORTS PARK

2392 El Jobean Road - Port Charlotte, FL 33948

EXCLUSIVELY MARKETED BY



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BoR: Andrew Ackerman - Lic. FL #BK3369953

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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the Hotel Development Site Located at 2392 El Jobean Road in Port Charlotte, FL. This Deal Includes a Prime Corner Location on El Jobean/SR-776, (39K+ VPD) Next Door to Charlotte Sports Park (Tampa Bay Rays Spring Training Center) and Across the Street From the Charlotte County Fair, This Site Offers a Prime Opportunity For Hospitality or Retail Development.

Sale Price	\$3,200,000
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OFFERING SUMMARY

Price / Acre:	\$627,943
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Price / Upland Acre:	\$800,000
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BUILDING INFORMATION

Street Address:	2392 El Jobean Rd
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City, State, Zip:	Port Charlotte, FL 33948
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County:	Charlotte
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Lot Size:	5.096 Acres
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Upland Acres:	4 Acres
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Zoning:	CG - Commercial General
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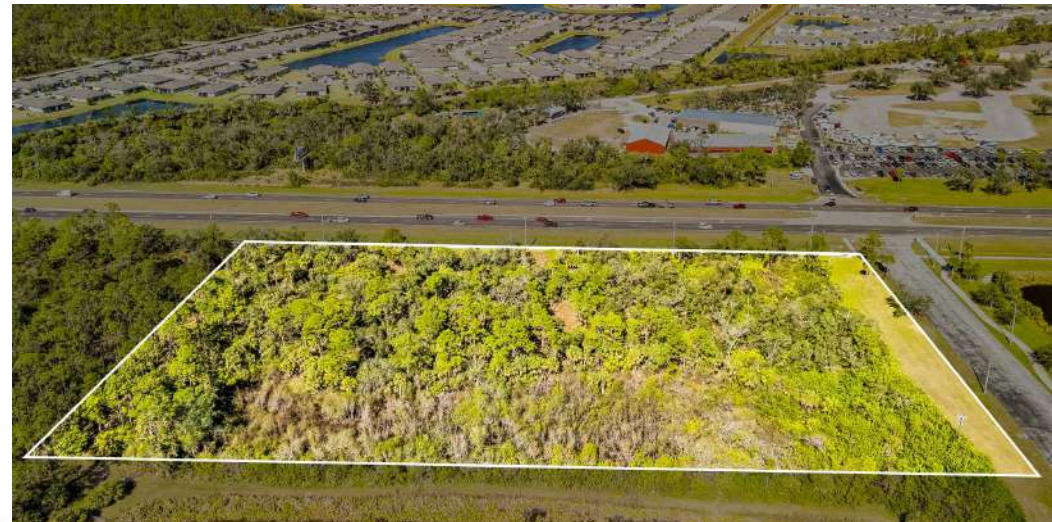
Max Height:	60 Ft.
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Max Floor Area Ratio:	1.2x
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Estimated Keys:	200 +/-
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Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

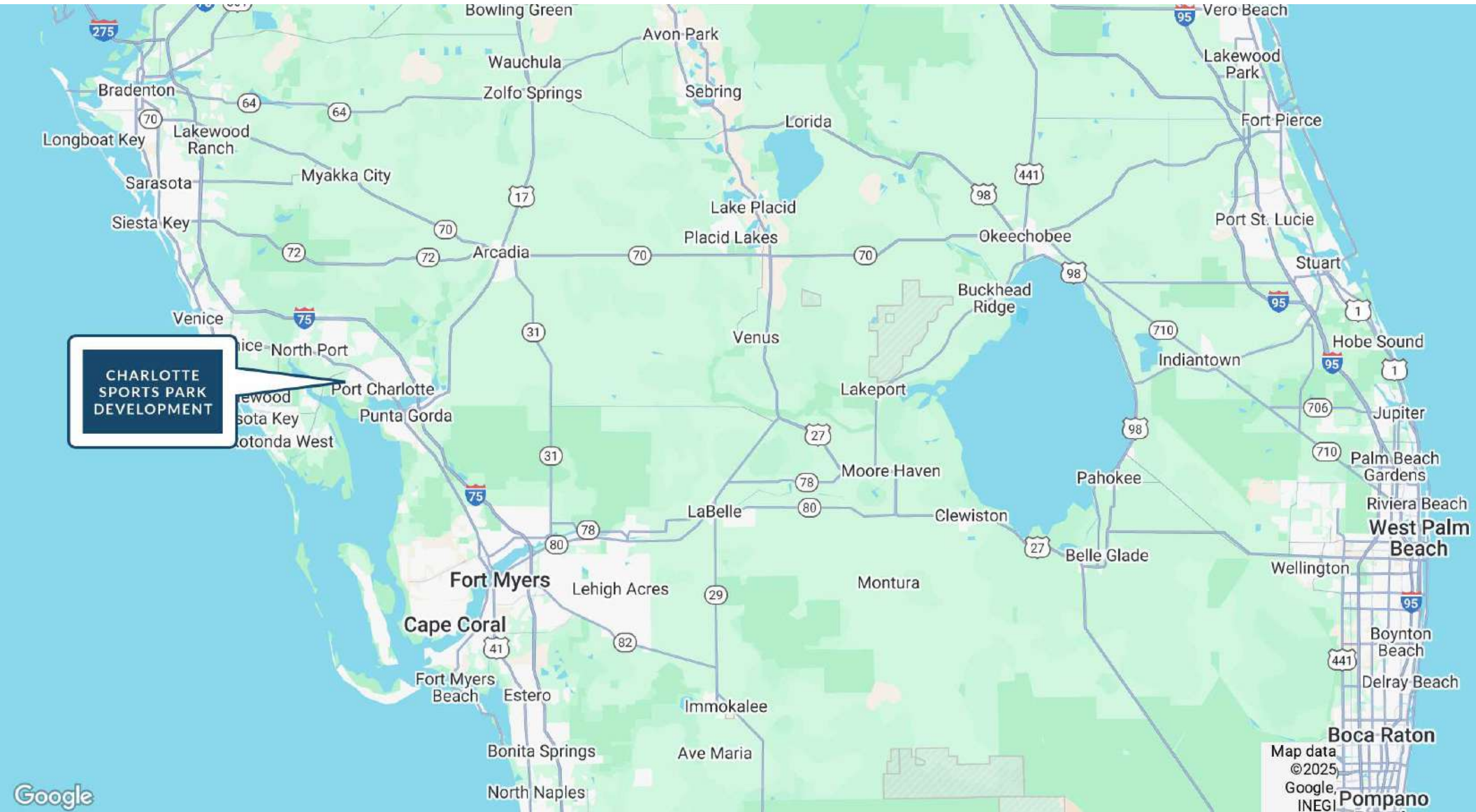
- City & Stadium Requesting Hotel on This Site
- 200+ Key Hotel Potential
- 210K+ SF Allowed (1.2x F.A.R.)
- 60 Ft. Height Allowed
- 26% Increase in Visitors From 2023 to 2024 in Charlotte County
- \$160.26 ADR & \$110 RevPAR as of December 2024
- High Visibility Corner Site on Primary Route to the Beach (FL 776) With 38K+ VPD
- Adjacent to Tampa Bay Rays Spring Training Facility, as Well as TB Rays Rookie-Class Florida League Teams
- Across the Street From the Charlotte County Fair, Hosting Year-Round Events, Drawing Thousands of Visitors Per Year
- Charlotte Sports Park Also Hosts Non-Baseball Events Such as Concerts, Festivals and Expos
- Close Proximity to Major Retailer & Attractions, Including Port Charlotte Town Center
- Estimate 1.0 Acres of Wetlands Near the Pond, Leaving Roughly 4 Acres Upland



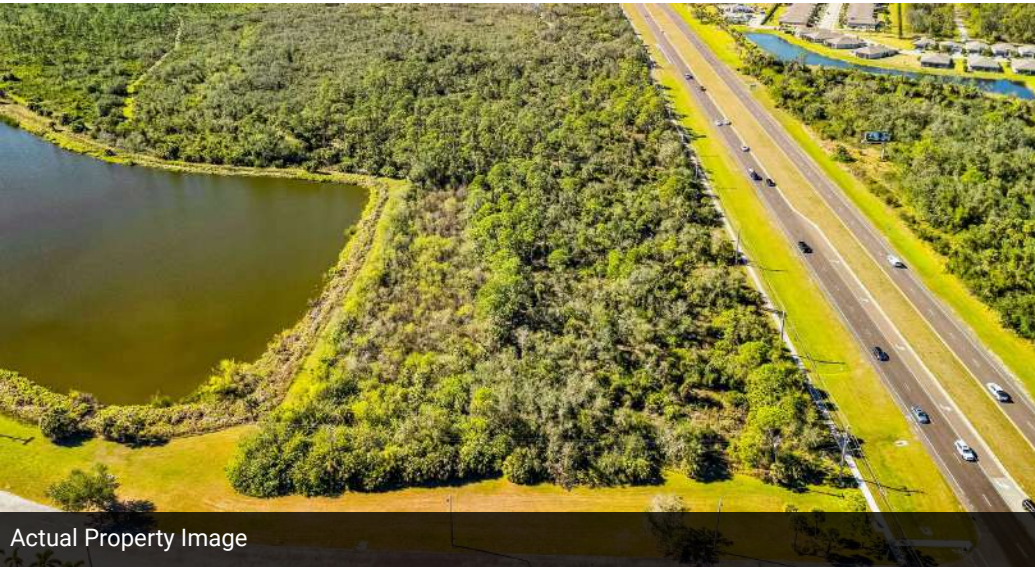
SECTION 2

PROPERTY INFORMATION

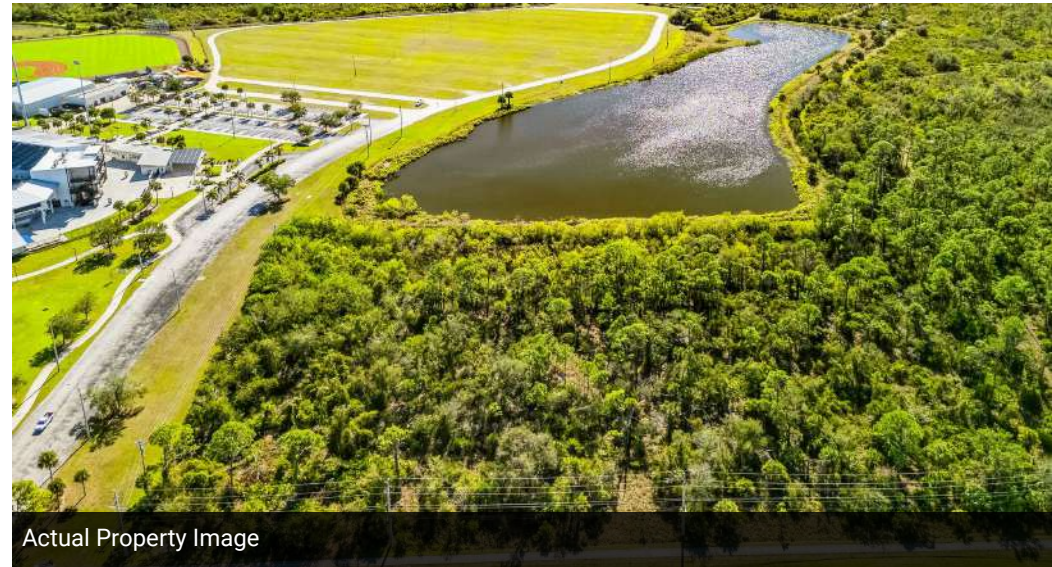
LOCATION MAP



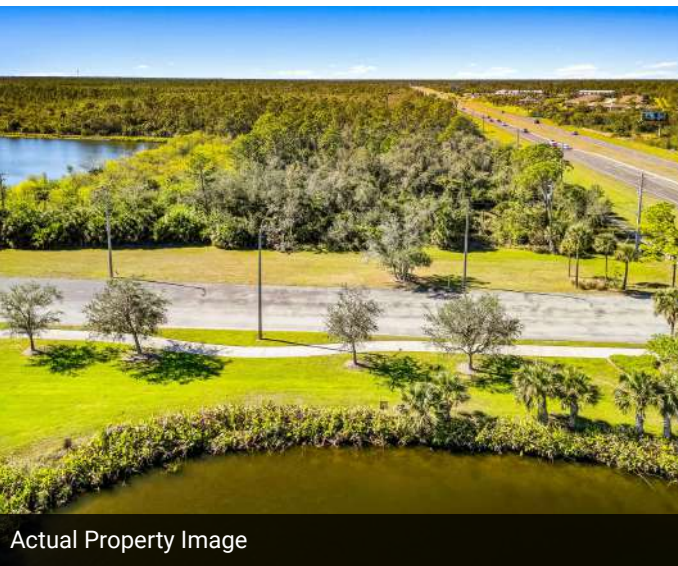
PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP



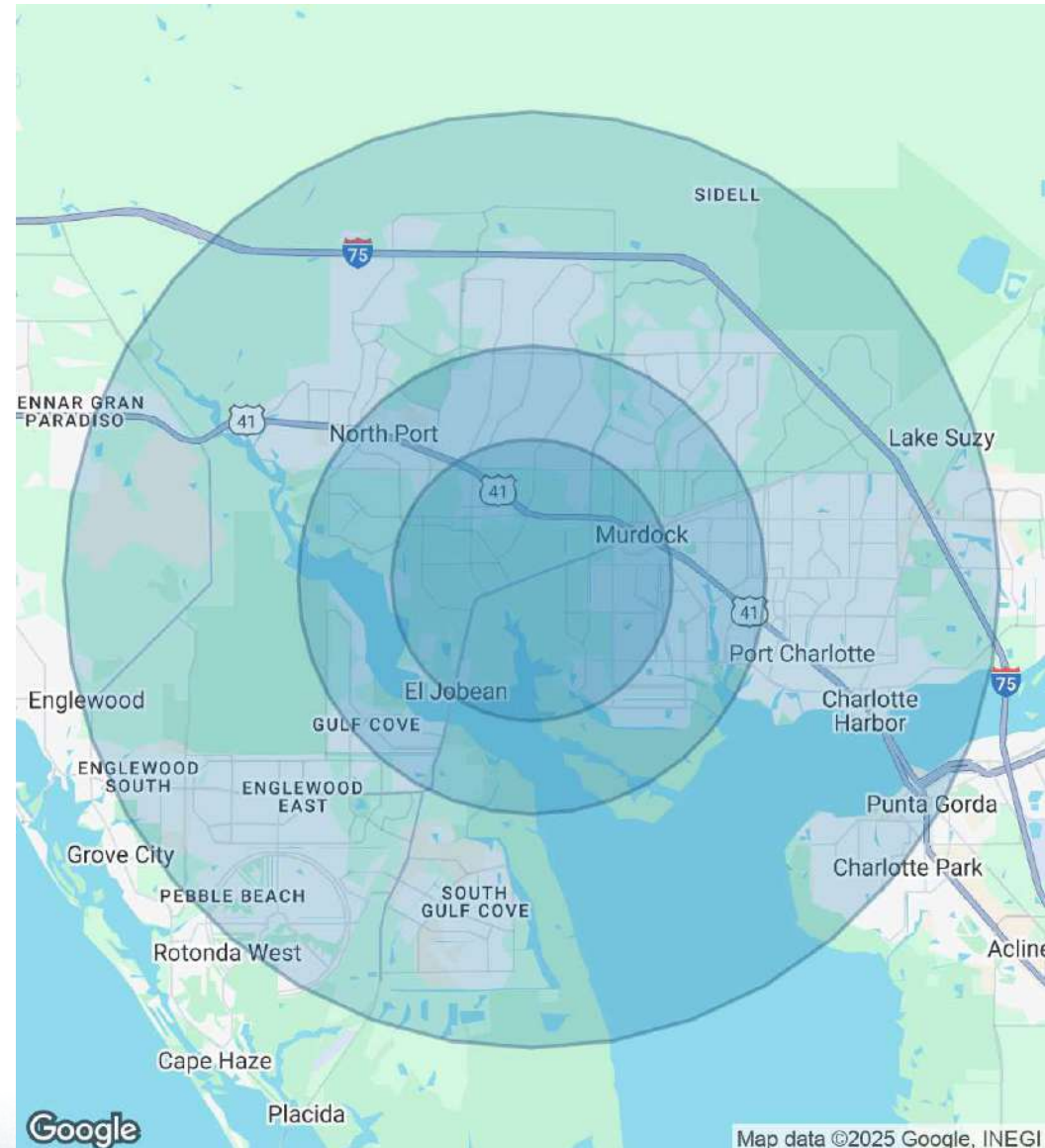
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	19,407	80,280	234,909
Average Age	52	50	52
Average Age (Male)	51	50	51
Average Age (Female)	53	51	53

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,346	34,324	103,223
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$83,073	\$83,928	\$88,301
Average House Value	\$357,733	\$332,562	\$340,539

TRAFFIC COUNTS

El Jobean Rd	39,887 VPD
US Hwy 41	59,335 VPD
Cochran Blvd	16,449 VPD



ZONING ABSTRACT

Charlotte Sports Park Development Commercial General	
SANDS INVESTMENT GROUP 101 NE 3rd Ave, Suite 302 Fort Lauderdale, FL 33301	<i>* This is a summary of zoning ordinances, and is not meant to be all inclusive. Complete your own due diligence with regard to zoning, and all other information.</i>
Designation	Commercial General
Abbreviation	CG
Link	https://library.municode.com/fl/charlotte_county/codes/code_of_ordinances?nodeId=CD_LAWS_ORDCHCOFL
City Approval Process	Pre-Application Meeting (Optional but Recommended), Site Plan Review, Public Hearing (if required), Environmental & Impact Assessments, Permitting, Final Approvals and Inspections
Permitted Use	Hotel, General Retail Sales, Restaurant , Gas Station, General Offices, Animal Hospital, Art Studio, ALF, Auditorium, Bank, Bar, Business Services, Clubhouse, Day Care Center, Drug Store, Dry Cleaner, Emergency Services, Essential Services, Funeral Homes, Government Facilities, Homeless Shelter, Hospital, Laundromat, Liquor Store, Mass Transit Station, Medical Office, Mini-Warehouses or Storage Facilities, Car Wash, Paid or Public Parking Lot, Park, Personal Services, Place of Worship, Post Office, Printing, Private Club, Professional Services, Telecommunications Facility, Vocational School
Open Space Notes	Open Space Includes: Parks, Plazas, Landscaped Areas, Pedestrian Ways & Recreation Areas. Does Not Include: Access, Ingress/Egress/Road Easements, Road Right-of-Way, Parking, Storage & Utility Areas. No more than 50% of Required Open Space can be wetlands.
Hotel	
Density	40
FAR	1.2 (120%)
Open Space	45%
Height	60ft
Maximum SF	209,088
Setback	Front: 20ft
	Side-Interior: 0ft
	Side-Street: 10ft
	Rear-Interior: 10ft
	Rear-Street: 10ft
	Abutting Water: 20ft
Parking	1 space/quest room plus 1 space/3 employees

ZONING ABSTRACT CONT.

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Retail	
FAR	1.2 (120%)
Open Space	45%
Height	60ft
Maximum SF	209,088
Setback	Front: 20ft
	Side-Interior: 0ft
	Side-Street: 10ft
	Rear-Interior: 10ft
	Rear-Street: 10ft
	Abutting Water: 20ft
Parking	1 space/200 square feet of floor area when less than 25,000 total square feet; 1 space/250 square feet of floor area when between 25,000 square feet or more



SECTION 3

AREA OVERVIEW

NEIGHBORING DEVELOPMENTS



Charlotte Technical College Aviation Tech Facility at Punta Gorda Airport

MORE DETAILS:

- **Charlotte Technical College Aviation Tech Facility at Punta Gorda Airport:** Permitting Stage; 8,120SF Classroom & 10,150SF Hangar; Estimated Completion - Q4 2025
- **Harbor Village:** Permitting Stage; 1,225 Single Family Homes, 125 Townhome, 650 Multifamily Units, 250,000SF Commercial Space, 150,000SF Mini-Warehouse, 200,000SF Office, 400,000SF Industrial, 200 Key Hotel, Marina; Estimated Completion - Ongoing
- **Serenity at North Port:** Belfonti Companies; Under Construction; 180 Multifamily Units; Estimated Completion - Q4 2025



Harbor Village



Serenity at North Port

NEIGHBORING DEVELOPMENTS



Livano Charlotte Harbor

MORE DETAILS:

- **Livano Charlotte Harbor:** Under Construction; Liv Development; 333 Multifamily Units; Estimated Completion - Q1 2026
- **Charlotte Harbor Business Center:** Under Construction; Capital Partners; 139,200SF Warehousing & Distribution; Estimated Completion - Q1/Q2 2025
- **Jacaranda Place Phase 2:** Under Construction; Blue Sky Communities; 292 Multifamily Units & Clubhouse; Estimated Completion - Q1 2027



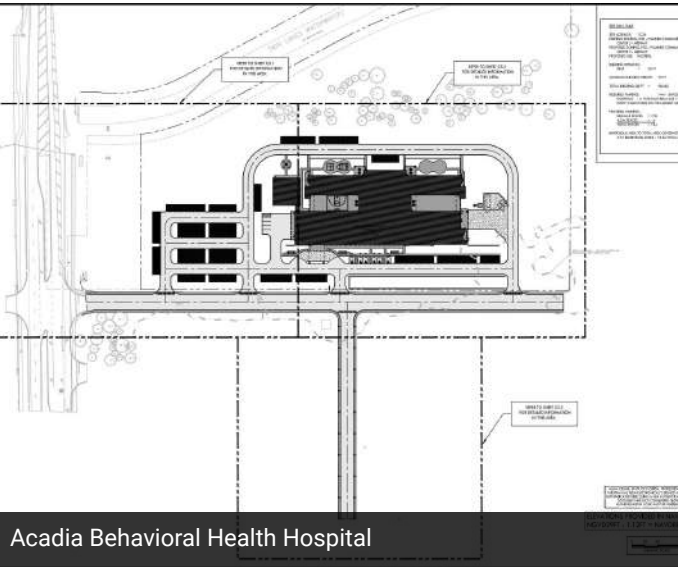
Charlotte Harbor Business Center



Jacaranda Place Phase 2



NEIGHBORING DEVELOPMENTS 3



MORE DETAILS:

- **Heron Creek Apartments:** Arco Murray; Under Construction; 12-Building, 312 Unit Garden Style Community; Expected Completion - Q3/Q4 2025
- **Sarasota Memorial Hospital - White:** Under Construction; 150-200 Bed Acute-Care Facility; Expected Completion - Q1/Q2 2026
- **Acadia Behavioral Health Hospital:** Acadia Health; Under Construction; 144-Bed Private Behavioral Health Hospital; Expected Completion - Q4 2025
- **Cedar Grove - Phases 2C & 3:** Centex Homes; Permitting Stage; 77 Single Family Homes (2C) & 244 Single Family Residential Units (3), Adjoining Cedar Grove Phase 2A & 2B



NEIGHBORING DEVELOPMENTS 4



Englewood Boys & Girls Club

MORE DETAILS:

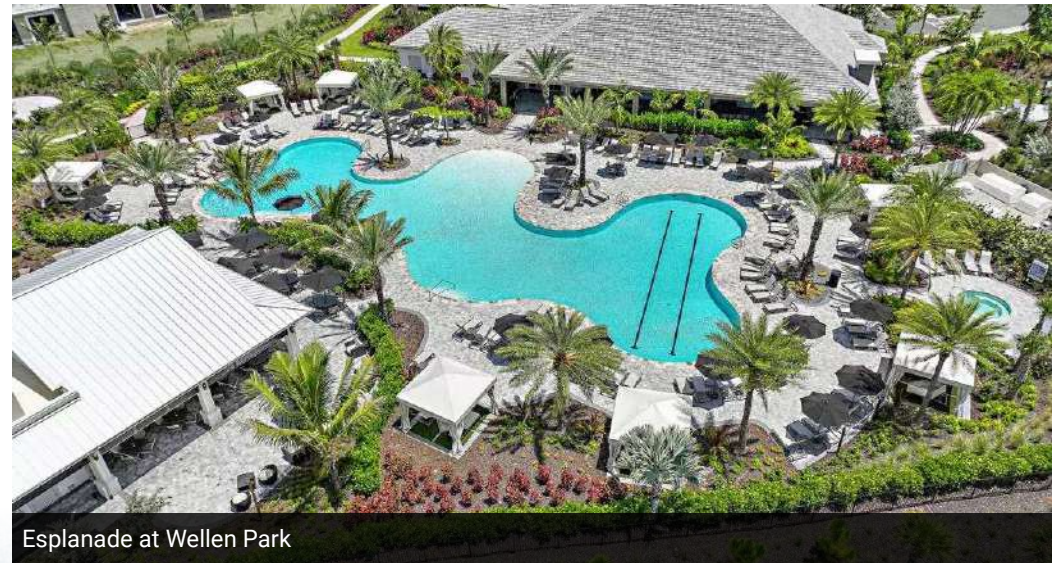
- **Arbor Oaks:** Pulte Homes; Under Construction; Master Planned, Gated Private Subdivision Consisting of 375 Single Family Homes; Expected Completion - Ongoing New Home Construction
- **Englewood Boys & Girls Club:** Permitting Stage; 16,155SF Recreational Community Center For Children; Expected Completion - Q2/Q3 2025
- **Downtown Wellen Park - Phase 2:** Under Construction; 44,000SF Mixed-Use Commercial Space and Boutique Hotel Within 11,000 Home Master-Planned Community; Expected Completion - Q1 2026
- **Esplanade at Wellen Park:** Taylor Morrison; Under Construction; 877 New Units Joining Wellen Park; Expected Completion - Q1 2026



Downtown Wellen Park - Phase 2



Arbor Oaks



Esplanade at Wellen Park

CITY OVERVIEW



Sarasota, FL



Fawcett Memorial Hospital

PORT CHARLOTTE, FL

Port Charlotte is the heart of Charlotte County, as it's centrally located between Englewood to the west and north and Punta Gorda to the south. Port Charlotte is an unincorporated community and census-designated place in Charlotte County, Florida. It is part of the Punta Gorda, Florida Metropolitan Statistical Area. Port Charlotte is a city in South Florida located roughly 30 miles north of Fort Myers and 40 miles south of Sarasota on the gulf coast of Florida. The Port Charlotte had a population of 62,228 as of July 1, 2024. Port Charlotte is a large planned community.

Port Charlotte, along Florida's welcoming Gulf Coast, is about halfway between Sarasota and Fort Myers. Port Charlotte features more than 165 miles of waterways, providing access to Charlotte Harbor, the Gulf of Mexico, and miles of natural shoreline bordering Charlotte Harbor and the Peace and Myakka rivers. Fawcett Memorial Hospital is a 238 bed for profit acute-care hospital at 21298 Olean Boulevard in Port Charlotte, Florida. It is owned by Hospital Corporation of America. Fawcett Memorial Hospital has been around for a long time. The largest industries in Port Charlotte, FL are Retail Trade, Health Care & Social Assistance, and Construction, and the highest paying industries are Wholesale Trade, Public Administration, and Transportation & Warehousing. Port Charlotte is also Florida's premier eco-tourism destination.

There are endless things to do near Port Charlotte, but it's also a destination unto itself, featuring a wide variety of golf courses, an incredible array of restaurants and shopping, and hotel and vacation rental choices. Port Charlotte Beach Park is a perfect place for families, offering a fishing pier, boat ramp, canoe/kayak launch, playground area, heated swimming pool, man-made beach, and much more. Port Charlotte is also home to the Charlotte Sports Park, the award-winning base of Tampa Bay Rays Spring Training and to Bert's Black Widow, the nation's top Harley-Davidson dealership. Seven of the 21 golf courses located in Charlotte County are found in Port Charlotte. Tippecanoe Environmental Park in Port Charlotte offers hiking trails and wildlife viewing through 380 acres of scrub and pine flat-woods.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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