

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Additional Photos



Property Description

PROPERTY DESCRIPTION

Lullwater at Sandhill stands as a compelling apartment development opportunity, meticulously crafted and ready to go vertical. This prime location boasts a fully designed, engineered, and permitted 270-unit garden-style apartment complex spread across 17 net usable acres, offering picturesque views overlooking a tranquil lake. Strategically situated near I-75 and a plethora of retail services, this development promises convenience and accessibility. The architectural layout includes a mix of 2, 3, and 4-story buildings, with an average unit size of 1,200 square feet, ensuring a harmonious blend of space and comfort for prospective residents.

LOCATION DESCRIPTION

The property at 24750 Sandhill Blvd in Port Charlotte, FL, is situated in the southeast quadrant of the intersection of I-75 and Kings Highway, offering visibility from the interstate. Featuring over 1600 linear feet of frontage on Sandhill Blvd, the site is thoughtfully designed with two full access points on Sandhill Blvd overlooking a large lake.

PROPERTY SIZE

31.28 Gross Acres; 17 Net Upland Acres

ZONING

PD- 270 units of multifamily and 74 single family lots

PARCEL ID

402306476003

PROPERTY OWNER

PORT CHARLOTTE APARTMENT RESIDENCES LLC

PRICE

\$7,500,000 which is \$27,777 per planned unit

BROKER CONTACT INFO

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Principal

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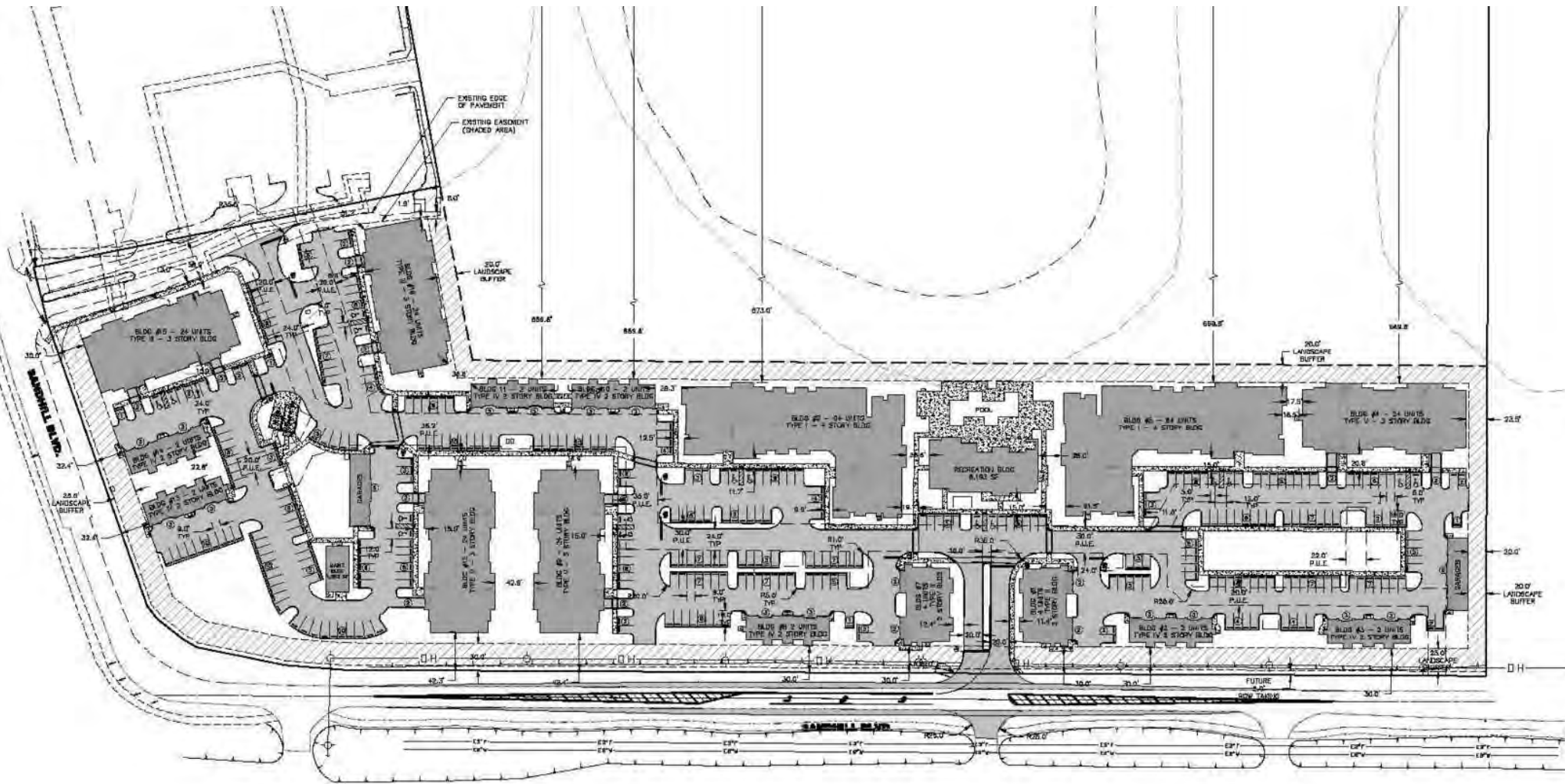
Additional Photos



Additional Photos



Site Plan



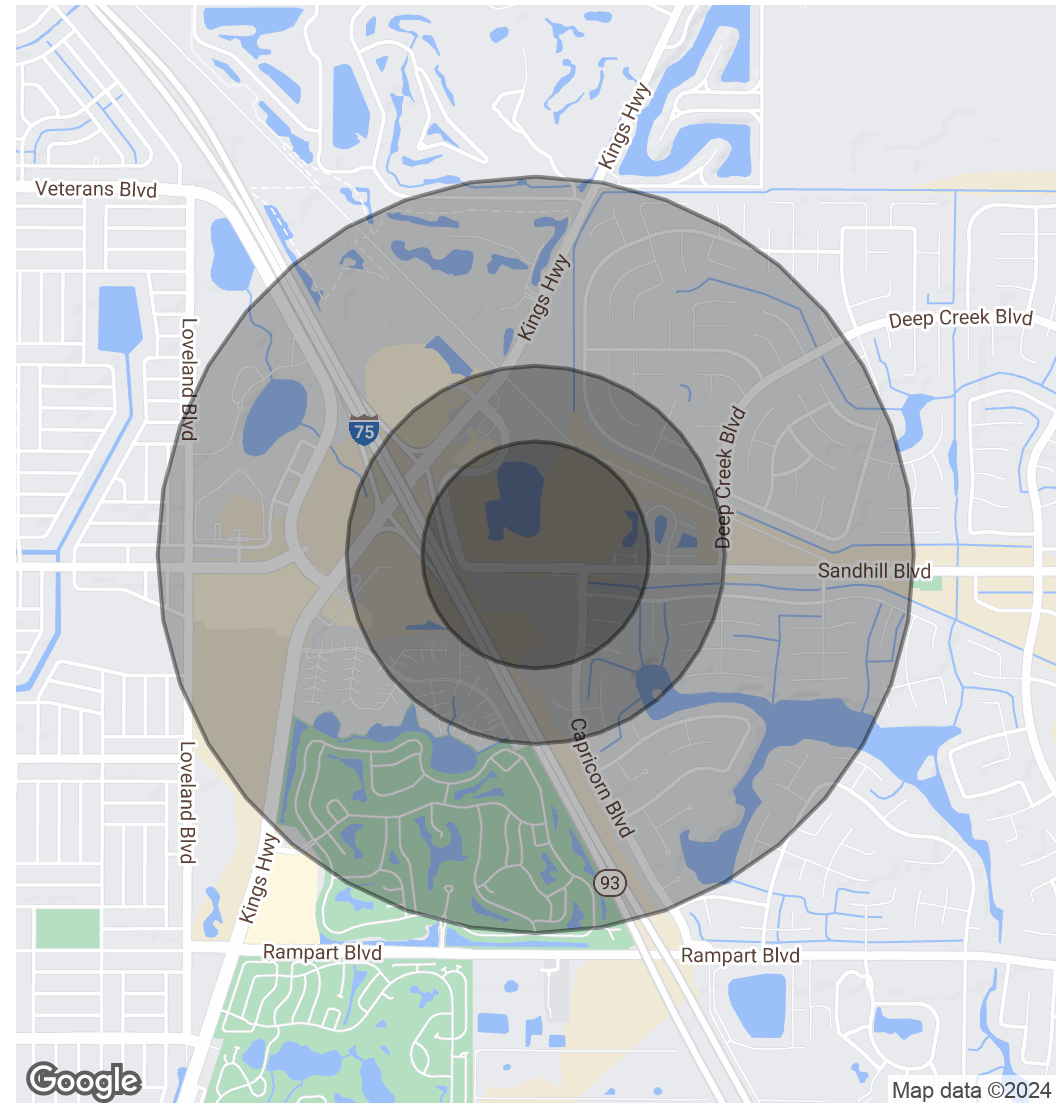
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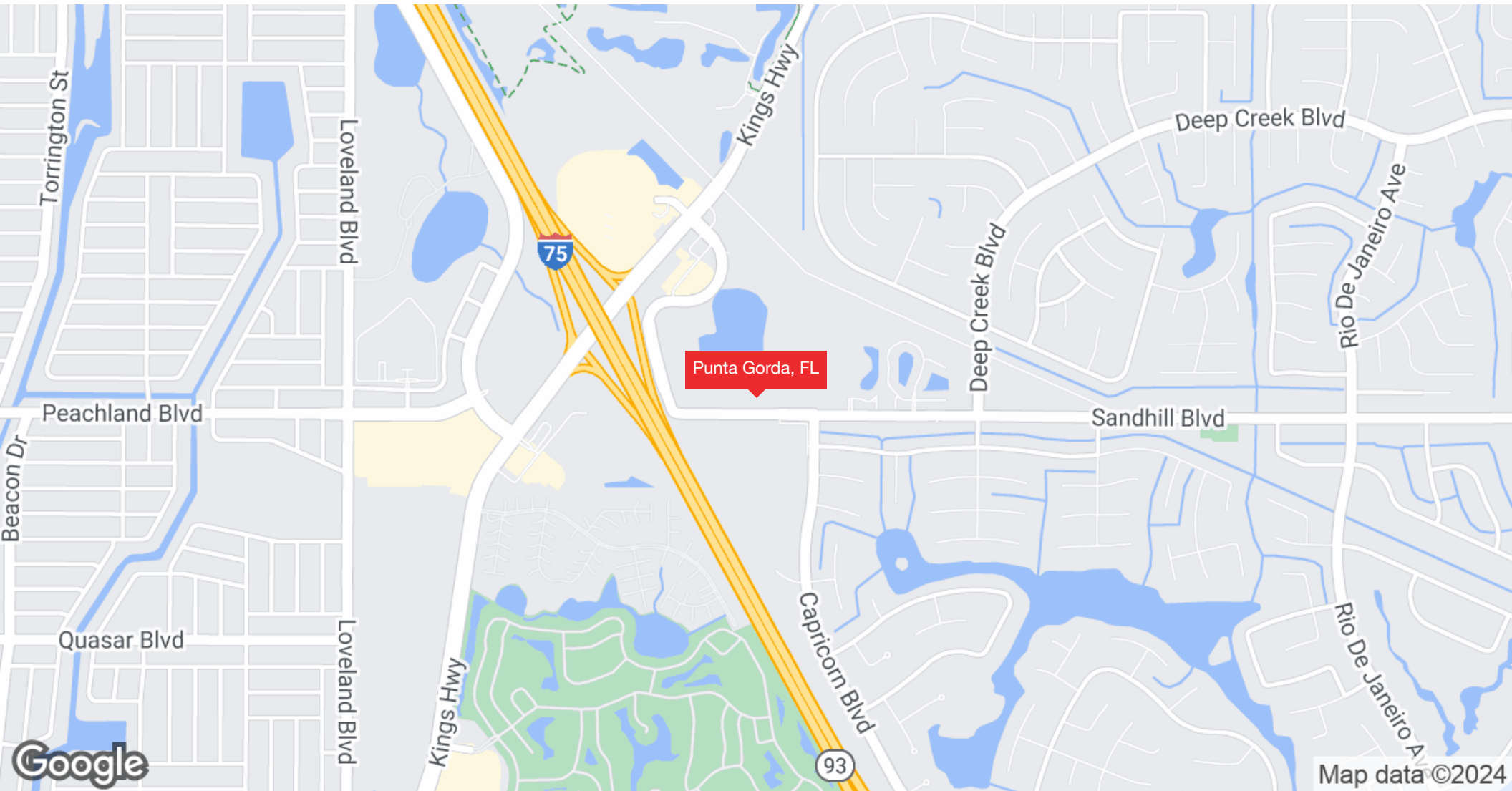
Demographics Map & Report

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| Total Population | 423 | 1,677 | 6,830 |
| Average Age | 55 | 55 | 54 |
| HOUSEHOLDS & INCOME | | | |
| Total Households | 187 | 749 | 3,055 |
| # of Persons per HH | 2.3 | 2.2 | 2.2 |
| Average HH Income | \$80,643 | \$79,452 | \$83,817 |
| Average House Value | \$362,011 | \$351,181 | \$342,243 |

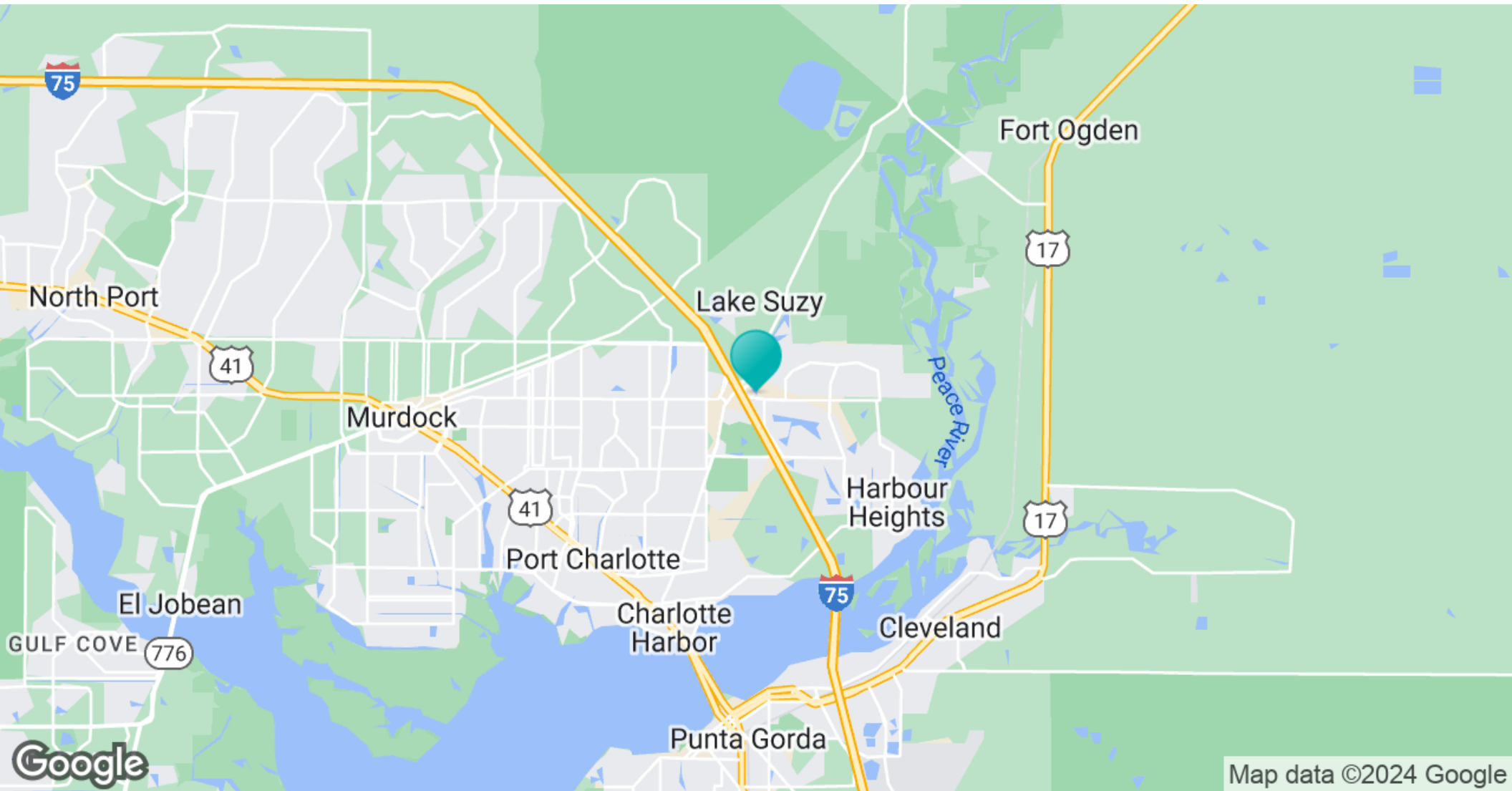
Demographics data derived from AlphaMap



Regional Map



Location Map



IO LULLWATER AT SANDHILL // 24750 SANDHILL BOULEVARD PUNTA GORDA, FL 33983



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