

# Commercial Real Estate Advisors

*A marketing company licensed to broker real estate*



Nestled at the southwest portion of the West Port Subdivision, this expansive 5.44-acre property offers a unique opportunity for development. The site, strategically located on SR 776, is zoned PD (Planned Development), presenting a versatile palette of possibilities for future usage. With the site being pad-ready and equipped with offsite retention for storm water management, developers can proceed with confidence in utilizing the land for a variety of commercial purposes. The flexibility of the PD zoning allows for innovative and diverse projects, promising significant returns and community integration. This 5.44-acre property on SR 776 represents an exceptional investment opportunity within the West Port Subdivision. The strategic location, coupled with the developer's focus on community-beneficial commercial venues, makes it a prime candidate for a range of developmental projects aimed at enriching the neighborhood.



**Howard J. Corr CCIM**  
Managing Broker  
[D] 941.815.2129  
[E] H.Corr@CorrAdvisors.com



**CORR**  
**COMMERCIAL ADVISORS**  
REAL ESTATE SERVICES

**941.740.1215**

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY



# Commercial Real Estate Advisors

*A marketing company licensed to broker real estate*



**5.44 ACRES FOR SALE \$2,100,000**

**2155 CENTENNIAL BOULEVARD, PORT CHARLOTTE FL 33953**

**ZONED PD – COMMERCIAL/RETAIL**



**Howard J. Corr CCIM**

Managing Broker

[D] 941.815.2129

[E] H.Corr@CorrAdvisors.com



**CORR**  
**COMMERCIAL ADVISORS**  
REAL ESTATE SERVICES

**941.740.1215**

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY



# EXECUTIVE SUMMARY



## PROPERTY DETAILS

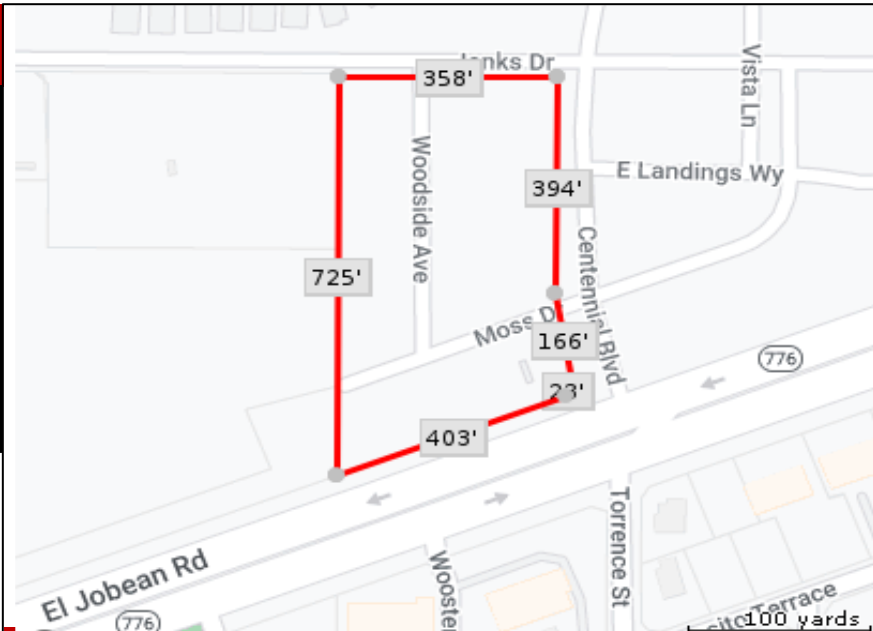
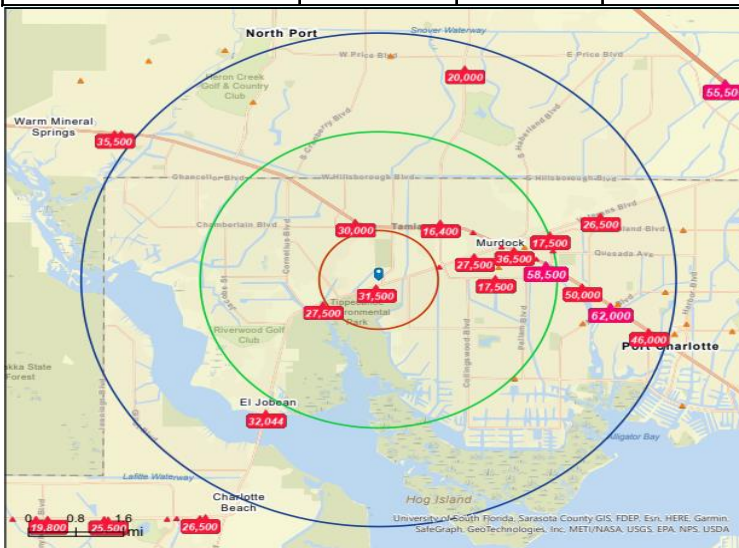
Address:	2155 Centennial Boulevard, Port Charlotte, FL 33953
Land Area – SF:	5.44 Acres (236,996.4 SF)
Sale Price:	\$2,100,000.00
Zoning:	PD – Planned Development - <b>COMMERCIAL</b>
Municode: PD Zoning	<a href="https://library.municode.com/fl/charlotte_county/codes/code_of_ordinances?nodeId=PTIILADEGRMA_CH3-9ZO_ARTIIDIRE_S3-9-45PLDEPD">https://library.municode.com/fl/charlotte_county/codes/code_of_ordinances?nodeId=PTIILADEGRMA_CH3-9ZO_ARTIIDIRE_S3-9-45PLDEPD</a>

## SITE SUMMARY

5.44 Acres for sale on SR 776 at the southwest portion of the new West Port Subdivision. The developer is reserving the right to approve the end use for the property and wants to focus on Commercial venues that will benefit the residents of the West Port Community.

## DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	478	19,341	76,417
Median Age:	50.1	50.4	52.1
Households:	161	7,846	32,697
Median Home Income:	\$63,559	\$63,328	\$62,300
Per Capita Income:	\$37,824	\$36,769	\$36,523



## TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Vol	Year	Mile Radius
El Jobean Rd.	Centennial Blvd.	31,500	2022	At the site
El Jobean Rd.	Biscayne	27,500	2022	1 mi
El Jobean Rd.	El Jobean Bridge	32,044	2022	3 mi



**CORR**  
COMMERCIAL ADVISORS  
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300  
Port Charlotte FL, 33948

OFFICE 941.740.1215  
CorrCommercialAdvisors.com



## VICINITY MAP



NOT TO SCALE



### SURVEYOR'S NOTES:

1. Easements, rights-of-way, set back lines, reservations, agreements and other similar matters taken from Fidelity National Title Insurance Company File Number: 2541513 with an effective date of August 28, 2021 at 8:00 a.m., and issued by Trenam, Kemner, Schort, Barkin, Frye, O'Neill & Mullis, Professional Association.
2. This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
3. Bearings shown hereon are based on the Northern right of way of State Road 776, having a grid bearing of  $S 69^{\circ}10'22''W$ , the grid bearings and coordinates as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1983 adjustment) for the West Zone of Florida, as established from a RTK GPS network.
4. This survey is intended to be displayed at 1" = 40' or smaller.
5. Any recorded plats adjacent to the subject property boundary are contiguous and share the same measurements/dimensions.
6. Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
7. The subject parcel lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 120150043F for Charlotte County, Community No. 120061, Charlotte County, Florida, dated May 5, 2003 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from OFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
8. Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
9. On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.
10. Evidence of underground utilities was determined by above ground evidence only.
11. Locating O.R.B. 4747, PG. 2092, on the survey a portion of the concrete sidewalk extends beyond the 15' wide easement.
12. Access to and from Tract K, shown hereon, is via the two road turn ins on Centennial Boulevard adjacent to the East boundary of said Tract K.

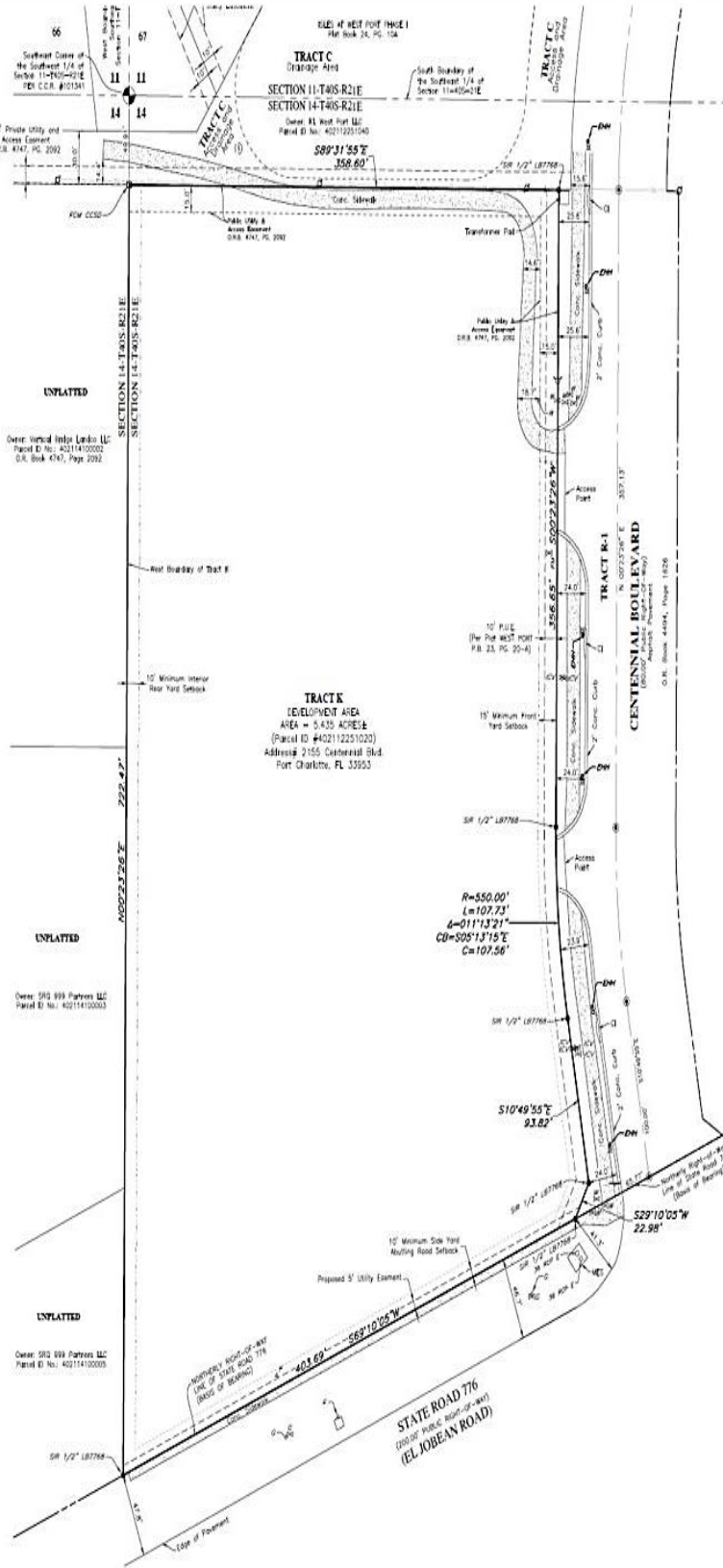
### LEGEND

- Service Power Pole
- Utility Pole
- Utility Anchor
- Recreational Path/Trail
- Power Utility Junction Box
- Air Release Valve
- Overhead Utility Lines
- Found Iron Rod
- Round Concrete Monument
- Buried Power Utility Warning Marker
- Buried Gas Warning Marker
- Gas Valve Valve
- Set 1/2" Iron Rod 187768
- Reinforced Concrete Pipe
- Water Valve Valve
- Injection Control Valve
- Cable Head
- Electric Meter/Box
- Power Main Gate Valve
- Light Pole
- Culvert

### Commercial Development Setbacks:

- Required Parking Spaces - As Section 34-79
- Minimum Lot Size(s) - 12,000
- Minimum Lot Width - 100
- Minimum Front Yard(s) - 10
- Minimum Interior Side Yard(s) - 5
- Minimum Interior Rear Yard(s) - 10
- Minimum Rear Yard Abutting Road(s) - 10
- Minimum Rear Yard Abutting Power(s) - 20
- Maximum Building Height(s) - 50
- Maximum Lot Coverage(s) - 55
- Accessory Structure Setbacks - Same as principal structure, except that provided there is at least 15 feet between the rear property line and the natural water line when adjoining water, the rear setback may be reduced to 5.

Abutting Use  
Proposed Use Commercial - Home



### SCHEDULE BII - EXCEPTIONS: FIDELITY NATIONAL TITLE INSURANCE COMPANY

- Item 1-4: Not a Matter of Survey
- Item 5: Restrictions, covenants, conditions, easements and other matters as contained on the Plat of West Port, recorded in Plat Book 23, Page 20-A, of the Public Records of Charlotte County, Florida. Shown Hereon
- Item 6-7: Not a Matter of Survey
- Item 8: INTENTIONALLY DELETED
- Item 9: INTENTIONALLY DELETED
- Item 10: INTENTIONALLY DELETED
- Item 11: INTENTIONALLY DELETED
- Item 12: INTENTIONALLY DELETED
- Item 13: INTENTIONALLY DELETED
- Item 14: Ordinance Number 2017-056 recorded in Official Records Book 4263, Page 1781, and Ordinance No. 2020-019 recorded in Official Records Book 4574, Page 1720, and Ordinance No. 2021-024 recorded in Official Records Book 4791, Page 1200. Affects Property - Not Plottable
- Item 15: Not a Matter of Survey
- Item 16: INTENTIONALLY DELETED
- Item 17: Grant of utility easements to AmeriGas Propane, L.P., a Delaware limited partnership, its successors and assigns, contained in their certain Quit Claim Deed recorded in Official Records Book 4470, Page 656, and referenced on plat. Affects Property - Not Plottable
- Item 18 & 19: Not a Matter of Survey
- Item 20: INTENTIONALLY DELETED
- Item 21: INTENTIONALLY DELETED
- Item 22: INTENTIONALLY DELETED
- Item 23: INTENTIONALLY DELETED
- Item 24: Non-Exclusive Egress and Egress License in favor of Vertical Bridge Landco, LLC, recorded in Official Records Book 4747, Page 2092, Shown Hereon
- Item 25: INTENTIONALLY DELETED
- Item 26: Matters as shown on survey prepared by GeoPoint Surveying, Inc., bearing Job Order Number WEST PORT dated August 28, 2021.

- a. Encroachment of concrete sidewalk into the Public Utility & Access Easement recorded in Official Records Book 4747, Page 2092, along the North and East boundaries
- b. Encroachment of concrete sidewalk into the 10-foot public utility easement

### DESCRIPTION (Taken from Fidelity National Title Insurance Company Commitment Number: 2541513, dated August 28, 2021 at 8:00 a.m.)

The Land is described as follows:  
Tract K, WEST PORT, according to the map or plat hereon, as recorded in Plat Book 23, Page 20-A, of the Public Records of Charlotte County, Florida.

### SURVEYOR'S CERTIFICATION

Fidelity National Title Insurance Company:  
Fleming Lane Associates LLC, a New Jersey limited liability company  
KJ, JAP, LLC, a Florida limited liability company  
Trenam, Kemner, Schort, Barkin, Frye, O'Neill & Mullis, Professional Association

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA and NSPS, and includes Items 1, 2, 3, 4, 13 & 14 of Table A thereof. The field work was completed on August 28, 2021.

GEOPONT SURVEYING, INC.

David A. Williams  
Florida Professional Surveyor and Mapper # 8423



**CORR**  
COMMERCIAL ADVISORS  
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300  
Port Charlotte FL, 33948

OFFICE 941.740.1215  
CorrCommercialAdvisors.com





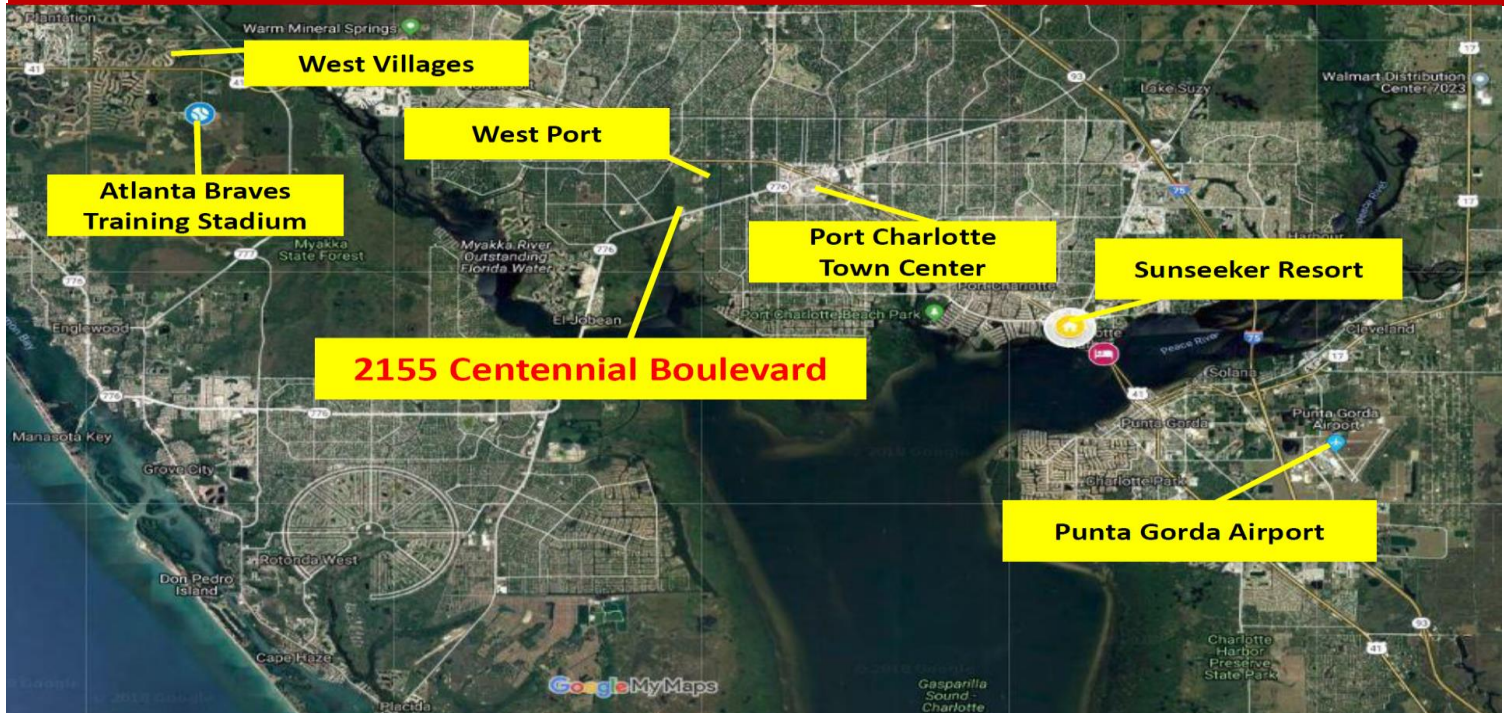
**CORR**  
COMMERCIAL ADVISORS  
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300  
Port Charlotte FL, 33948

OFFICE 941.740.1215  
CorrCommercialAdvisors.com



# AERIAL MAP



Nestled along Florida's inviting Gulf Coast, Port Charlotte is situated approximately midway between Sarasota and Fort Myers, making it an ideal location for a variety of water-related activities. With over 165 miles of waterways, Port Charlotte grants access to Charlotte Harbor and the Gulf of Mexico, along with numerous miles of natural shorelines along the borders of Charlotte Harbor and the Peace and Myakka Rivers. Additionally, the area boasts seven out of the 21 golf courses in Charlotte County. Charlotte Sports Park serves as the spring training venue for the Tampa Bay Rays, while Tippecanoe Environmental Park features hiking trails and opportunities for wildlife observation across 380 acres of scrub and pine flatwoods.

The newly planned community of West Port has begun development and is located just minutes from the Port Charlotte Town Center. This master-planned community is generating excitement with the construction of nearly 8,000 new homes and thousands of square feet of commercial space.

## Property Features

- Location: Southwest portion of the new West Port Subdivision
- Size: 5.44 Acres
- Zoning: PD (Planned Development)
- Approval Rights: The developer reserves the right to approve the end use for the property
- Focus on Commercial Venues: Intended to benefit the residents of the West Port Community
- Site Status: Pad-ready with offsite storm water retention in place

This property is ideal for commercial ventures that aim to enhance the quality of life for the West Port Community. The developer's commitment to thoughtful and beneficial development ensures that the end use will be aligned with the community's needs.



**CORR**  
COMMERCIAL ADVISORS  
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300  
Port Charlotte FL, 33948

OFFICE 941.740.1215  
CorrCommercialAdvisors.com



Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



**Howard J. Corr CCIM**  
Managing Broker  
Direct - 941.815.2129  
H.Corr@CorrAdvisors.com

## MISSION STATEMENT

The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

## EXPECTATIONS

Today's transactions involve specific skills for managing and solving multifaceted real estate challenges. We meet these challenges head on by remaining current and knowledgeable of the markets we serve. We commit ourselves and resources to provide professional quality service to address the specific needs of our clients.

## CERTIFICATIONS

Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is the designated candidate awarded the coveted CCIM pin.



**CORR**  
COMMERCIAL ADVISORS  
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300  
Port Charlotte FL, 33948

OFFICE 941.740.1215  
CorrCommercialAdvisors.com





2155 Centennial Blvd.

## CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Corr Commercial Advisors LLC and should not be made available to any other person or entity without the written consent of Corr Commercial Advisors LLC. This document 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. Corr Commercial Advisors LLC has not made any 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 of the business prospects of any tenants, 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, Corr Commercial Advisors, LLC has not verified, and will not verify, any of the information contained herein, nor has Corr Commercial Advisors LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all the information set forth herein.



**CORR**  
COMMERCIAL ADVISORS  
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300  
Port Charlotte FL, 33948

OFFICE 941.740.1215  
CorrCommercialAdvisors.com