

SALE

Retail / Multifamily Development Site

8399 CYPRESS RD (WINCHESTER BLVD)

Englewood, FL 34224

PRESENTED BY:

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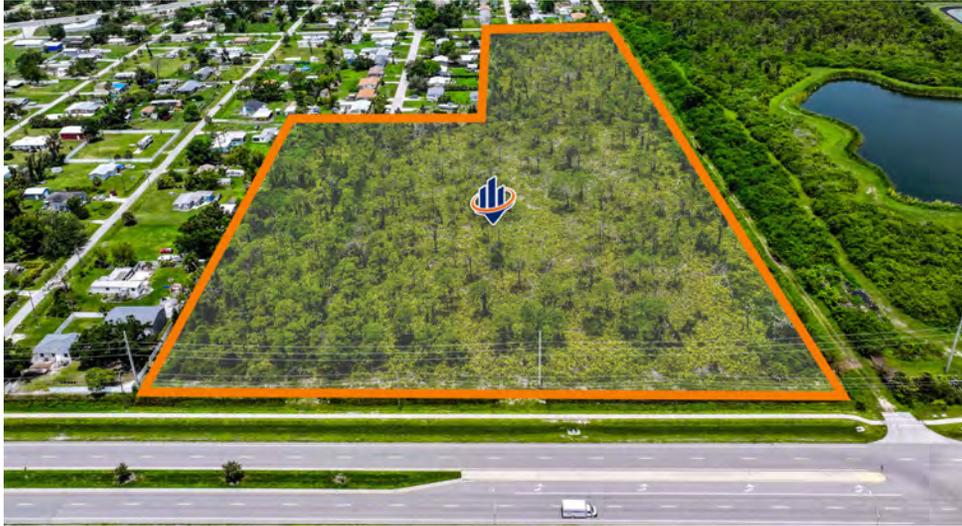
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PROPERTY SUMMARY



SALE PRICE	\$675,000 - \$4,500,000
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OFFERING SUMMARY

LOT SIZE:	15 Acres
ZONING:	CG
MARKET:	Punta Gorda MSA
APN:	412021226011, 412021226010, 412021226001

PROPERTY HIGHLIGHTS

- 15 +/- total acres with Seller willing to subdivide into three lots:
 - Parcel A: 1.2 +/- Acres - \$775,000 Corner Lot Retail Parcel
 - Parcel B: 1.2 +/- Acres - \$675,000 Retail Parcel
 - Parcel C: 12.5 +/- Acres - \$4,500,000 Multifamily Parcel
 - TOTAL: \$5,950,000 for Entire Site
- Frontage on Cypress Road and Winchester Boulevard, which connects to Wellen Park and I-75 via River Road to the North and the world-famous Boca Grande via Placida Road to the South
- Full Access median with turn lanes in place for the future Cypress Road
- Development of this property could warrant a future traffic light at the intersection
- Newly updated Live Local Act would permit multifamily units by-right on this property making it viable for apartments or a build-to-rent community
- Seller also willing to parcel out two smaller General Commercial lots, which allow for a variety of uses including Bank, Pharmacy, Gas Station, Retail, Car Wash, Restaurant, among others

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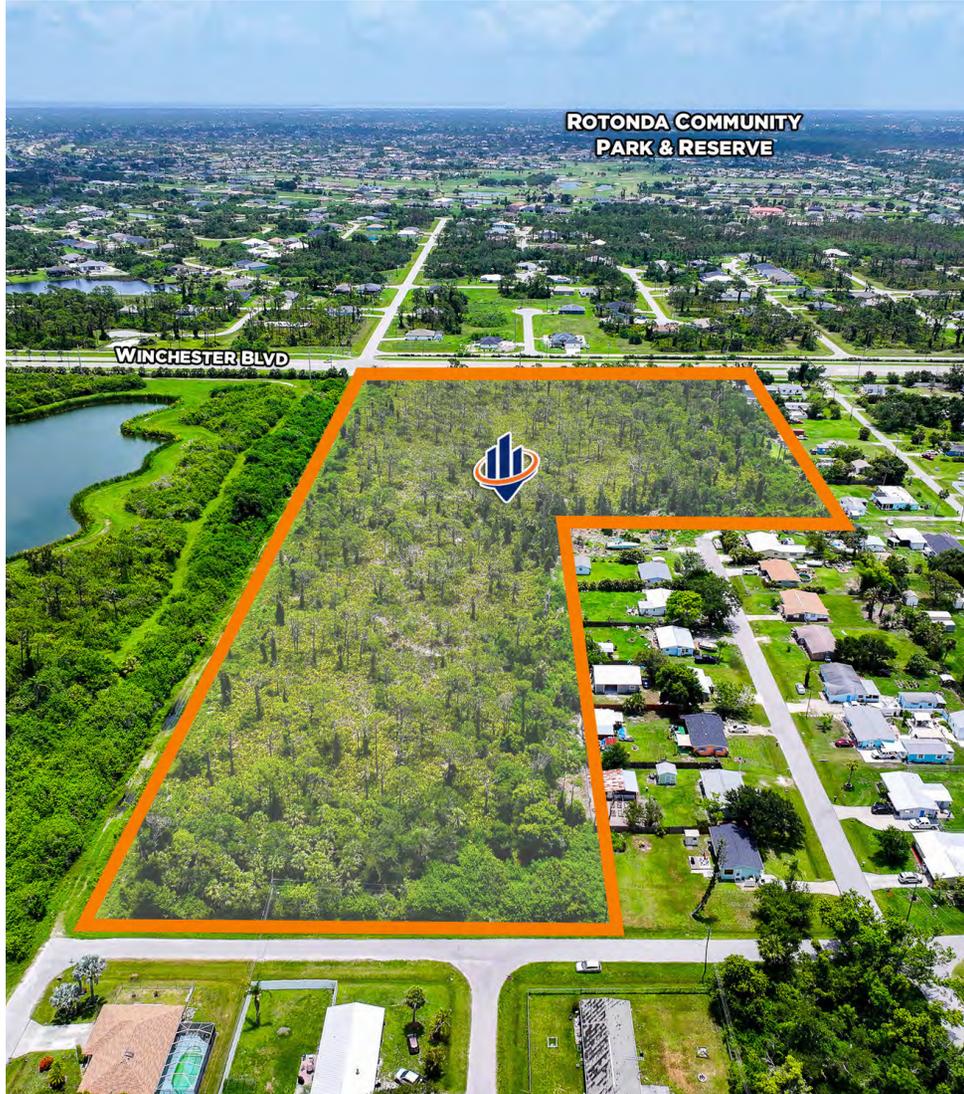
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PROPERTY DESCRIPTION



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Located in the beautiful Englewood, Florida area lies this 15 +/- Acre development site with frontage on the new Winchester Boulevard Extension. This new extension is the north-south connector bisecting historic Englewood from Englewood East and Rotonda as a new Central Boulevard. It provides access to South River Road (connecting to Interstate-75) and Placida Road to the south giving access to the world-famous Boca Grande.

This offering consists of one to three parcels for development into retail, multi-family, or both. Opportunities consist of either purchasing the entire site for retail development as it is already zoned CG - Commercial General, or multifamily development under the Florida Legislature's Live Local Act allowing multi-family development without a rezoning provided certain affordable housing criteria are met.

Seller will also subdivide as two 1.2 +/- Acre future corner retail development sites with frontage on Winchester Boulevard and one 12.6 +/- Acre site that could be used for Multi-Family Development with partial frontage on Winchester Boulevard and partial frontage on the future Cypress Road.

The multi-family residential site is located in an area that can utilize the Residential live local zoning allowing for apartments or a build-to-rent community on the site. Recent revisions to Live Local in 2025 assures that Charlotte County's "Transfer Density Unit" program does not impair implementation of the Live Local Act.

The 1.2 +/- acre retail sites at the corner of Winchester Boulevard and Cypress Road could have the potential to be at a future traffic light. The lots are zoned Commercial General (CG) allowing for a variety of uses including Bank, Pharmacy, Gas Station, Retail, Car Wash, Restaurant, among others.

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ENGLEWOOD, FLORIDA LOCATION DESCRIPTION



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LOCATION DESCRIPTION

This exceptional development opportunity is located in the rapidly expanding community of Englewood, Florida, along the scenic and sought-after Southwest Coast of Florida in Charlotte County.

Positioned on a peninsula extending into Charlotte Harbor, Englewood serves as the only connection point to the World Famous, Boca Grande—a well-known luxury island community with a quaint and private fishing village history.

Englewood has experienced significant growth over the past five years, with a 12.2% increase in population and a projected additional growth of 8.5% over the next five years. To support this rising population, new residential communities continue to emerge, including the master-planned Island Lakes at Coco Bay and Palm Lake at Coco Bay by Lennar, both offering resort-style amenities.

This property sits on Winchester Boulevard, the new north-south main corridor, stretching from Placida/Boca Grande to the south, northward to River Road connecting to I-75, it lies just west of Rotonda West, a distinctive, circular community made up of seven neighborhoods and approximately 9,000 home sites.

Charlotte County is home to several unique tourist destinations that help drive the local economy through job creation and visitor spending. Highlights include the 785-room Sunseeker Resort Charlotte Harbor, featuring pools, retail, restaurants, and a convention center, as well as Fisherman's Village—a waterfront resort offering dining, boutique shopping, and a marina just across the harbor.

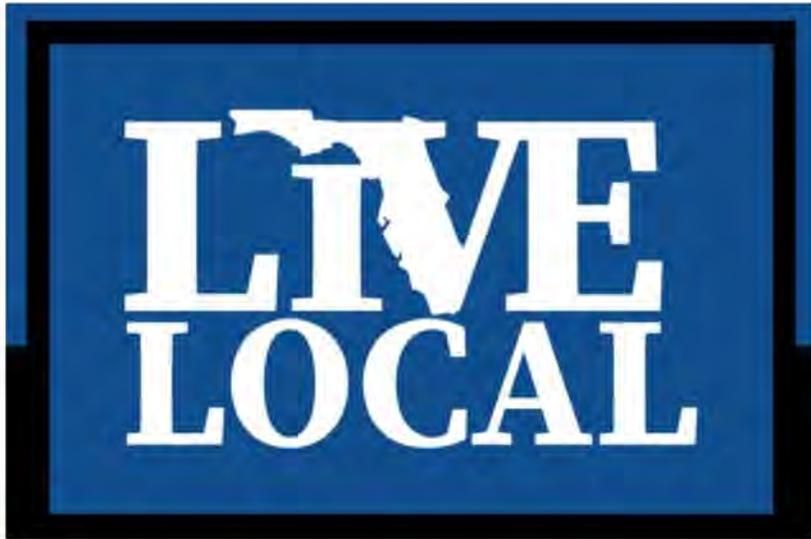
CONCEPTUAL PLAN & LOT BREAKDOWN



STATUS	LOT #	SUB-TYPE	SIZE	PRICE	DESCRIPTION
Available	A	Retail	1.2 Acres	\$775,000	Corner Retail Lot with Proposed Full Access
Available	B	Retail	1.2 Acres	\$675,000	Retail Lot with Proposed RI/ RO Access
Available	C	Multifamily	12.5 Acres	\$4,500,000	MultiFamily Site

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WHAT IS THE FLORIDA LIVE LOCAL ACT

The Live Local Act has required local governments to authorize the development of multifamily residential and mixed-use developments on sites zoned for mixed-use, residential, commercial, or industrial purposes, provided that at least 40% of the residential units will be affordable to individuals making up to 120% of the local Area Median Income (AMI) for a period of at least 30 years.

In June 2025, the state has introduced new definitions for "Commercial Use", "Industrial Use", and "Mixed Use" to clarify how they should be applied to lands categorized differently under the municipal zoning.

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LIVE LOCAL ACT'S LAND USE MANDATE

USE:

Multifamily or mixed-use with multifamily allowance in commercial, industrial, or mixed-use zones without zoning or land use change

DENSITY:

Highest density allowed on any land in City or County where residential development is allowed

HEIGHT:

Highest currently allowed height for a commercial or residential development within 1 mile of the proposed development or 3 stories, whichever is higher

*With some exceptions.

PARKING REQUIREMENTS:

Local governments must "consider" reducing parking requirements for eligible proposed projects Floor Area Ratio (FAR): Local governments are prohibited from limiting the FAR below 150 percent of the highest currently allowed FAR in the jurisdiction where development is allowed under the jurisdictions land development regulations

ADMINISTRATIVE APPROVAL:

A development proposal must be administratively approved if the proposal satisfies the land development regulations and is otherwise consistent with the comprehensive plan except density, FAR, height, and use

PROPERTY TAX EXEMPTION:

Newly constructed multifamily developments with more than 70 affordable units for households up to 120 percent AMI are eligible to receive property tax exemptions for the affordable units provided

LEARN MORE HERE:

<https://www.nelsonmullins.com/insights/alerts/nelson-mullins-affordable-housing-news/all/sb-1730-s-bold-overhaul-of-land-use-for-affordable-housing-in-florida>

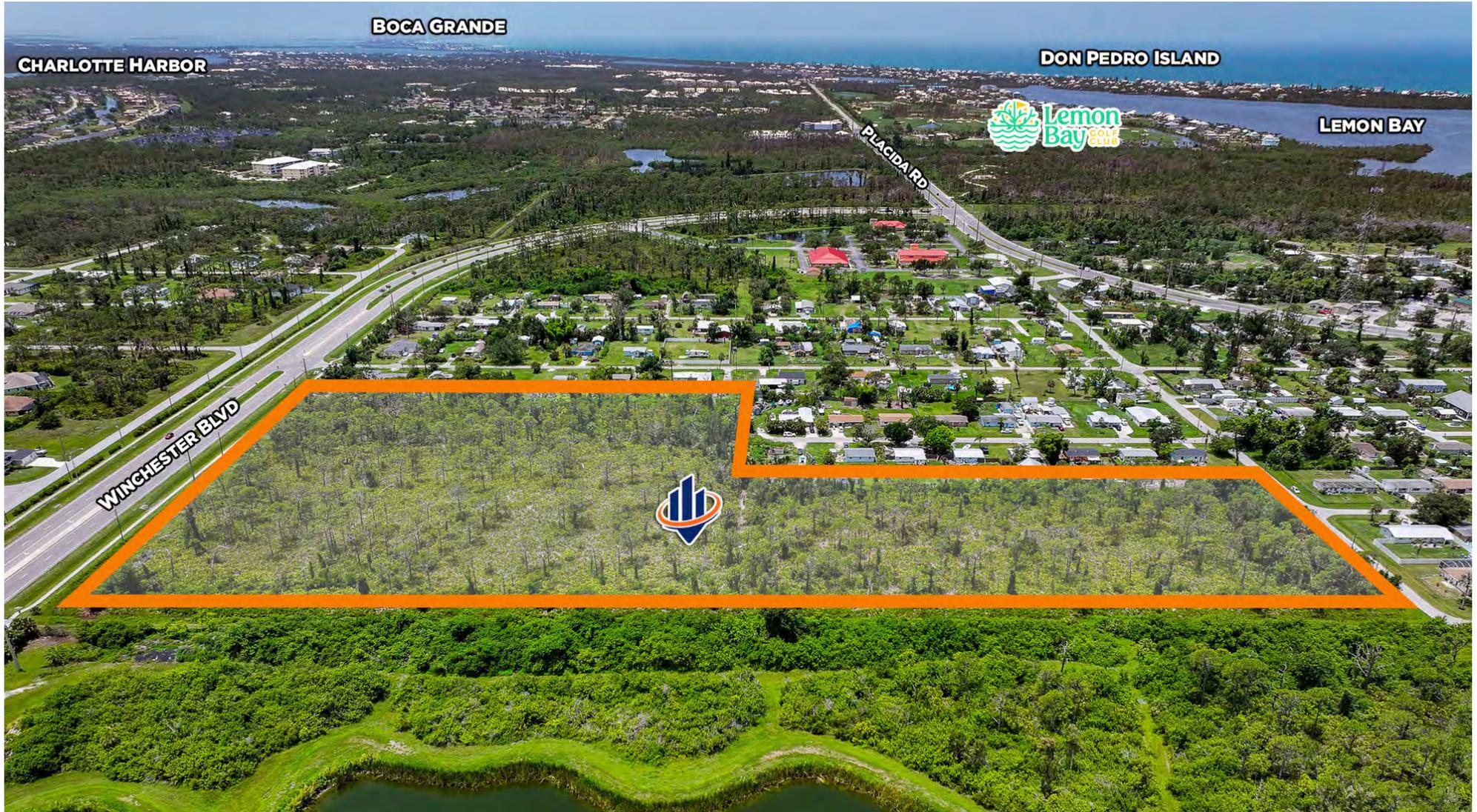
AERIAL LOOKING NORTH TOWARD SARASOTA AND NEW LENNAR COMMUNITIES



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AERIAL LOOKING SOUTH TOWARD BOCA GRANDE & GASPARILLA ISLAND



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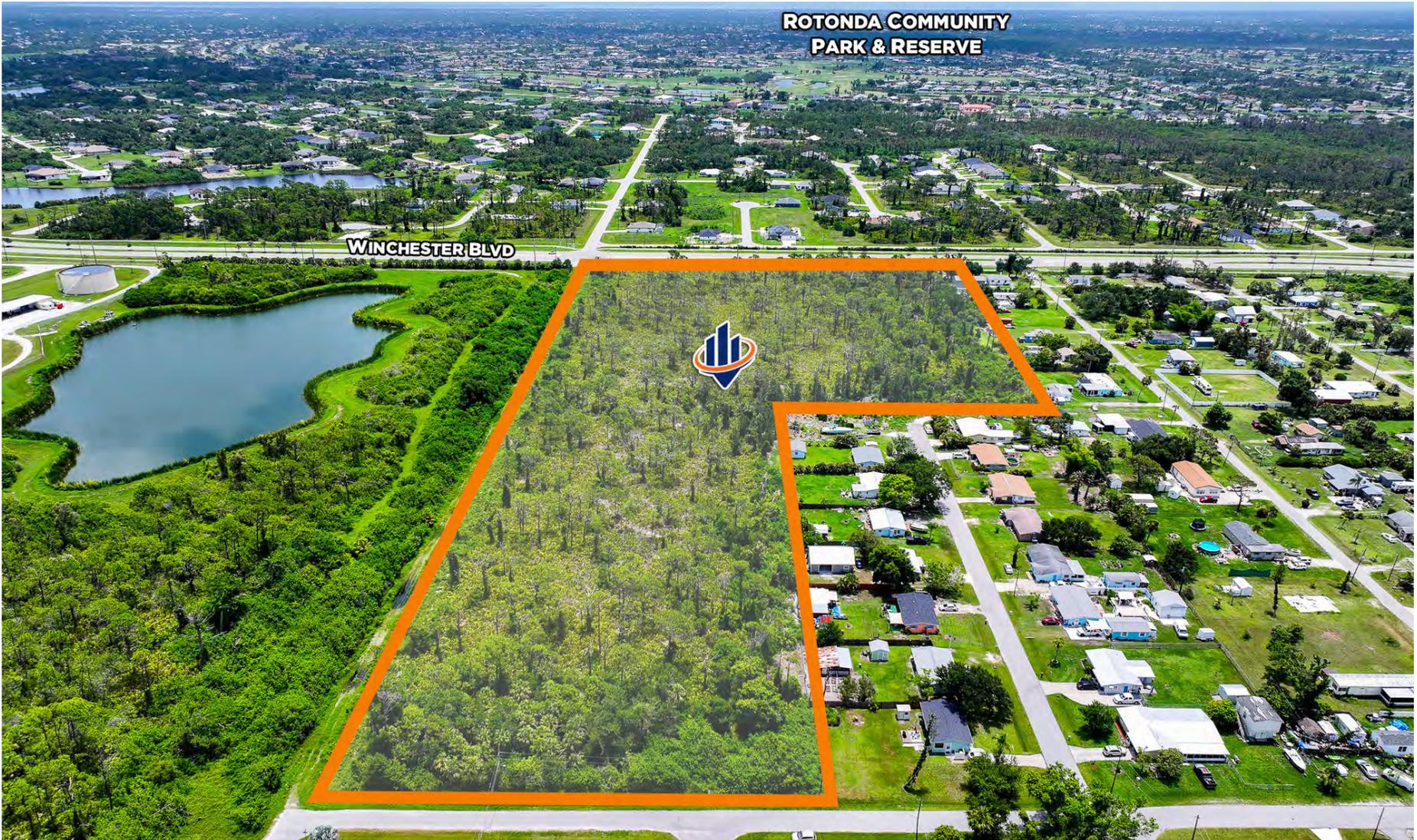
AERIAL LOOKING WEST TOWARD STUMP PASS & LEMON BAY



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AERIAL LOOKING EAST TOWARD CHARLOTTE HARBOR AND ROTONDA COMMUNITY PARK



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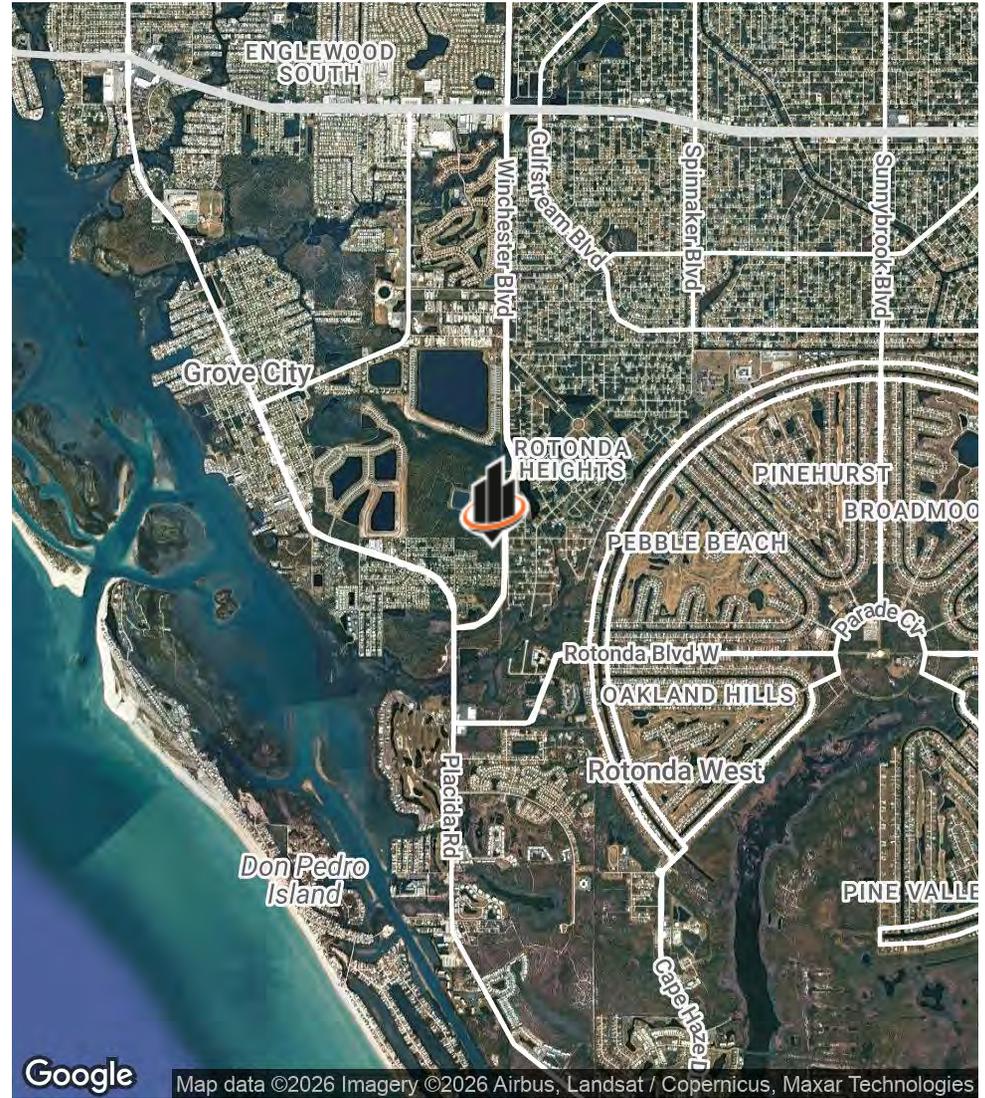
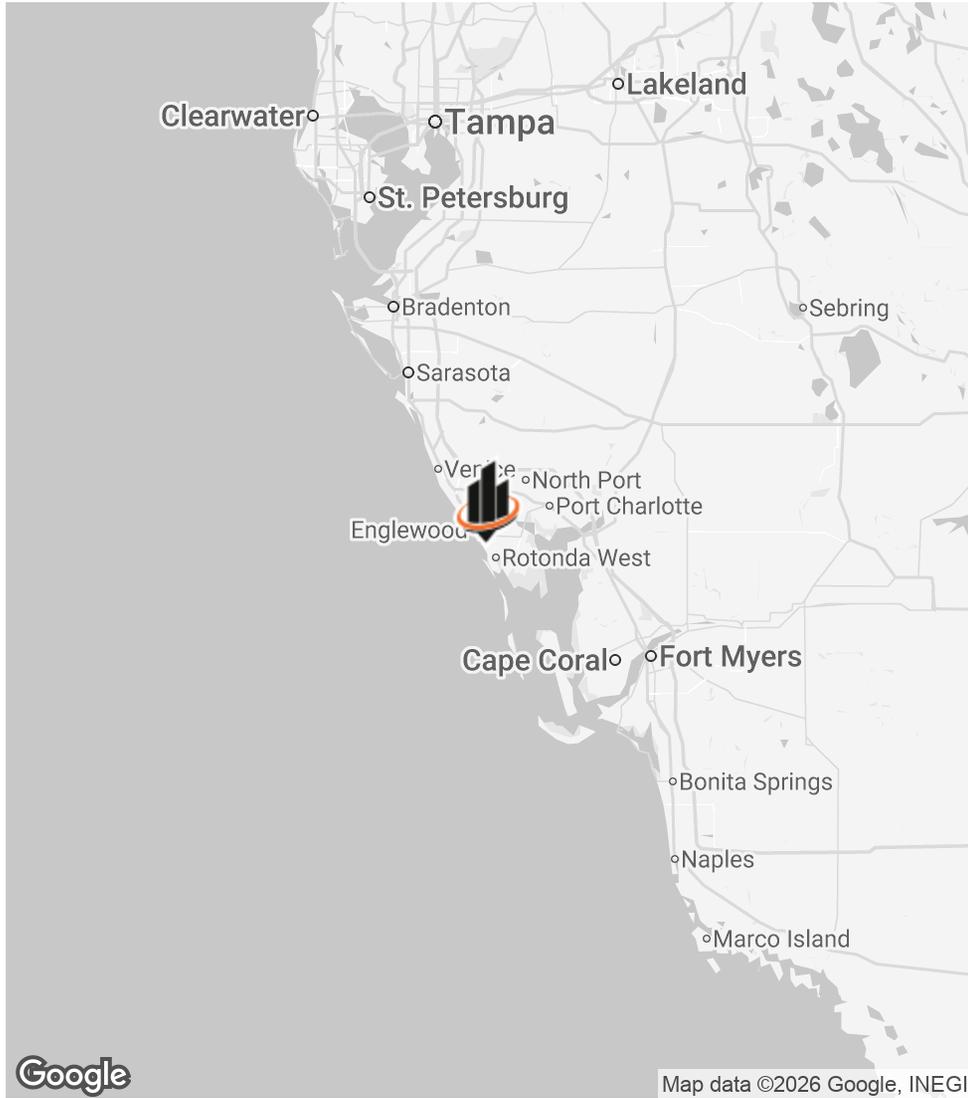
WELLEN PARK | ENGLEWOOD | PORT CHARLOTTE | PUNTA GORDA | BOCA GRANDE AREA MAP



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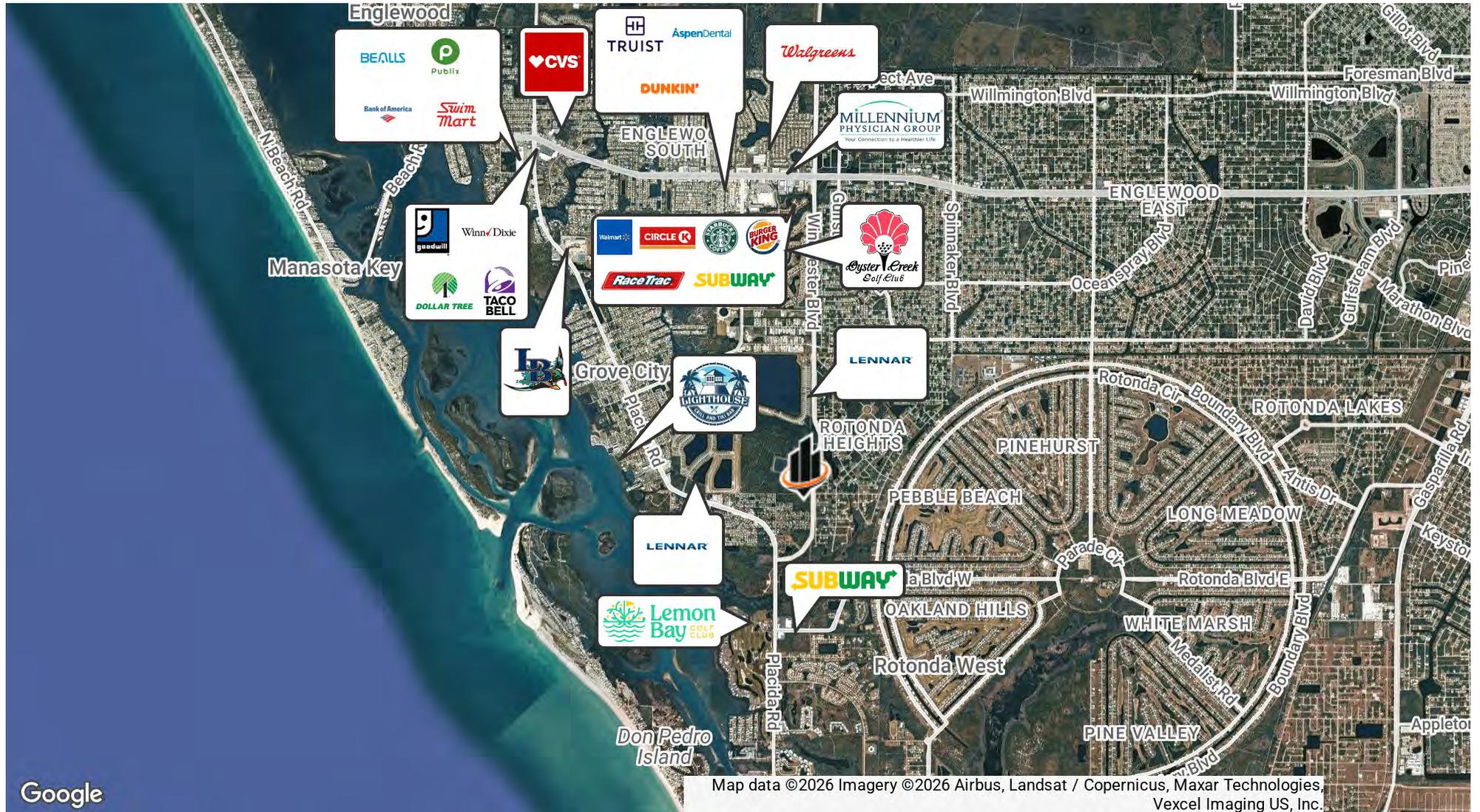
LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

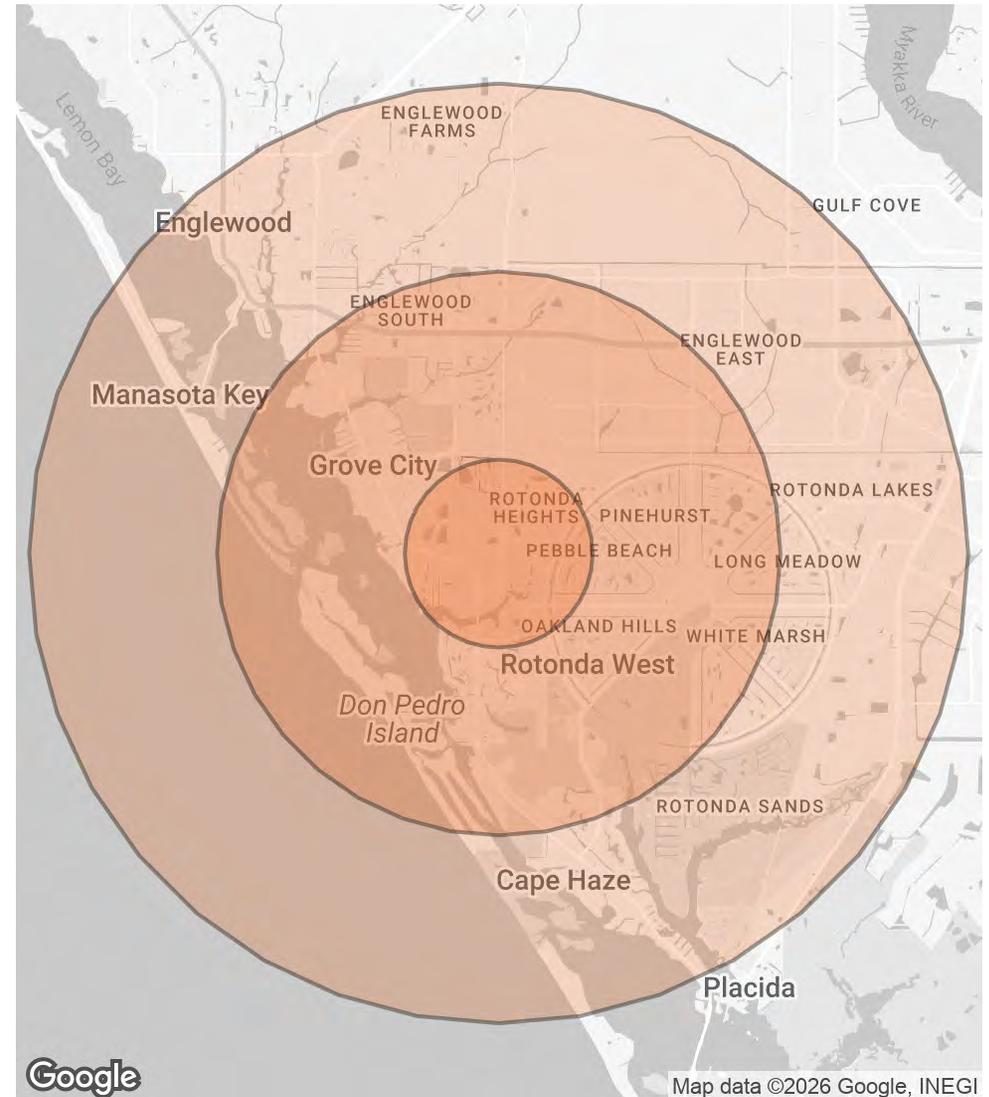
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,363	23,783	43,979
AVERAGE AGE	60	61	60
AVERAGE AGE (MALE)	60	61	59
AVERAGE AGE (FEMALE)	60	61	60

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,213	12,046	21,943
# OF PERSONS PER HH	1.9	2	2
AVERAGE HH INCOME	\$76,105	\$76,385	\$79,768
AVERAGE HOUSE VALUE	\$405,343	\$341,462	\$367,529

Demographics data derived from AlphaMap



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ALL ADVISOR BIOS



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Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over thirty years of commercial real estate experience exclusively in this area, he has completed almost 1,000 sales and leasing transactions with a career volume in excess of \$360 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and serves as the 2025 Chair of their Commercial Alliance and will be the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.



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Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as a Senior Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$140 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the PGA Golf Management program and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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