SALE

15+/- Acre Retail / Multifamily Development Site

8399 CYPRESS RD (WINCHESTER BLVD)

Englewood, FL 34224

PRESENTED BY:

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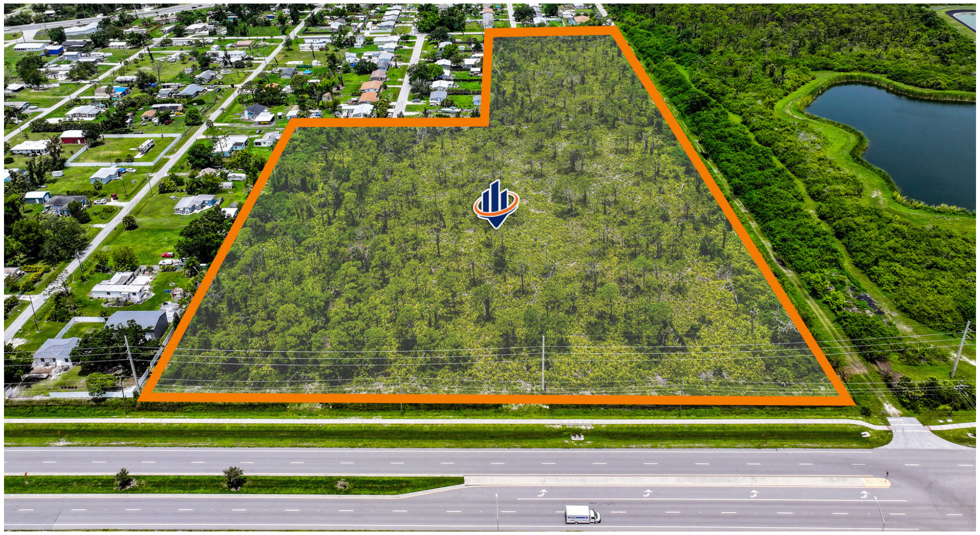
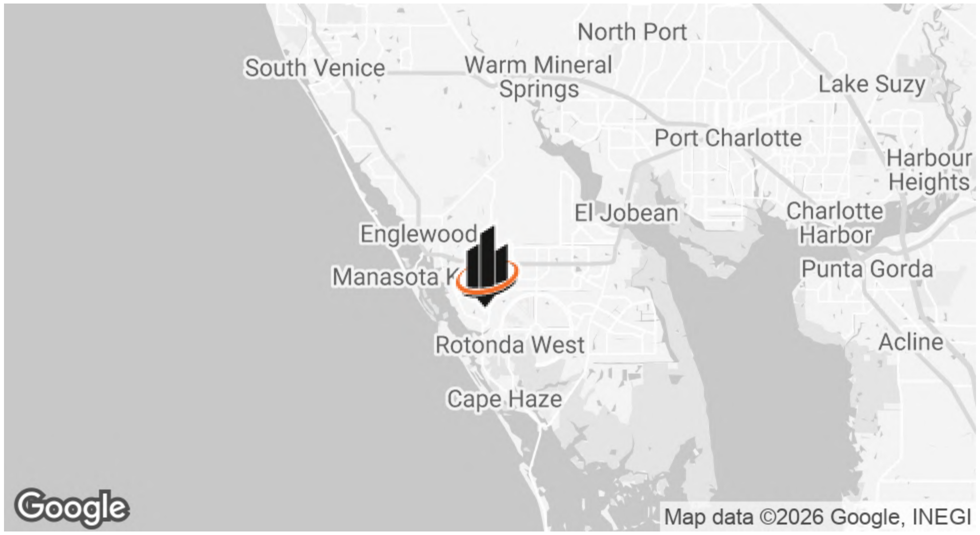
SVN
COMMERCIAL ADVISORY GROUP

PROPERTY SUMMARY





SALE PRICE	**$675,000 - $4,500,000**

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:
- o Parcel A: 1.2 +/- Acres - $775,000 Corner Lot Retail Parcel
- o Parcel B: 1.2 +/- Acres - $675,000 Retail Parcel
- o Parcel C: 12.5 +/- Acres - $4,500,000 Multifamily Parcel
- o 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
- Located between the established Wellen Park community and rapidly growing Englewood East/Rotanda Markets with continued planned expansion and further residential developments like Winchester Ranch.
- 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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PROPERTY DESCRIPTION

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Positioned along the emerging Winchester Boulevard Growth Corridor, this 15± acre development site in Englewood, Florida sits in the path of one of Southwest Florida's fastest-growing expansion areas, offering a rare opportunity for mixed-use development amid strong residential and infrastructure growth.

Winchester Boulevard is evolving into the region's primary north–south connector, linking I-75 and South River Road to the north with Placida Road and Boca Grande to the south, while unifying Englewood, Englewood East, and Rotonda West into a single growth corridor. The site is centrally located within this active development axis.

To the north, the 11,000-acre Wellen Park master-planned community continues to expand, alongside the proposed 3,148-acre Winchester Ranch project, which is expected to deliver approximately 6,500 new homes. Combined with ongoing buildout in Rotonda West and infill growth in Englewood East, the corridor is rapidly adding rooftops and driving demand for services.

As these communities mature, demand is expected to accelerate for neighborhood retail, medical, restaurants, professional services, and housing, positioning Winchester Boulevard as a future mixed-use corridor. Located at the future intersection of Winchester Boulevard and Cypress Road, the site is well positioned to serve both existing and future populations.

The property includes up to three development parcels that may be purchased together or individually. It is zoned Commercial General (CG), allowing a wide range of commercial uses, and also presents a strong opportunity for multifamily development under Florida's Live Local Act without rezoning, subject to affordability requirements.

The seller may subdivide the site into two ±1.2 acre commercial corner parcels fronting Winchester Boulevard and a ±12.6 acre multifamily parcel with frontage on Winchester Boulevard and future Cypress Road. This configuration supports phased development or a blended mixed-use approach.

The multifamily component is well suited for apartments or build-to-rent housing under the Live Local Act, with recent clarifications supporting entitlement certainty within Charlotte County. The commercial parcels are positioned at the future Winchester Boulevard and Cypress Road intersection, an emerging node suitable for retail, restaurants, medical, financial services, fuel, pharmacy, and other neighborhood-serving uses.

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ENGLEWOOD, FLORIDA LOCATION DESCRIPTION

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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. Winchester Boulevard is currently undergoing a road widening project that will service the rapidly expanding local development including Wellen Park and the proposed Winchester Ranch Development.

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.

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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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LIVE LOCAL

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.

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

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

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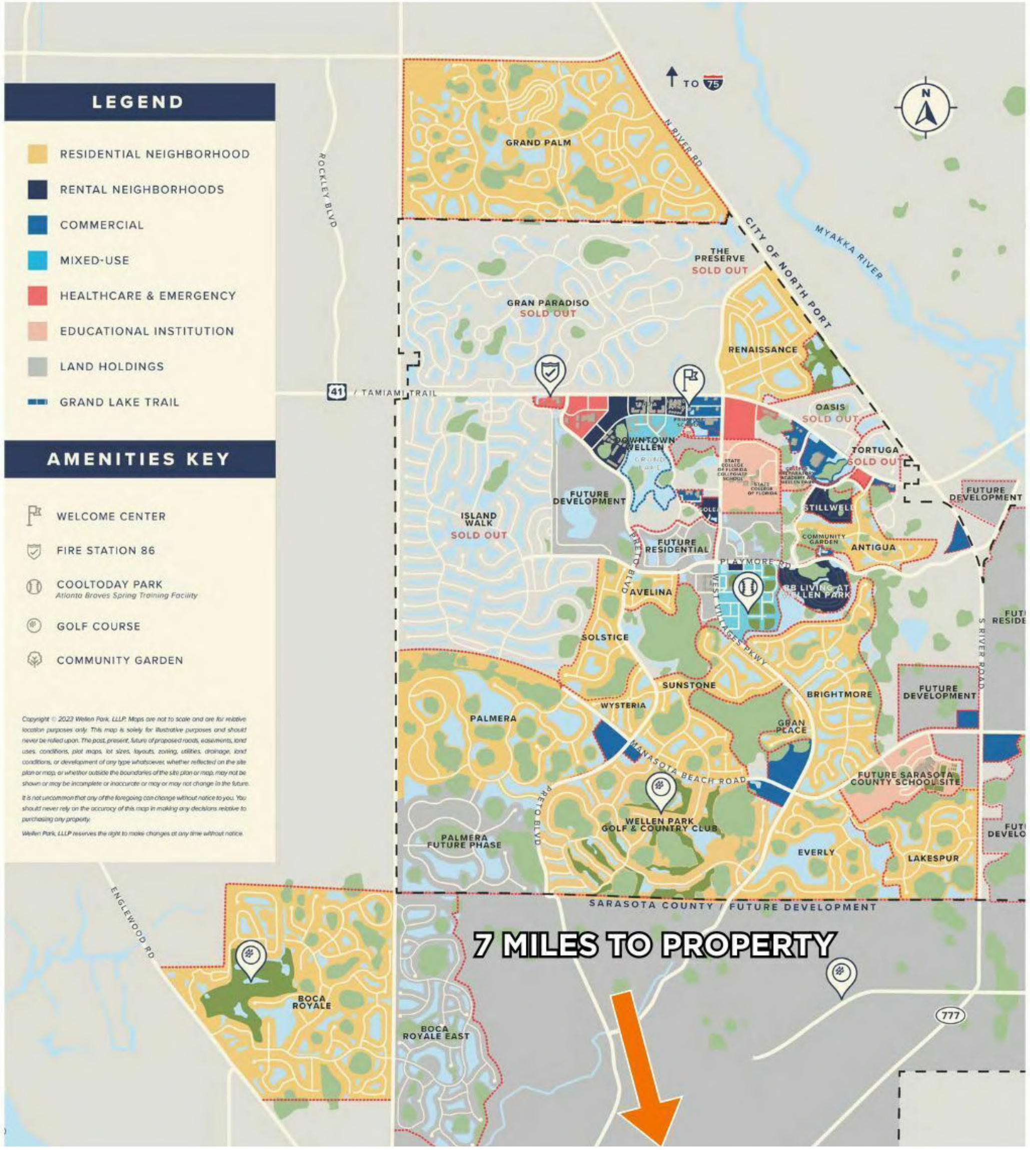
WELLEN PARK



Wellen Park is a 11,000 master planned community in Venice, Florida that offers a variety of community amenities including shopping, parks, walking trails, dining, The Atlanta Braves Spring Training ballpark, and it's own HCA Emergency Center.

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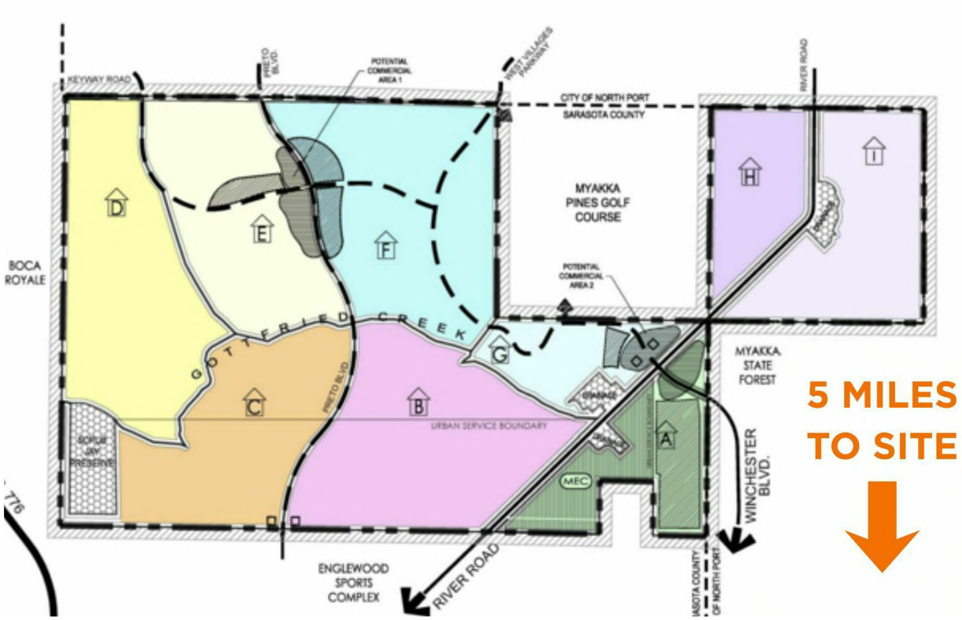

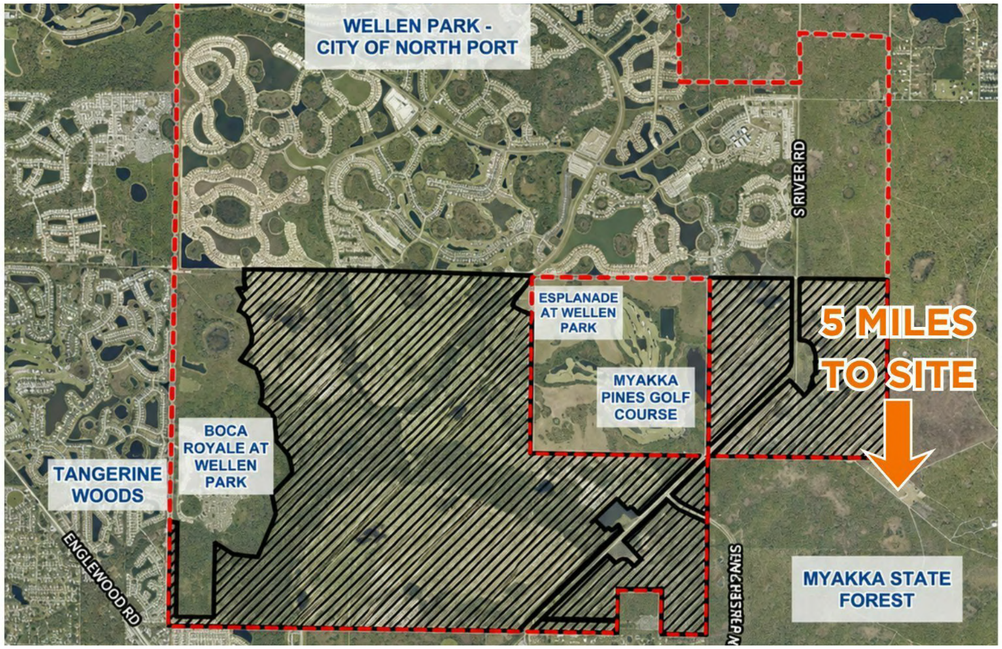

Winchester Ranch

Discussions are currently underway for the proposed Winchester Ranch with developers seeking to annex the site into the city of North Port. A new plan has been put forth that consists of:

-Mixed-use community with homes, offices, medical facilities, shopping, restaurants, hotels and other commercial uses.
-A wider range of low-density housing — about 6,500 homes — that run from between $400,000–$500,000 to luxury homes approaching $4 million.
-Major employment centers, including two hospital campuses.
-More than 5 million square feet of office and commercial space.
-A possible new regional sports park or recreation facility that would become a travel destination for the area

*Source: West Villages Sun

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AERIAL LOOKING NORTH TOWARD SARASOTA AND NEW LENNAR COMMUNITIES

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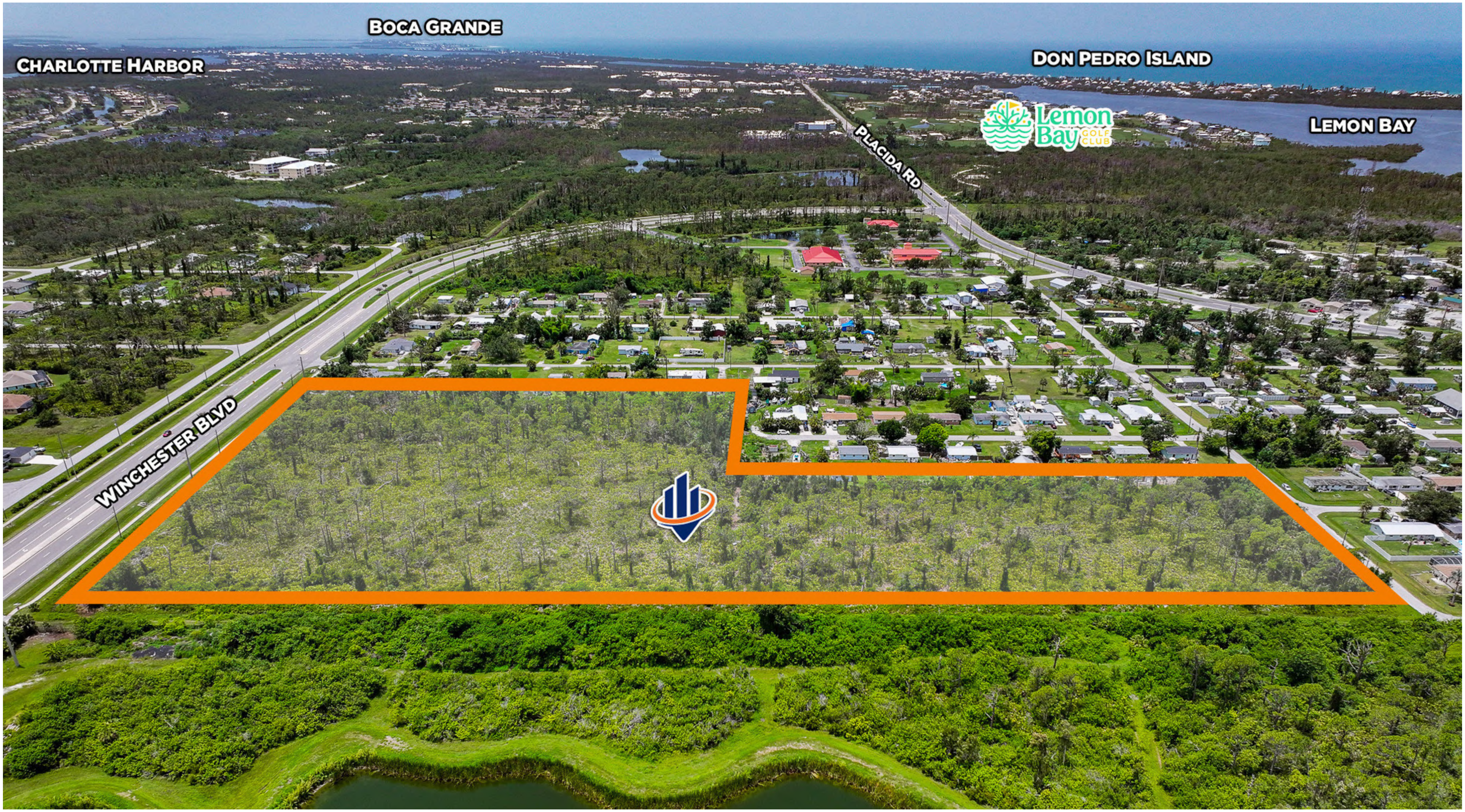
AERIAL LOOKING SOUTH TOWARD BOCA GRANDE & GASPARILLA ISLAND



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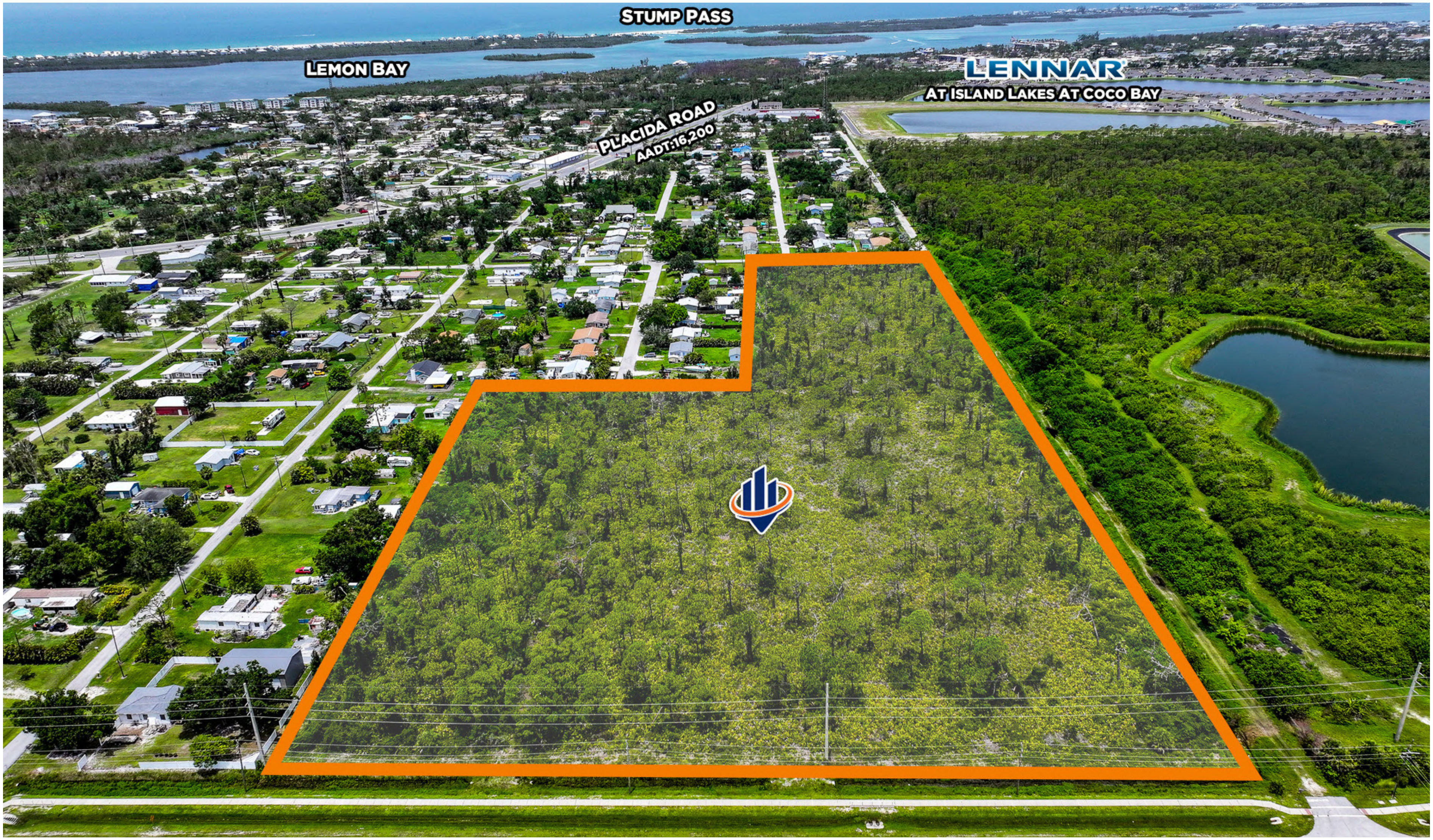
AERIAL LOOKING WEST TOWARD STUMP PASS & LEMON BAY



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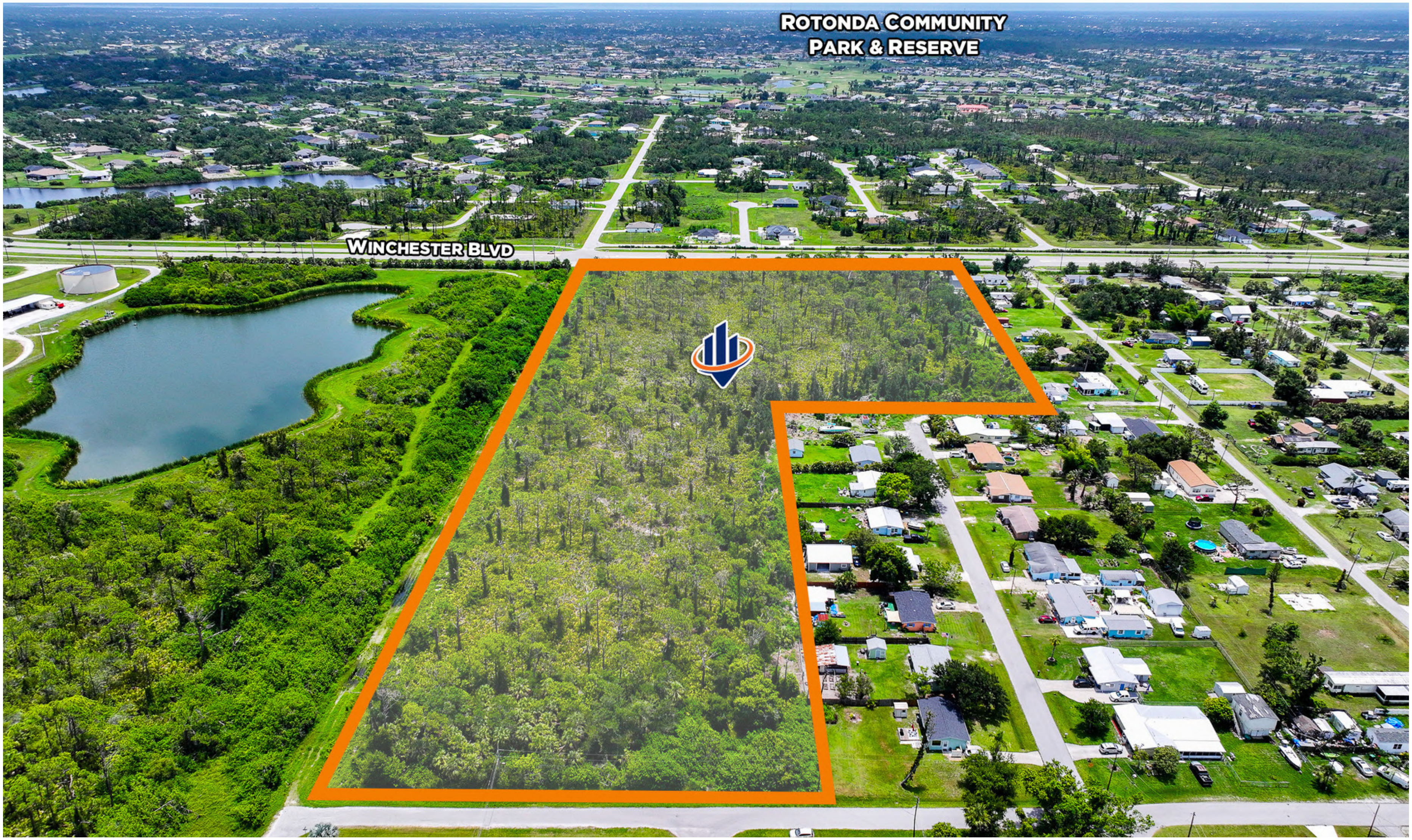
AERIAL LOOKING EAST TOWARD CHARLOTTE HARBOR AND ROTANDA COMMUNITY PARK



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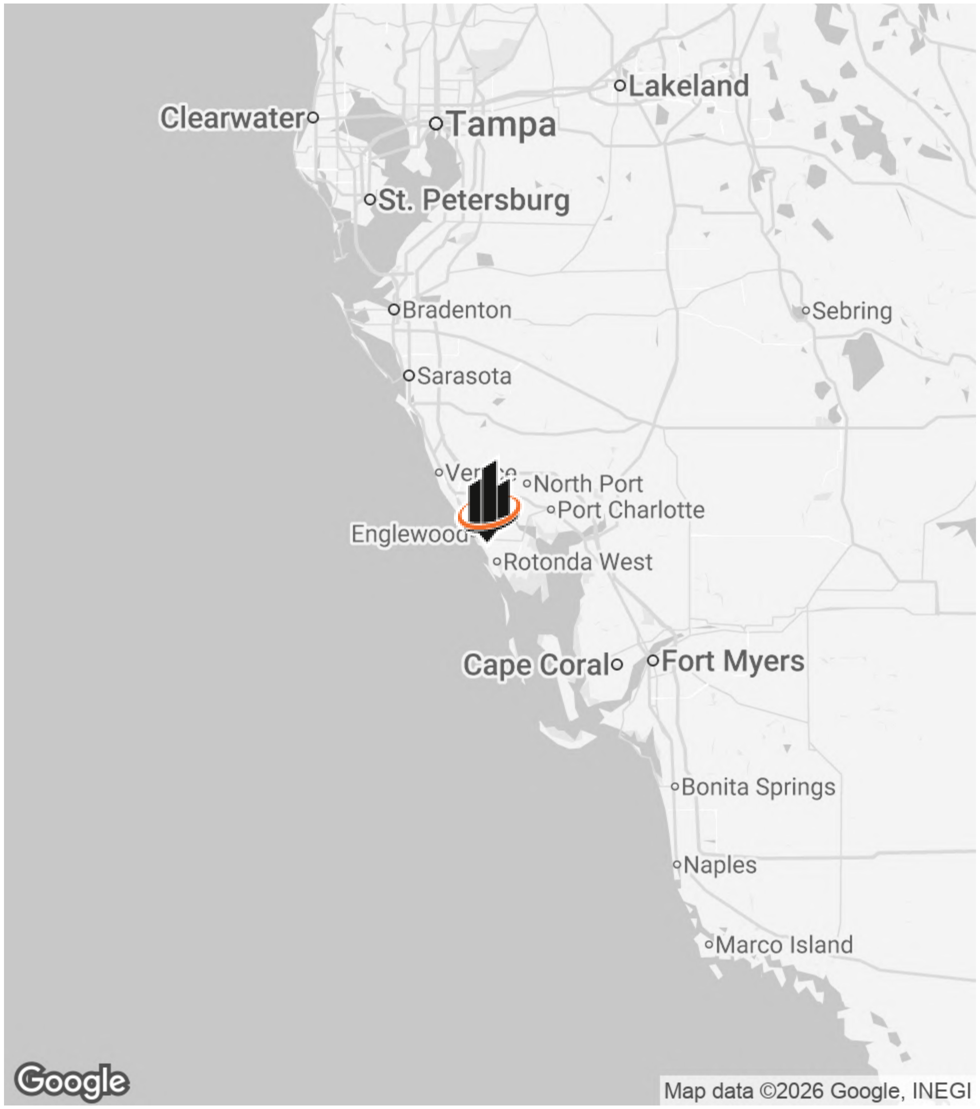
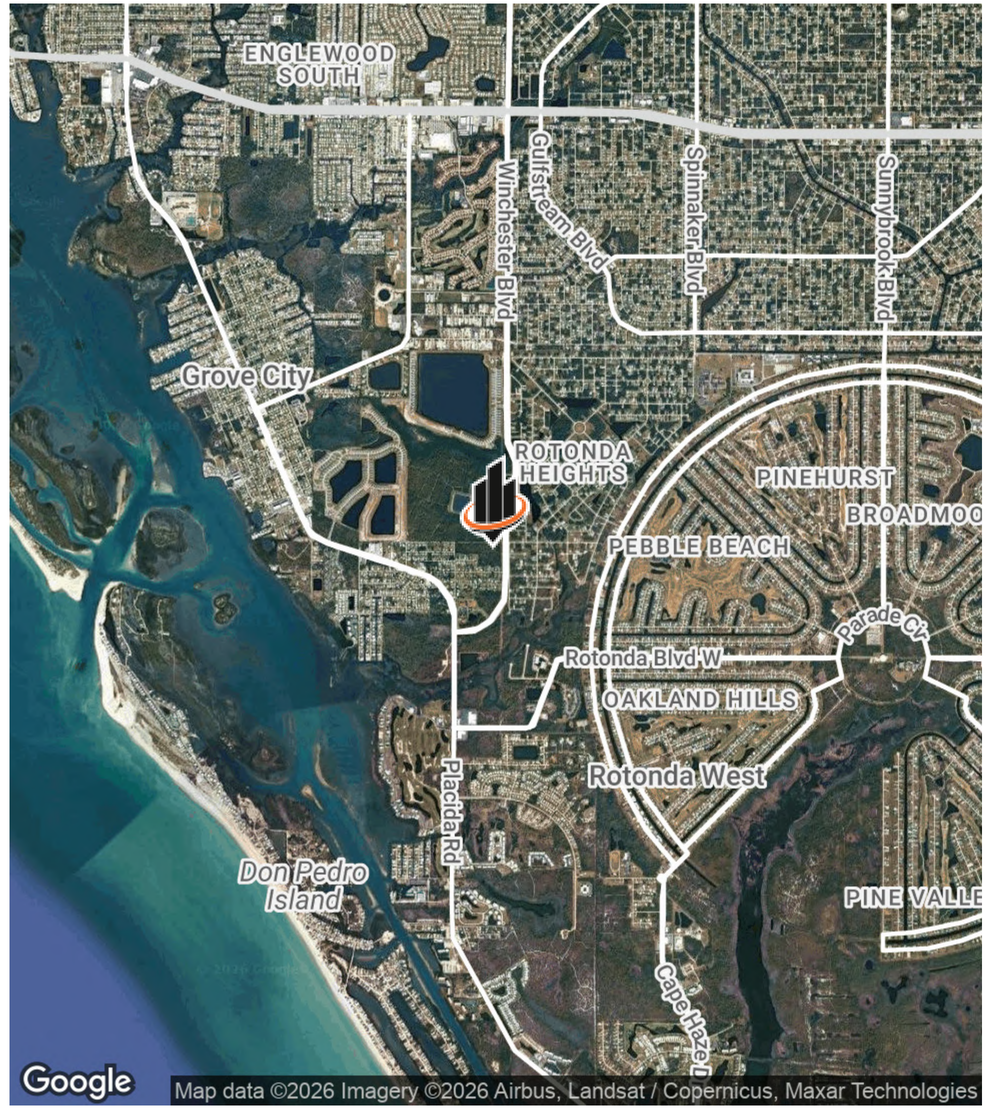
LOCATION MAP





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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

2020 American Community Survey (ACS)

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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.

Matt Fenske

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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.

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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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