

# Commercial Real Estate Advisors

*A marketing company licensed to broker real estate*



**1844-1850 El Jobean Road, Port Charlotte, Florida 33948**

**CG Zoned Vacant Commercial Lots For Sale**



CoStar<sup>®</sup>  
**POWERBROKER<sup>™</sup>**  
2019 Top Broker Award



**Howard J. Corr CCIM**  
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REAL ESTATE SERVICES

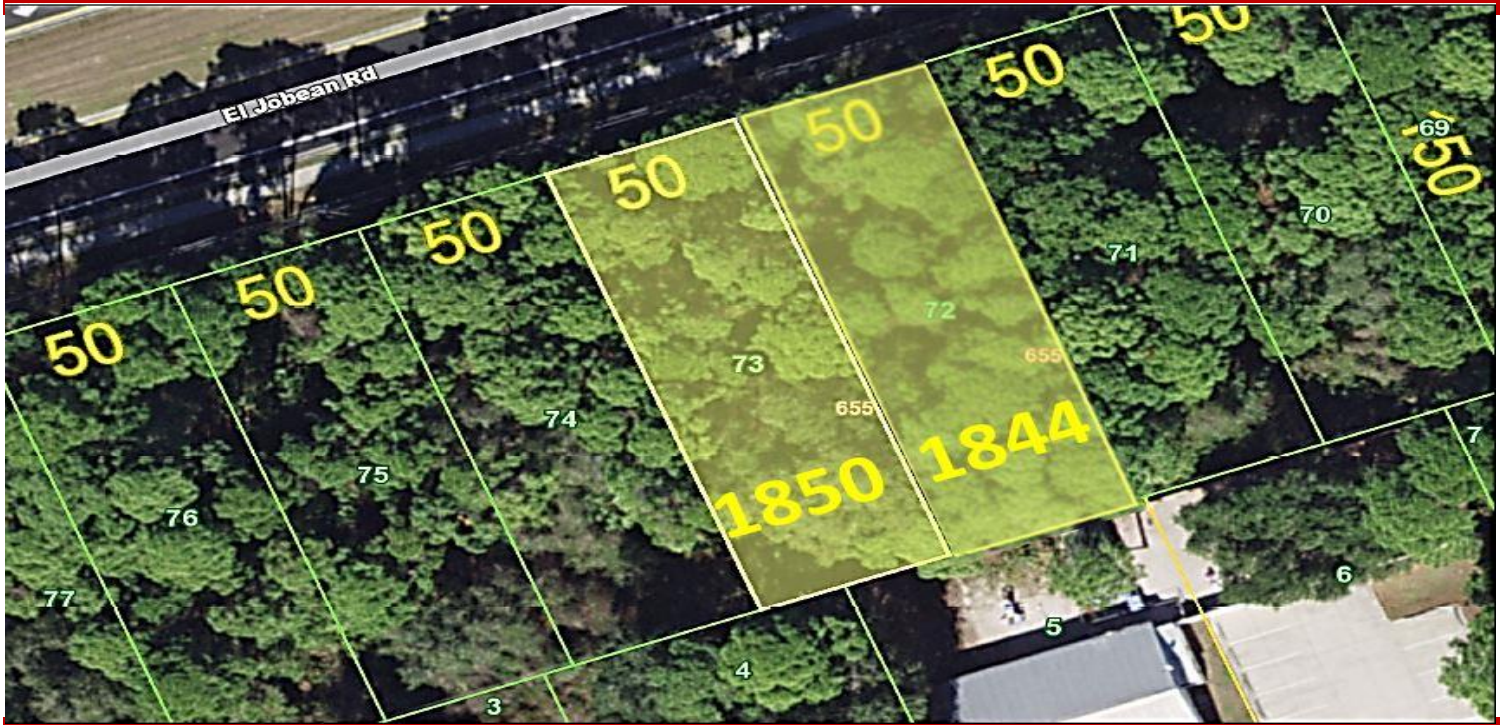
**941.740.1215**

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

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



# 1844 – 1850 El Jobean Road



## AVAILABLE FOR SALE

0.34 AC

Sale Price – \$79,800

Location! Location! Location! 15,000 square feet of property with direct frontage on El Jobean Road, just minutes from the central business district of Port Charlotte. This parcel is ideally situated between Port Charlotte and Englewood and convenient to North Port. Proximity to beaches, boat launches, Charlotte Sports Park (Stadium), and Charlotte County Fairgrounds provides for a myriad of related business uses.

Current zoning is CG (Commercial General). Let your imagination and entrepreneurial skills run wild with the possibilities.

Found along Florida's welcoming Gulf Coast, Port Charlotte is in Charlotte County and shares city borders with North Port and Punta Gorda. With a positive employment rate of 2.36%, Port Charlotte is a growing opportunity for the workforce. The Lost Lagoon is planning to make a big splash in the area, estimated to draw customers from as far as 30 miles from the surrounding area. Site options range from 1 acre to 20 acres. Developed for high performance with superb water, power and telecommunications infrastructure, the Park enhances productivity with cost-effective advantages of a designated Foreign Trade Zone. The Punta Gorda Interstate Airport Park, a 4,300-acre global opportunity, offers not only access but also large-scale site selection and flexibility.



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# Executive Summary



## PROPERTY DETAILS

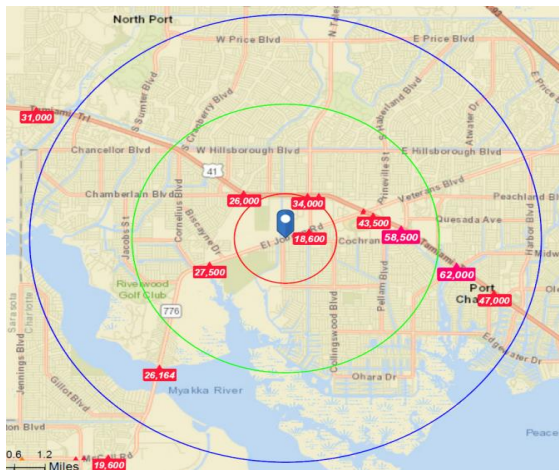
Address:	1844 – 1850 El Jobean Road, Port Charlotte Florida 33948
Land size:	0.34 AC
Building Size:	NA
Sale Price:	\$79,800
Zoning:	CG

## SITE SUMMARY

Two adjacent lots on El Jobean Road. Ideal for small commercial development. Lot square footage and dimensions are approximate. Buyer is responsible to verify with survey.

## Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	865	21,610	77,443
Median Age:	49.1	49.1	49.1
Households:	301	8,957	32,702
Median Home Income:	\$52,892	\$46,910	\$47,769
Per Capita Income:	\$27,562	\$26,464	\$26,915



## Traffic Volume

Collection Street	Cross Street	Traffic Vol	Year	Mile Radius
El Jobean	Cochran	18,600	2019	1 mi
Tamiami	El Jobean	43,500	2019	1 mi
El Jobean	Biscayne	27,500	2019	3 mi



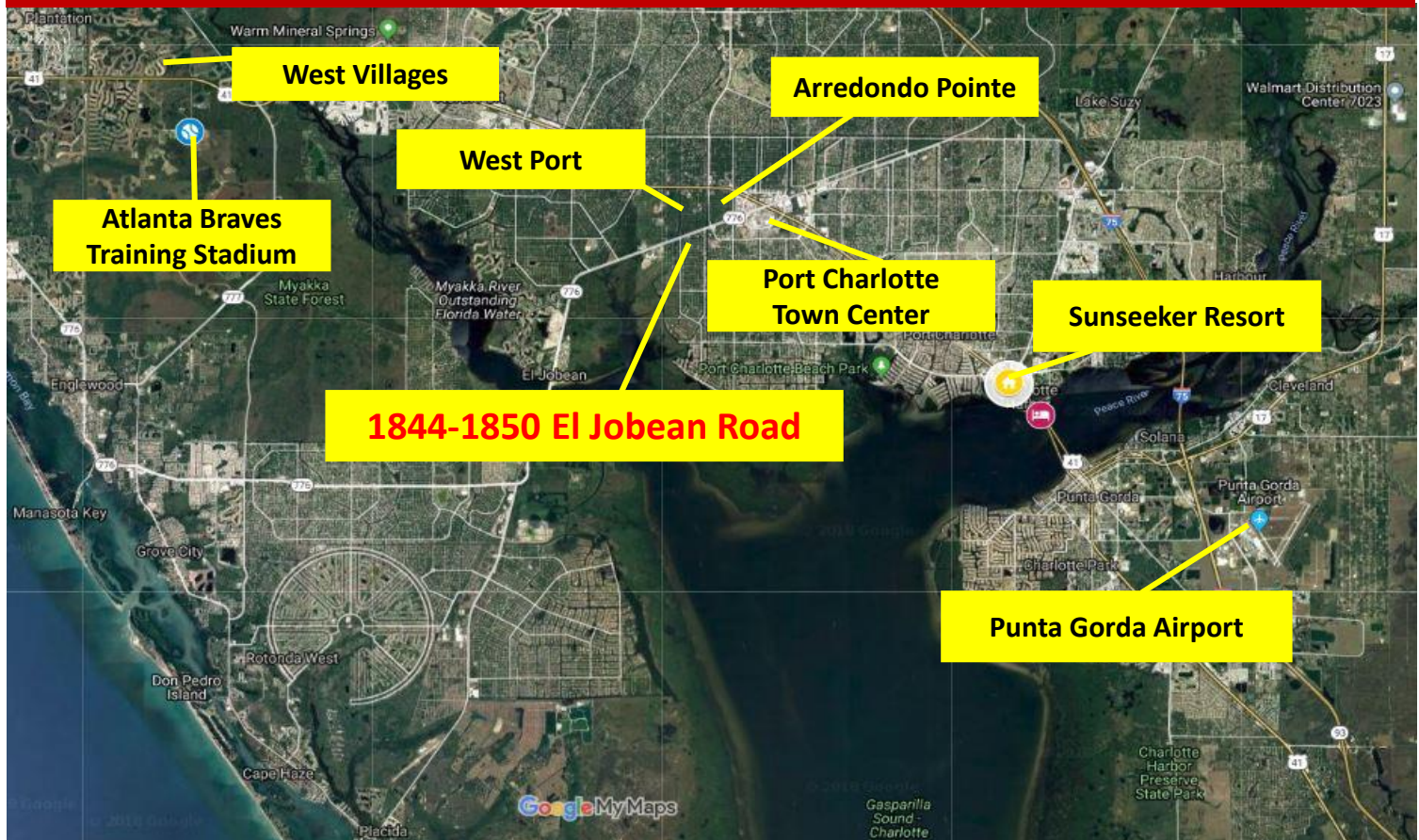
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# Aerial Map



Found along Florida's welcoming Gulf Coast, Port Charlotte is located about halfway between Sarasota and Fort Myers, perfectly positioned to offer every manner of water-borne activities. Port Charlotte, with more than 165 miles of waterways, provides access to Charlotte Harbor and the Gulf of Mexico and many more miles of natural shoreline bordering Charlotte Harbor and the Peace and Myakka Rivers. But that's not all. Seven of the 21 golf courses located in Charlotte County are found in Port Charlotte. Charlotte Sports Park is home to spring training for the Tampa Bay Rays. Tippecanoe Environmental Park in Port Charlotte offers hiking trails and wildlife viewing through 380 acres of scrub and pine flat-woods.

The new planned community of West Port has broken ground and is just minutes from the Port Charlotte Town Center. The master planned community is creating excitement by developing 2,000 new homes and thousands of commercial square footage.

The closing for [Arredondo Pointe](#) took place in September, 2020. Initial clearing and Phase One construction have begun and will include the hotel/retail component. The Lost Lagoon Water Park is set to undergo construction in Phase Two of development and will incorporate the newest generation of LEED certified and green technology throughout the property.

The Atlanta Braves have spent 72 consecutive years in Florida for Spring Training and will continue their Florida legacy by committing to a 30-year Facility Operating Agreement in West Villages Florida, with the option to extend the term in two five-year increments. In 2019, the Braves began Spring Training in the team's new state-of-the-art spring training complex in West Villages Florida, a master-planned community in the City of North Port in Sarasota County which is boasting an additional 35,000 new rooftops.



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# About Corr Commercial Advisors



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!



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The Corr name has a heritage of Entrepreneurship, Integrity, Creativity and Excellence in Florida and Michigan real estate.

In the 1950's, my father developed one of the first Midwest Regional Shopping Centers in Lansing, Michigan. Today, it remains a thriving center of commerce and a business model for re-invention and market adaption. His next venture was designing and building a small community on Tampa Bay known as Apollo Beach, FL.

As I began my real estate career in the mid 1970's in Sarasota, Florida, my mission, vision and values were clearly influenced by my father's work ethic and dedication to excellence. To this day, I believe ethical and creative out-of-the-box thinking is a must for success in commercial real estate.

Over the past 40 years, I have owned and operated Florida real estate brokerages from Tampa to the Florida Keys. My portfolio includes development and management of shopping centers, office parks and residential communities in Michigan and Florida.

My passion for creative out-of-the-box thinking can be experienced with a visit to Port Charlotte Town Center, the home of Recreational Warehouse. In a 22,000/sf space, you can see hot tubs and full-size above-ground pools filled with water and fully functioning. This project is an example of repurposing vacated space in the ever-changing retail arena. Working on putting the pieces together for the mutual benefit of all parties was exciting.

My promise to clients of Corr Commercial Advisors: We will always be knowledgeable, accountable and collaborative when working on your project. Our team of licensed real estate advisors are committed to meeting and exceeding your expectations.

One final salute to my father, Francis J. Corr...thank you for your guiding light.



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