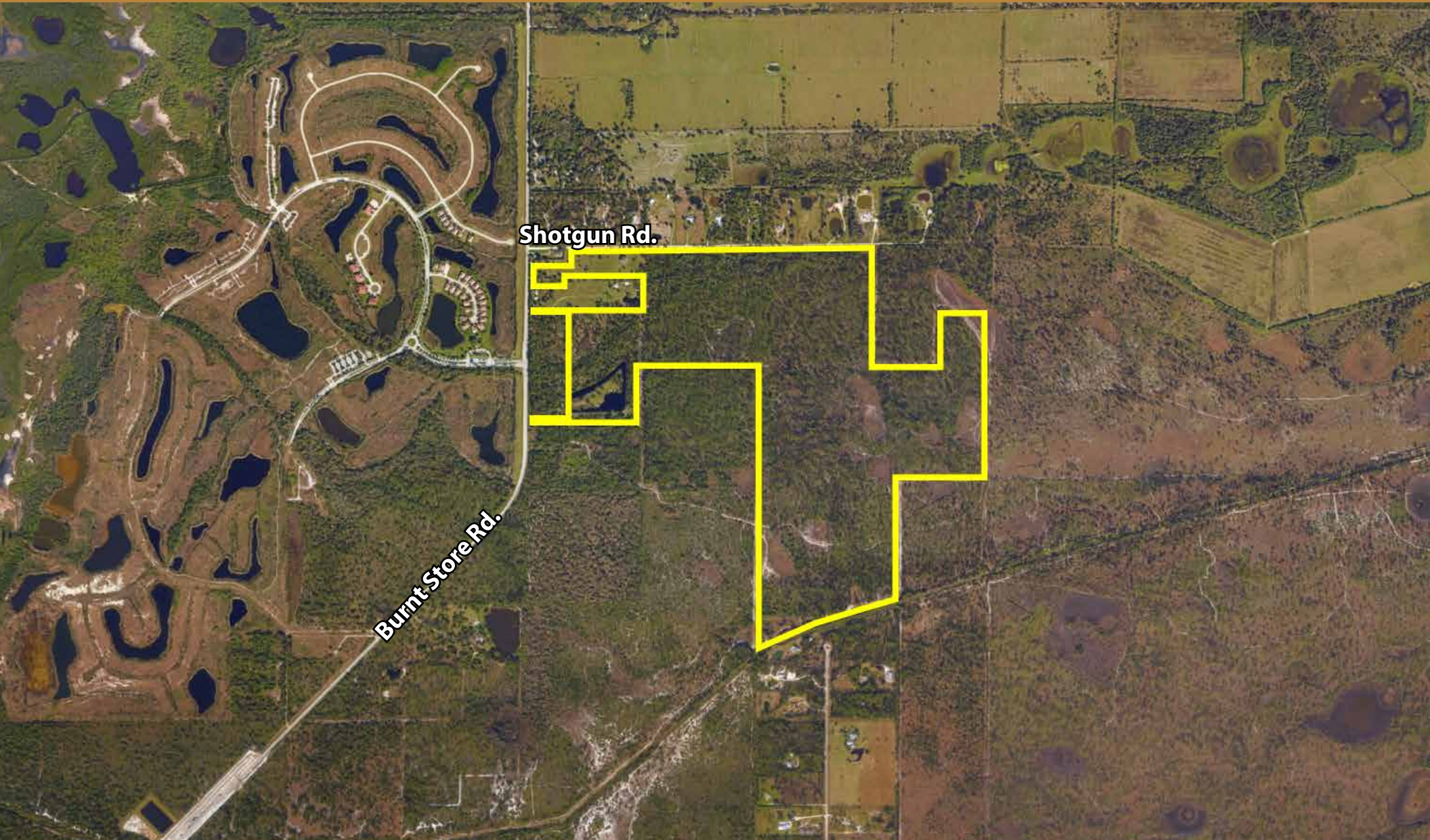


BURNT STORE ROAD

PUNTA GORDA, FL



Shotgun Rd.

Burnt Store Rd.

OFFERING SUMMARY

Location: 14400 Burnt Store Rd.
Punta Gorda, FL

County: Charlotte

Property Size: 265± Acres

Zoning: PD

MARKETED AND EXCLUSIVELY LISTED BY:

LSI
COMPANIES

WWW.LSICOMPANIES.COM

BURNT STORE ROAD

EXECUTIVE TEAM



Randy Thibaut, ALC
CEO



Justin Thibaut, CCIM
President / Partner



Billy Rollins, CCIM, ALC
Senior Broker

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

PLEASE DIRECT ALL OFFERS TO:

Justin Thibaut - jthibaut@lsicompanies.com

EXECUTIVE SUMMARY

Located on the east side of Burnt Store Rd., 3± miles south of U.S. 41, this property offers a unique opportunity for a developer or investor to deliver residential product in a rapidly growing submarket. Charlotte County Airport, which mainly accommodates travelers living near the subject property, saw a 25% increase in passenger traffic in 2018. Since growth in air traffic usually portends population growth, this bodes well for upcoming residential communities in the area.

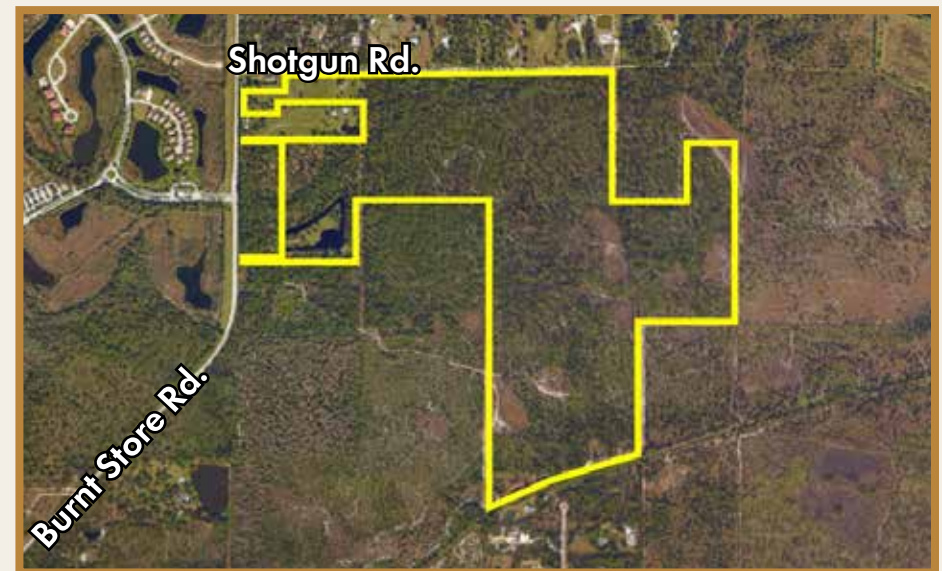
The site is currently zoned PD (Planned Development) for up to 999 units with a total density of 3.77 units per acre. Additionally, this property includes 592 Transferrable Development Units (TDUs). Environmental, soil, and protected species tests have also been completed. The concept plan herein offers future residents pristine views of lakes and conversation land owned by the State of Florida.

Directly east of the site is Heritage Landing (formerly known as Tern Bay), a 1,500-unit development spanning 877± acres that includes a bundled public golf course. Homes sold in this community range from the high-\$100's to mid-\$500's. Additionally, DR Horton is currently building homes in Waterford, another active community in the area.

Area attractions include the revitalized downtown Punta Gorda, various outdoor activities at Cecil Webb Wildlife Management Area, Fisherman's Village, and the upcoming Sunseeker Resort.

Charlotte County is in the permitting phase to widen Burnt Store Rd. to a four lane roadway from Notre Dame Blvd. to north of Zemel Rd. Design includes utility improvements, sidewalks and bicycle facilities.

Lee County is widening Burnt Store Rd. to a four lane roadway from Diplomat Pkwy. to south of Tropicana Pkwy., with an expected completion date of Spring 2020. The next segment of the project will involve widening Burnt Store Rd. from south of Tropicana Pkwy. to Pine Island Rd., expected to be completed in Fall of 2023.



LOCATION MAP



UPCOMING DEVELOPMENTS



AREA ATTRACTIONS



LOCATION HIGHLIGHTS

- 5± miles from Publix and Walmart Supercenter
- 5± miles from Burnt Store Marina
- 5± miles from US 41
- 6± miles from I-75
- 7.5± miles from Punta Gorda Airport
- 8± miles from downtown Punta Gorda
- 19± miles from Fort Myers River District
- 24± miles from downtown Cape Coral

SCHOOL DISTRICT MAP



1. Adult & Community Education Center
2. Baker Pre-Kindergarten Center
3. Charlotte Harbor Center
4. Charlotte High School
5. Charlotte Technical Center & The Academy
6. Deep Creek Elementary
7. East Elementary
8. Kingsway Elementary
9. LA Ainger Middle School
10. Lemon Bay High School
11. Liberty Elementary
12. Meadow Park Elementary
13. Murdock Middle School
14. Myakka River Elementary
15. Neil Armstrong Elementary
16. Peace River Elementary
17. Port Charlotte High School
18. Port Charlotte Middle School
19. Punta Gorda Middle School
20. Sallie Jones Elementary
21. Vineland Elementary
22. District Support Services
23. Educational Support Services
24. West County Transportation
25. Children & Families First, Nursing Services
26. Transportation

BURNT STORE ROAD

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge.

Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail.

It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property.

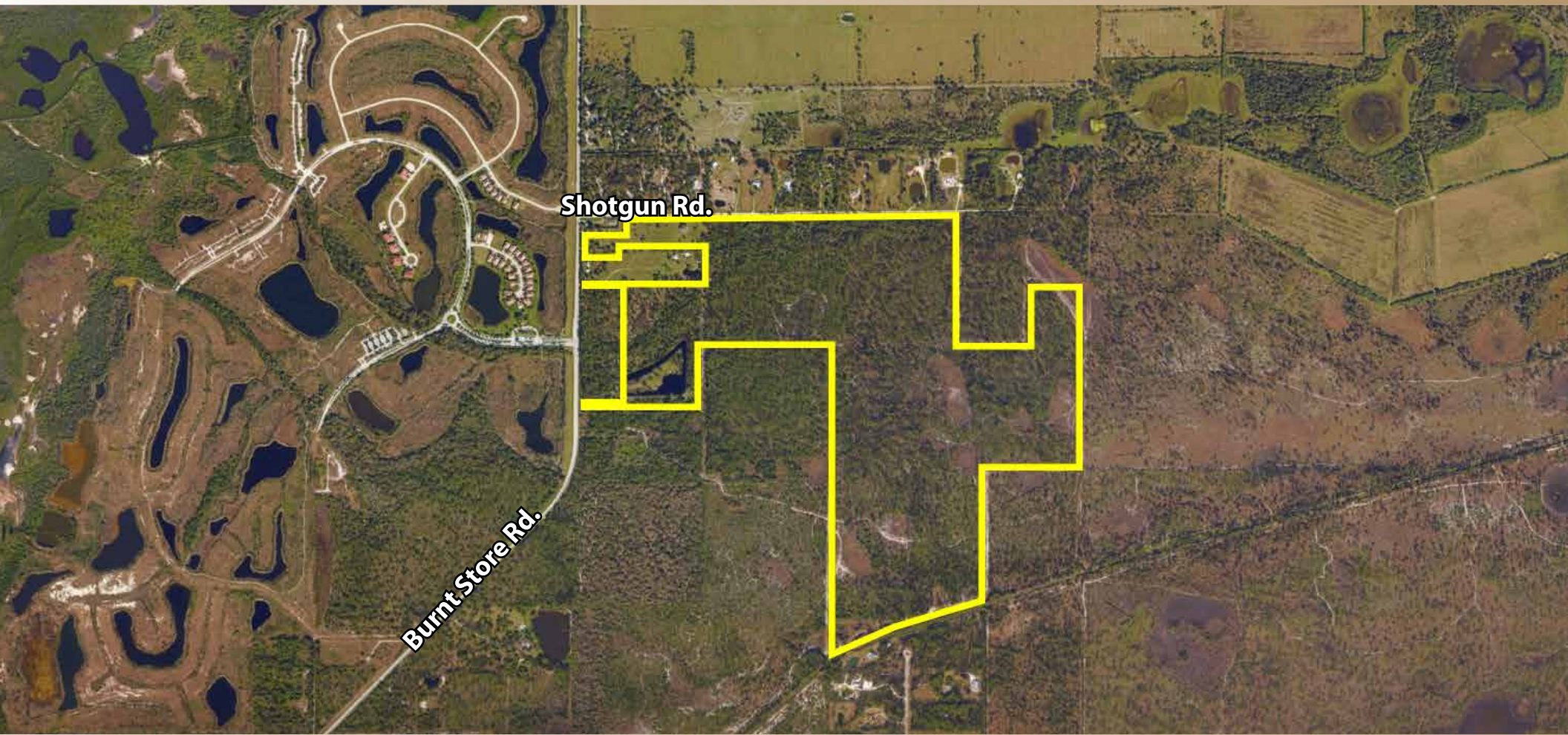
The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed.

Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

Buyer will be a qualified Buyer with significant experience in entitlement and development process in Charlotte County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

BURNT STORE ROAD

PUNTA GORDA, FL



LSI
COMPANIES

Land Solutions, a branch of LSI Companies, was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, LSI Companies is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management, and residential/commercial land marketing specialties. The LSI Companies team consists of highly skilled professionals with expertise in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management, and land zoning and planning.