

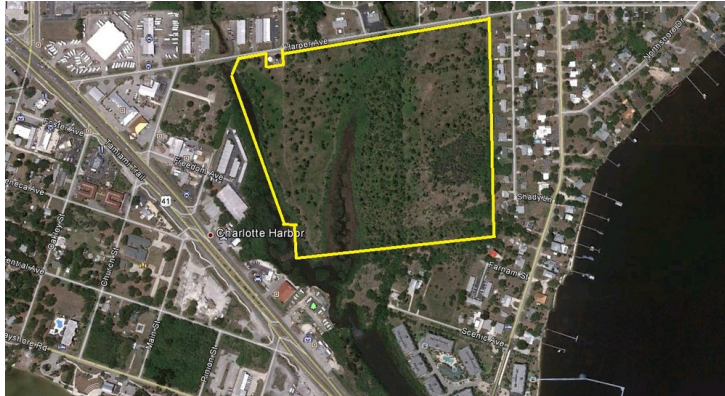


THE SANCTUARY

23245 HARPER AVENUE
CHARLOTTE HARBOR, FL 33980

Tony Veldkamp, CCIM

Executive Summary



PROPERTY SUMMARY

SALE PRICE:	\$4,250,000
LOT SIZE:	43.0 Acres
APN #:	Various, Main Parcel Is 402225451001
ZONING:	CR 3.5 And MU (Mixed Use)
MARKET:	Murdock-Pt. Charlotte-Punta Gorda
CROSS STREETS:	Harper Avenue & U.S. 41

PROPERTY OVERVIEW

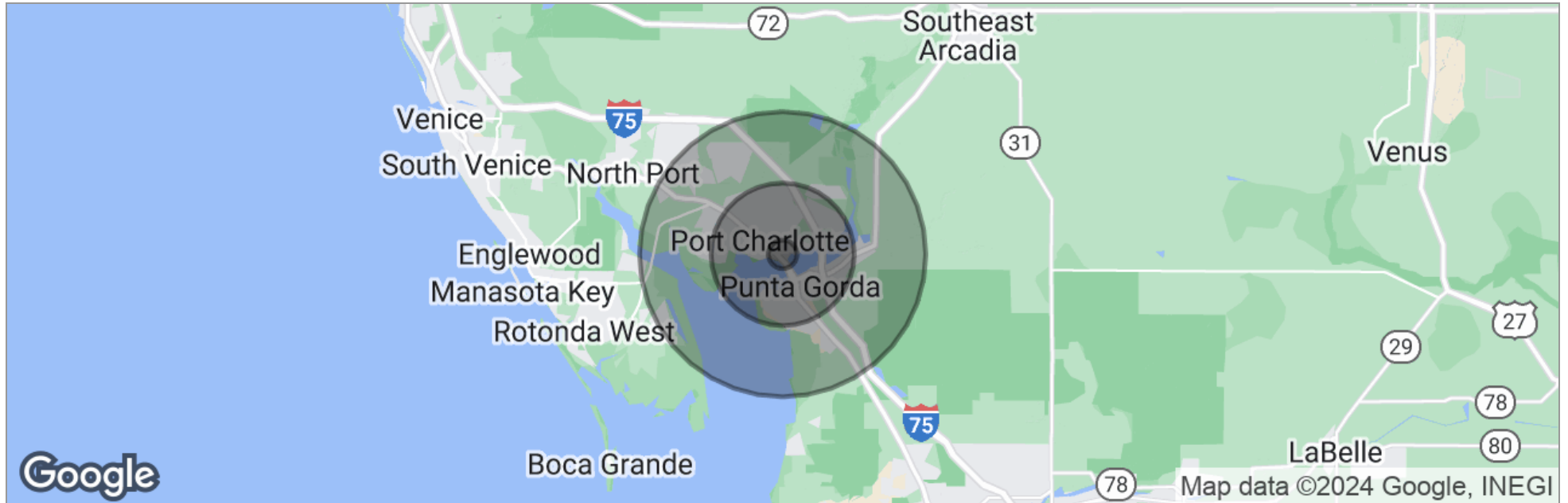
A beautiful, wooded 42.91 +/- acre site just east of U.S. 41 on the south side of Harper Avenue in Charlotte Harbor, (Port Charlotte) Florida. Property is bordered to the north by Harper Avenue, to the east by Mills Street (not constructed), to the west by a tidal basin and to the south lies the newer "Preserve on the Peace River" condominium project on Melbourne Street. Site is basically square with pine flatwoods and some tidal marsh areas. Total wetlands and tidal marsh areas are estimated to be 8.88 +/- acres leaving 34.0 +/- acres as an estimated net developable.

Property is currently zoned MU - Mixed Use [4.39 +/- Acres] which allows up to 15 residential units per acre, and CR-3.5, Coastal Residential [37.45 +/- Acres] which allows up to 3.5 residential units per acre. The site has approximately 2.82 +/- Acres of land designated "tidal area" which does not allow any density calculation. The remaining land would allow up to 183 units utilizing the current existing MU and CR-3.5 zonings.

PROPERTY HIGHLIGHTS

- 43 +/- Acre Multi-Family Site
- 216 Existing Platted Lots plus 2 Tracts
- Current Zoning Allows for Up to 183 Units
- Close to Charlotte Harbor
- Convenient to Downtown Punta Gorda & Tamiami Trail Shopping
- Close to both Peace River and Charlotte Medical Centers
- Water views Would be Possible

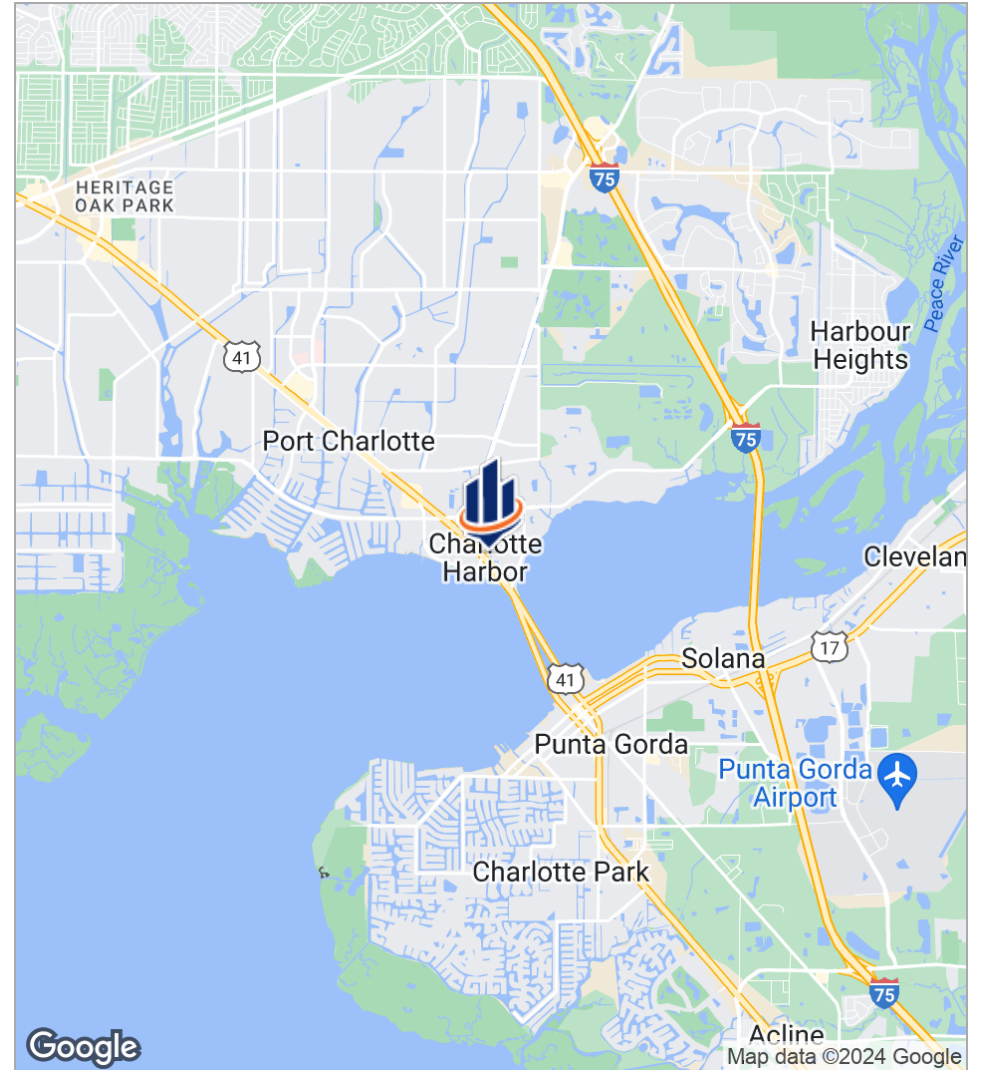
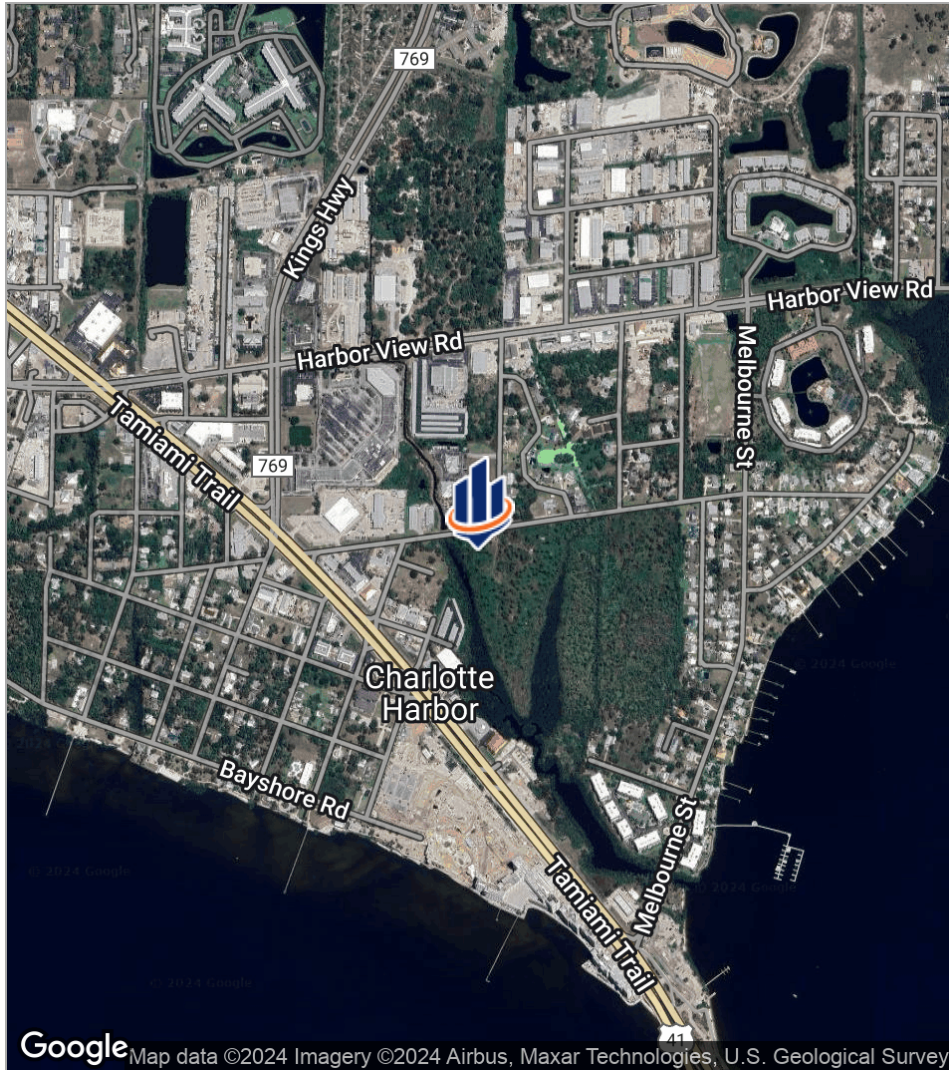
Demographics Map



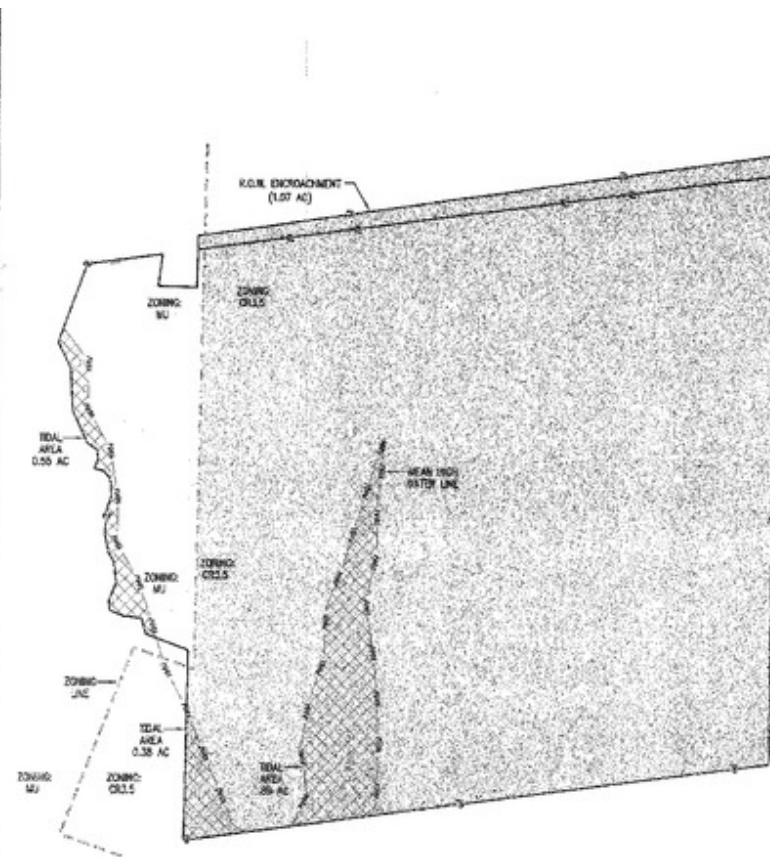
	1 Mile	5 Miles	10 Miles
Total Population	2,153	74,699	135,199
Population Density	685	951	430
Median Age	61.4	52.4	50.5
Median Age [Male]	60.2	51.2	49.4
Median Age [Female]	62.1	53.2	51.3
Total Households	1,024	34,192	59,302
# of Persons Per HH	2.1	2.2	2.3
Average HH Income	\$45,814	\$54,763	\$56,875
Average House Value		\$250,819	\$244,668

* Demographic data derived from 2020 ACS - US Census

Location Maps



Additional Photos



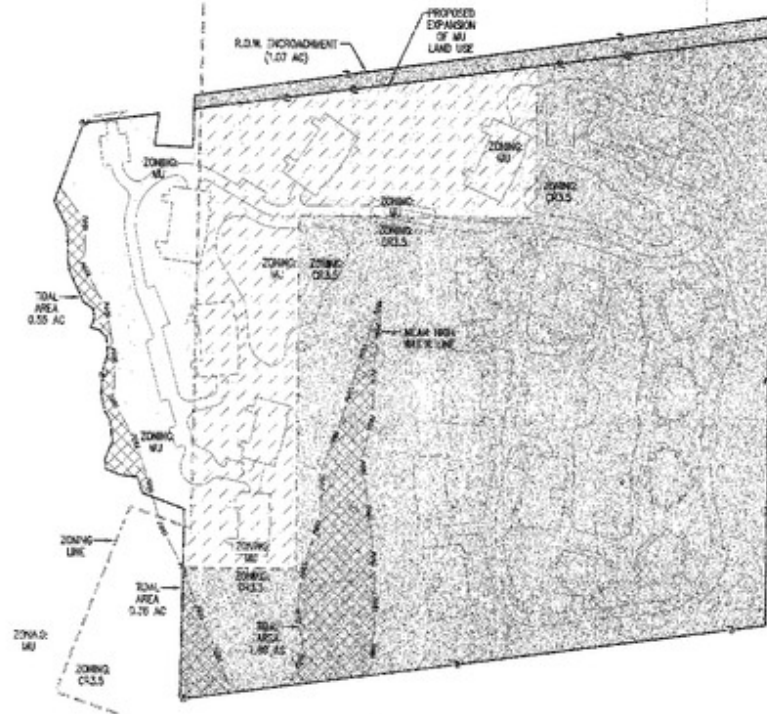
EXISTING DENSITY BREAKDOWN

TOTAL PROPERTY AREA INCLUDING R.O.W. ENCROACHMENT = 42.91 ACRES
 MU ZONED PROPERTY AREA = 4.36 ACRES
 CR3.5 ZONED PROPERTY AREA = 37.45 ACRES
 PROPERTY ZONED MU, LESS THE TOTAL AREA = 3.84 ACRES
 PROPERTY ZONED CR3.5, LESS THE TOTAL AREA = 36.25 ACRES

MU ZONING ALLOWABLE DENSITY = 15 UNITS PER ACRE
 MU ZONING ALLOWABLE UNITS = 15 UNITS / ACRE X 3.84 AC = 57 UNITS
 CR3.5 ZONING ALLOWABLE DENSITY = 3.5 UNITS PER ACRE
 CR3.5 ZONING ALLOWABLE UNITS = 3.5 UNITS / ACRE X 36.25 AC = 126 UNITS
 TOTAL ALLOWABLE UNITS FOR THE PROPERTY = 57 + 126 = 183 UNITS

LEGEND

	MU LAND USE
	CR3.5 LAND USE
	PROPOSED EXPANSION OF MU LAND USE (3.89 AC)
	TOTAL AREA



PROPOSED DENSITY BREAKDOWN

TOTAL PROPERTY AREA INCLUDING R.O.W. ENCROACHMENT = 42.91 ACRES
 PROPOSED MU ZONING AREA = 13.28 ACRES
 PROPOSED CR3.5 ZONING AREA = 29.63 ACRES
 PROPERTY ZONED MU, LESS TOTAL AREA = 12.73 ACRES
 PROPERTY ZONED CR3.5, LESS TOTAL AREA = 27.36 ACRES

PROPOSED UNITS IN MU ZONING = 92 UNITS
 PROPOSED DENSITY IN MU ZONING = 92 UNITS / 12.73 AC = 7.23 UNITS PER ACRE
 PROPOSED UNITS IN CR3.5 ZONING = 92 UNITS
 PROPOSED DENSITY IN CR3.5 ZONING = 92 UNITS / 27.36 AC = 3.36 UNITS PER ACRE
 TOTAL PROPOSED UNITS FOR THE PROJECT = 92 + 92 = 184 UNITS

LINE TABLE[illegible]

ACKNOWLEDGMENTS

12

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 391–397

doi:10.1017/S0007122612000090

sample (total)

100 1000 10000 100000

A PARCEL OF LAND LYING IN
SECTION 25, TOWNSHIP 40 SOUTH, RANGE 22 EAST
CHARLOTTE COUNTY, FLORIDA

DESCRIPTIONS

THE JOURNAL OF THE

BEING A PART OF THE SHARPEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 27 EAST, COUNTY OF CLAY, FLORIDA, AND ALSO BEING A PART OF SECTION 36, RANGE 27 NORTH, AND A PART OF TOWNSHIP 40 OF THE PLAT OF COMPLETE HUNTER EASEMENTS, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING HERETOFORE CONVEYED BY DEEDS.

[illegible][illegible][illegible]

NOTE: NORTH OF DE 30' EAST, ALONG THE EXTENSION OF THE WEST CORNER BEARS EAST TO A POINT IN THE SOUTHWEST QUARTER-QUARTER SEC. OF SECTION 40, T10N, R10E, S10E, THENCE NORTH DE 11' 30" EAST, ALONG THE SOUTHWEST CORNER-QUARTER 1/4 SEC. TO BE 100' IN THE POINT OF BEGINNING.

ANS: 11

PAGE 2.

NOTE: 0, 10, 15, 20 AND 25 POINTS ARE AWARDED BASED UPON THE NUMBER OF CORRECT ANSWERS TO THE QUESTIONS. A CORRECT ANSWER TO THE QUESTIONS IS AWARDED A POINT FROM 1 POINT TO 5 OF THE TOTAL POINTS OF THE QUESTIONS. CORRECT ANSWERS ARE:

ALL OF BLOCK 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13 OF 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK 21 AND ALL OF BLOCK 22, 23, 24, 25 AND 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 8

NOTES:

THIS FILE WAS PREPARED AS A STUDENT EXERCISE

NOISE/SMELL COMPLAINTS MAY NOT BE A DISBURSABLE MATTER IN PROJECTS IF NOISE/SMELL IS NOT SIGNIFICANT THAN ALL AROUND COMINGS WILL BE SET.

[illegible]

OVERSHOULDER APPROXIMATE 1/4 IN. NOT LOCATED.

THE BUREAU HAS BEEN ADVISED THAT THE ABOVE NAMED INDIVIDUAL IS EMPLOYED BY THE DEPARTMENT OF ENVIRONMENT.

ADDITIONAL LINES AND ARTISTS WERE AS SOON PLACED BY ITS BOARD AND COLLECTED
THE CURVED AND NOT ATTACHED TO PREVIOUS OR SAME AND IN ORDER

4. INFORMATIONAL SERVICE: AGENCY, AGENCY, OR AGENCY, ONE
OF THE FEDERAL, STATE, FEDERAL OR STATE, STATE, COMMISSION OR OTHER
AGENCY.

NO RECORD OF DEEDS OF ANY OTHER PERSONS CROSSING THE BOUNDARY OF THE PARCEL, PASSED BY THE CLERK, COUNTERSIGNED PORTIONS OF THE BLOCKS ALONG JEFFERSON AVENUE, AND/OR THE BOUNDARY OF THE BLOCKS ALONG JEFFERSON AVENUE.

REPLY TO: DIRECTOR, FBI, 400 ANDREWS AVENUE, WASHINGTON, D.C. 20535.
LAST ONE OF FOLLOWUP: FEBRUARY 16, 2000.

EXPERIMENTAL VERIFICATION

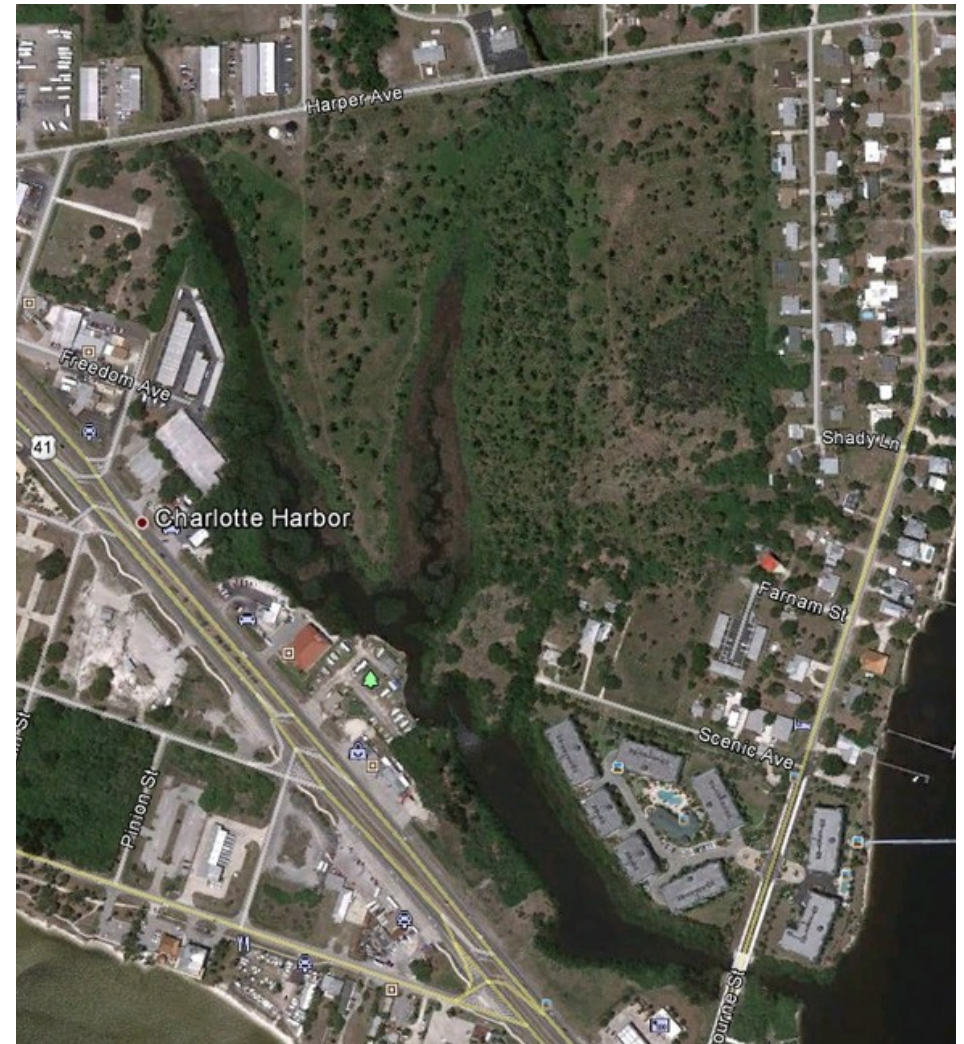
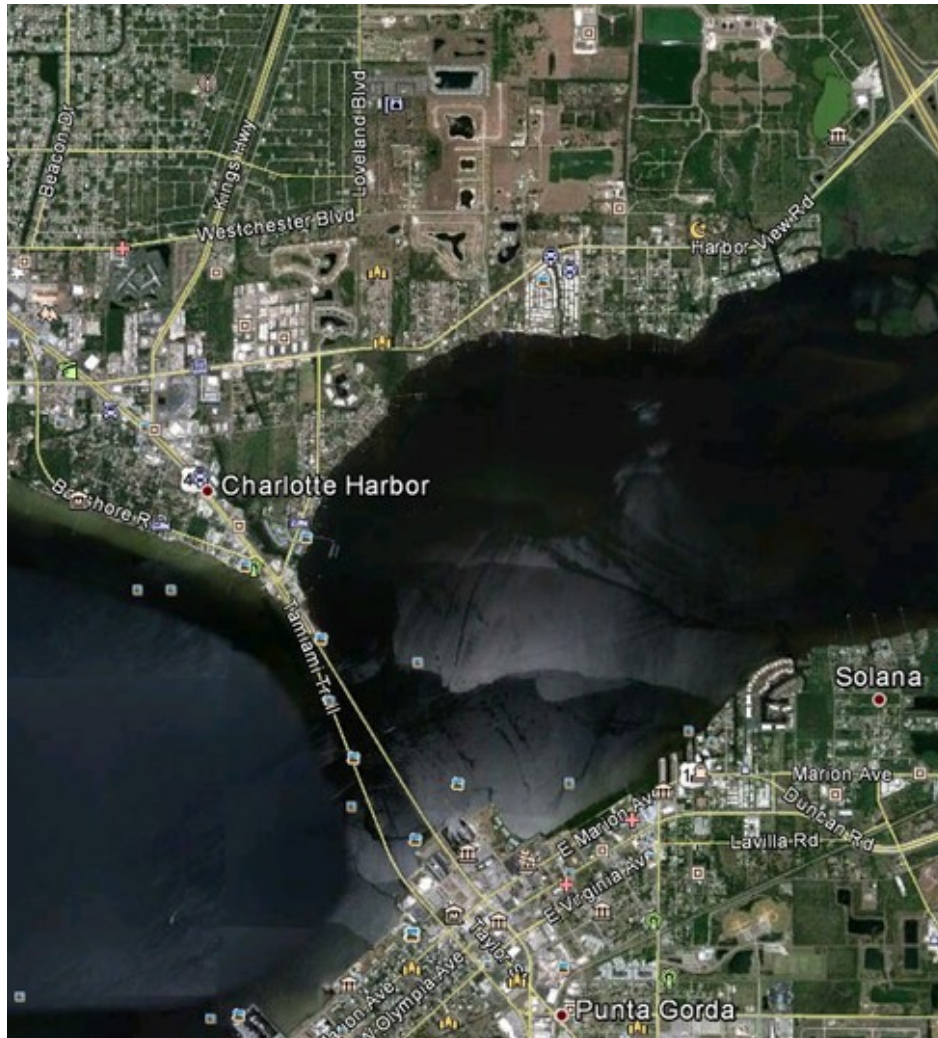
I HEREBY OFFER TO THE BEST OF MY
PROFESSIONAL KNOWLEDGE, THAT HAS PLACED OF THE
NATURE DESCRIBED PROPERTY IS A TRUE
EXPLANATION OF A GOOD TENURE AND UNDER
AN IMPROVED AND WITH THE NEAREST SURROUNDING
SURROUNDINGS OF THE PROPERTY, AS WELL AS
CAREFUL ADVERTISING COST, PURCHASE TO ACQUIRE
THE BEST, FUTURE ADVANCE

ARMED & DANGEROUS
PROSECUTOR AND DEFENSE
CLARENCE THOMPSON, JR. (LAWYER)

- ONE BURIED A 100% KID WITHOUT THE VENTURE AND THE OTHER MAILED COIN OF A FLOOPY

* ALLEGEDLY ON 11/11/68, SURVEY WERE ON REPORTS
IN ORDER THAT THEY WOULD BE ABLE TO ASSESS IT

Additional Photos



Advisor Bio & Contact 1



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 numerous sales and leasing transactions with a career sales volume in excess of \$350 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 in Sarasota since 2011.

Memberships & Affiliations

National CCIM Institute Member [CCIM] - Florida
Chapter of CCIM Institute Member
Realtor Association of Sarasota & Manatee Member
[RASM] - Commercial Real Estate Alliance of RASM
Member [CREA]

Former President of Realtor Association of
Sarasota & Manatee, also the Commercial Real
Estate Alliance of RASM, and the RASM Realtors
Charitable Foundation
Florida Realtors Board Member, Public Policy
Committee Member, Commercial Alliance Chair in
2025

2024 Florida CCIM Legislative Chair

FL #BK576074

Phone: 941.487.6990

Fax: 941.387.2160

Cell: 941.374.9657

Email: tony.veldkamp@svn.com

Address: 1626 Ringling Boulevard, Suite 500

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

Awards & Accolades include 2016 Commercial Realtor® of the Year, 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.

Disclaimer

Disclaimer | Confidentiality

The material contained in this Investment Offering Brochure 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 SVN or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to SVN.

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 performance of the Property. This Offering Brochure may include certain statements and estimates by SVN with respect to the projected future performance of 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 Investment Offering Brochure, 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 Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure 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 Investment Offering Brochure 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.