



# 25 ACRES. I-75 & SUMTER BLVD CLOVER LEAF

5000 N SUMTER BLVD.  
NORTH PORT, FL 34287

Ray Brunner  
Senior CRE Advisor  
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Sumter Blvd

SARASOTA  
MEMORIAL  
HEALTH CARE SYSTEM

# Property Summary



## OFFERING SUMMARY

Sale Price:	Upon Request
Lot Size:	24.9 Acres
Zoning:	PCND
Market:	SW Florida
Submarket:	Sarasota
Price / SF:	

## PROPERTY OVERVIEW

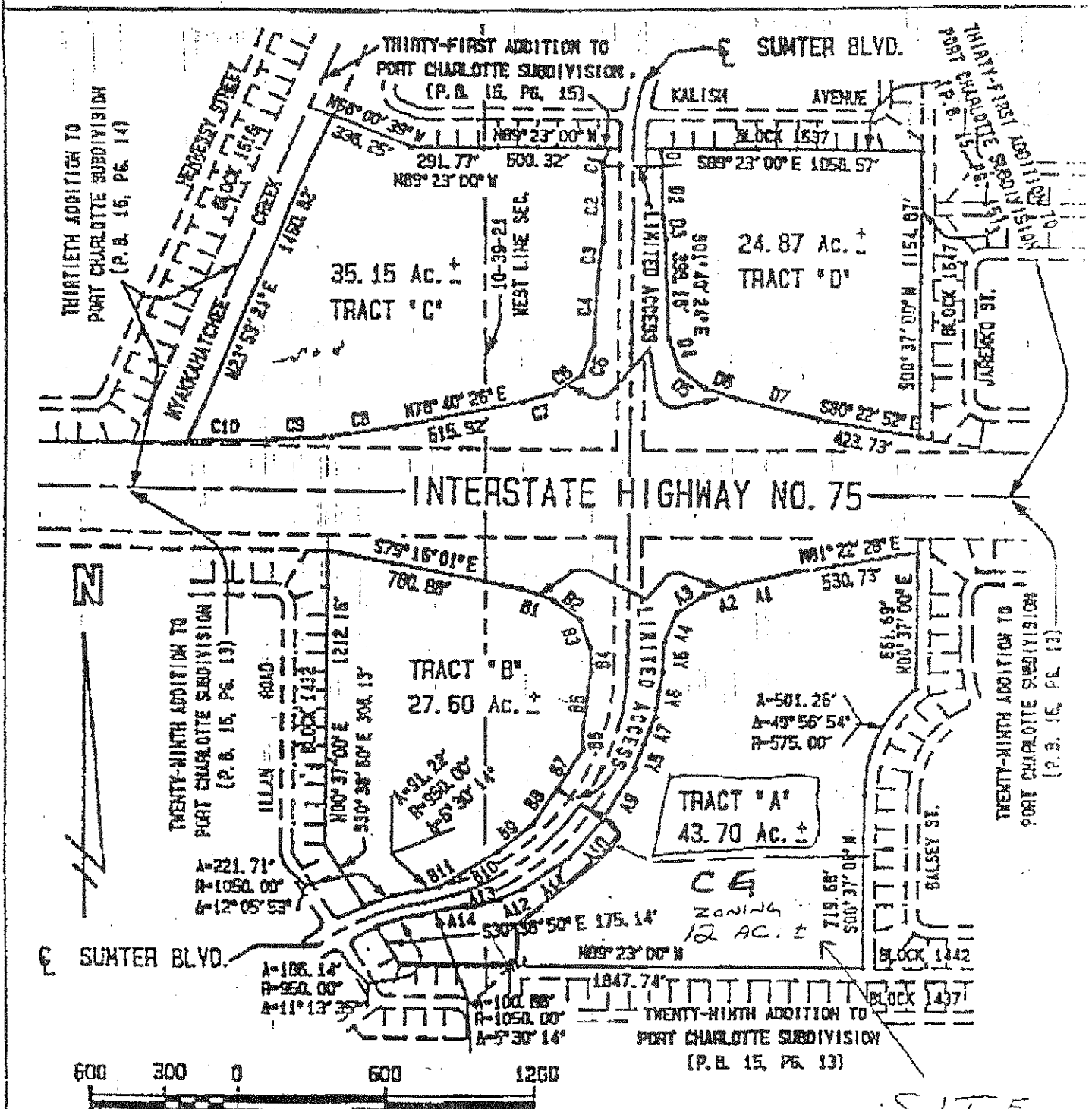
One of two parcels at the I 75 Sumter Rd. cloverleaf. With a combined 2600 feet of frontage on I 75, located at the interchange on both sides, over 55,000 CPD annually and 75,000 in season, and a very affluent population base, this is one of the best development opportunities in SW Florida. The major population centers of Sarasota, North Port & Charlotte County have solid growth rates, excellent average and mean income data, and high disposable incomes. Yet there is not an outlet center within 40 Miles of this location, not a Costco or Sam's Club on or near I 75 from Bradenton to Fort Myers. The nearest Whole Foods is in downtown Sarasota. The area is lacking in quality hotels and family entertainment.

## PROPERTY HIGHLIGHTS

- 25 Acres in Booming Sarasota County!!
- Over 900 ft Frontage on Interstate 75 (Major Hwy)
- Ideal Location for Interchange Property Uses
- Sumter Blvd is being improved into 4 lane road

# Additional Photos





See Reverse For Survey

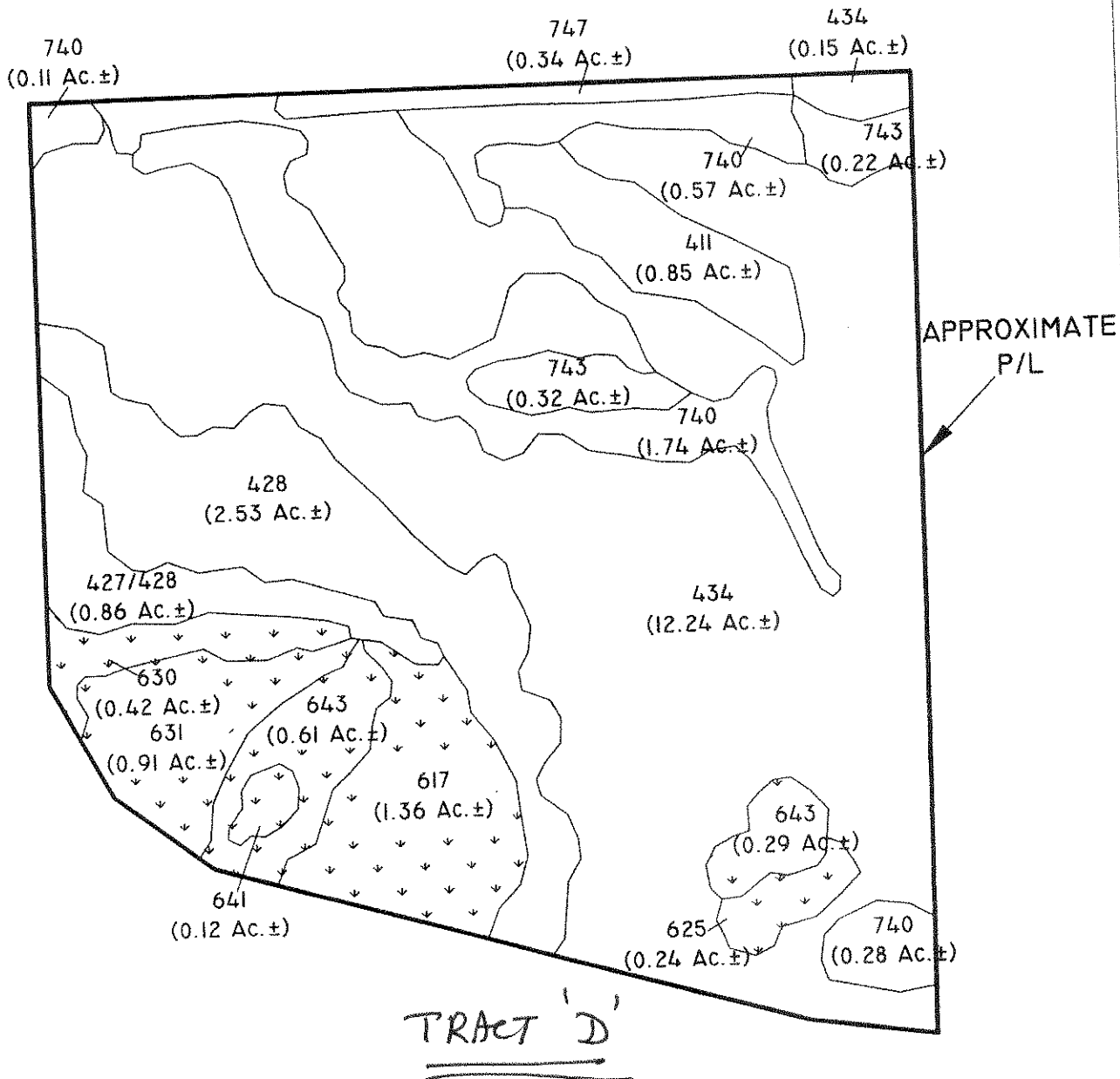
See sheet 4 for Line Table, and Abbreviations Data.

Basis of bearings in the plat of Twenty-Ninth Addition to Port Charlotte Subdivision (P.R. 15, Pg. 13)

Yold unless embossed by Surveyor's seal. This is an informational sketch only.

DATE	BY	CL	REVISION NUMBER
DATE M.F.	APPROVED	DATE	CHG. NO.
CC		SCALE 1" = 100'	

INFORMATIONAL SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS OF  
PORTIONS OF TRACTS "A", "B", "C" AND  
TWENTY-NINTH ADDITION TO  
PORT CHARLOTTE SUBDIVISION  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
411	PINE FLATWOODS	0.85 Ac.±	1.4%
427/428	LIVE OAK/CABBAGE PALM	22.37 Ac.±	37.3%
428	CABBAGE PALM	2.53 Ac.±	4.2%
434	HARDWOOD-CONIFER MIXED	12.39 Ac.±	20.7%
4349	HARDWOOD-CONIFER MIXED, DISTURBED	10.01 Ac.±	16.7%
510	STREAM	1.32 Ac.±	2.2%
514	DITCH	0.13 Ac.±	0.2%
617	MIXED WETLAND HARDWOODS	1.36 Ac.±	2.3%
625	HYDRIC PINE	0.24 Ac.±	0.4%
630	MIXED WETLAND FOREST	0.42 Ac.±	0.7%
631	WETLAND SHRUB	0.91 Ac.±	1.5%
641	FRESHWATER MARSH	0.33 Ac.±	0.6%
643	WET PRAIRIE	0.90 Ac.±	1.5%
740	DISTURBED LAND	4.42 Ac.±	7.4%
7401	DISTURBED LAND, HYDRIC	0.16 Ac.±	0.3%
743	SPOIL AREA	1.32 Ac.±	2.2%
747	BERM	0.34 Ac.±	0.6%
TOTAL		60.00 Ac.±	100.0%

#### NOTES:

FLUCFCS LINES ESTIMATED FROM  
1"=200' AERIAL PHOTOGRAPHS AND  
LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE,  
COVER AND FORMS CLASSIFICATION  
SYSTEM (FLUCFCS) (FDOT 1999).

PROPERTY BOUNDARY ESTIMATED  
FROM CHARLOTTE COUNTY PROPERTY  
APPRAISER'S GIS WEBSITE.

UPLAND/WETLAND LIMITS HAVE NOT  
BEEN REVIEWED BY ANY REGULATORY  
AGENCY AND ARE SUBJECT TO CHANGE.

INC.

33919

60± ACRE I-75 AND SUMTER BLVD  
FLUCFCS AND WETLANDS MAP

DRAWING No.:

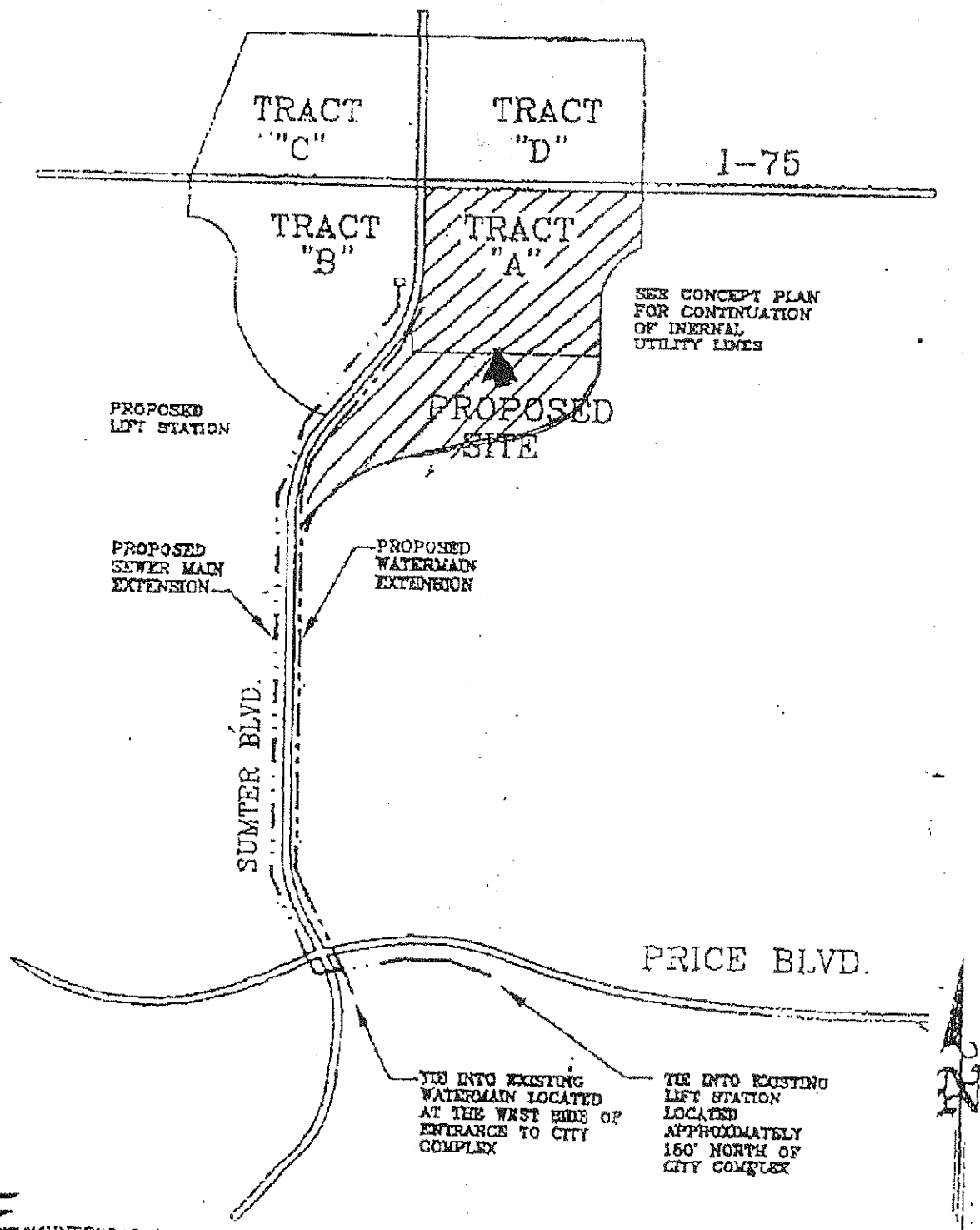
05DRF1277

SHEET No.:

FIGURE 2

# UTILITY CONCEPT PLAN

## ACTIVITY CENTER #3

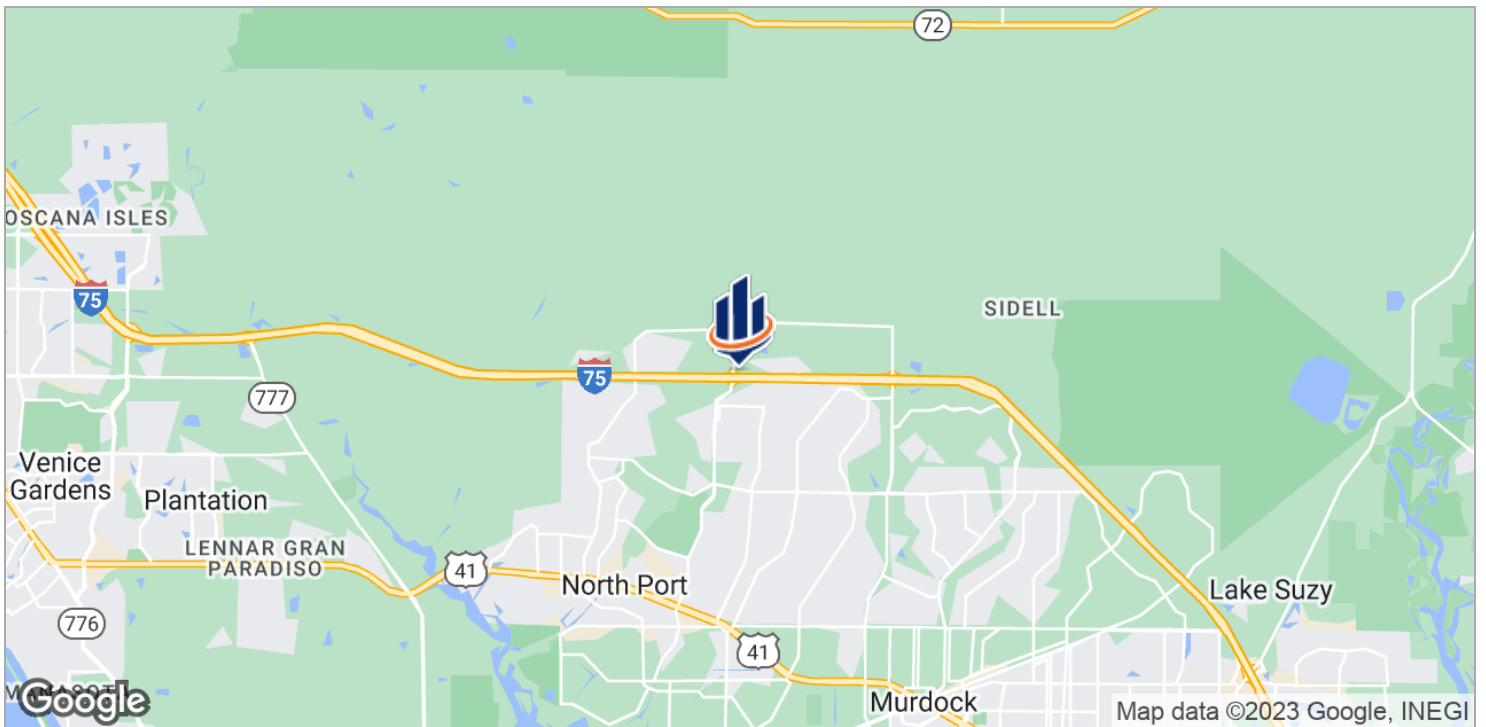
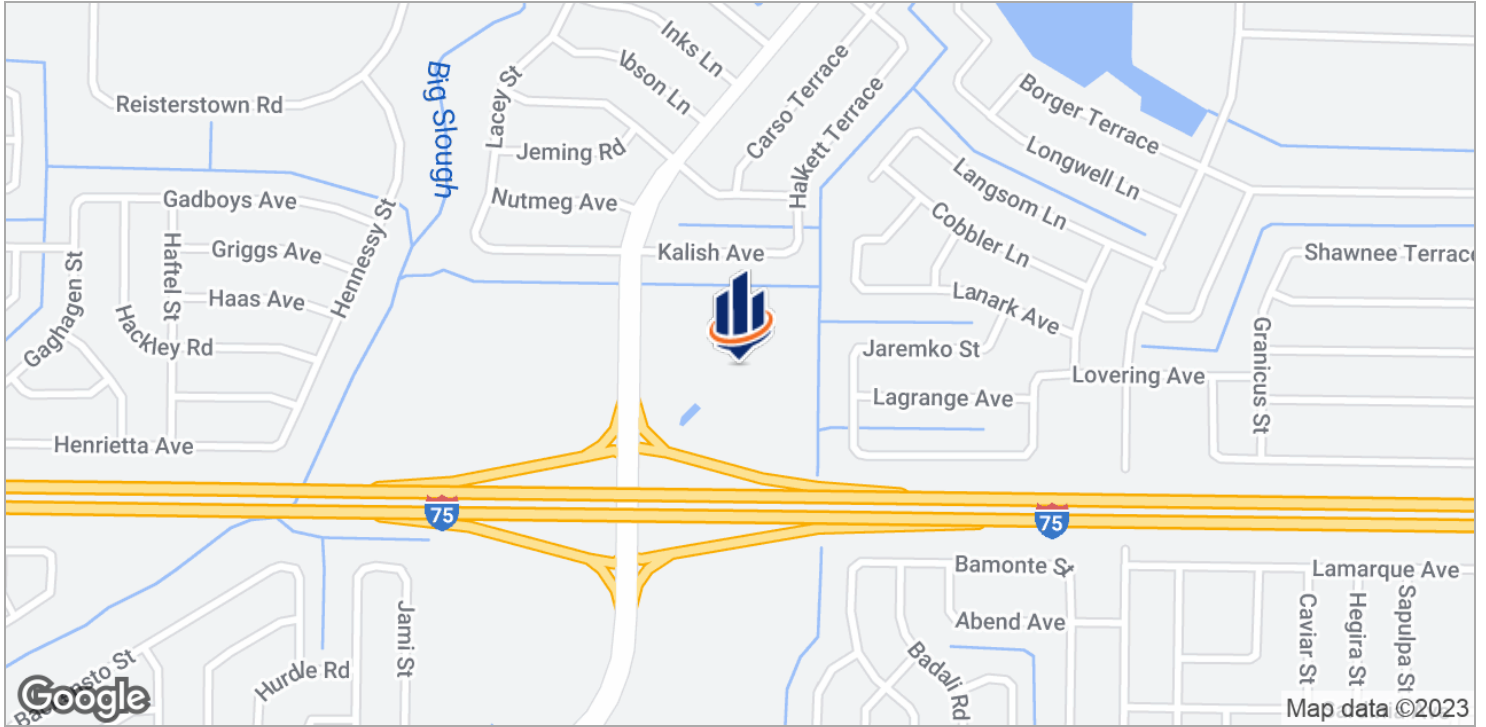


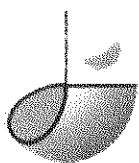
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NO INTERSECTION  
1/1/2005  
1/1/2005  
1/1/2005

FIGURE 1.

# Location Maps





# ENVIRONMENTAL RISK MANAGEMENT, INC.

Licensed Engineering and Geology Firm • Assessment & Remediation Consultants



December 1, 2008

Mr. Sath Voleti  
Sperry Van Ness Commercial Real Estate Advisors  
4045 Tamiami Trail  
Port Charlotte, Florida 33952

VIA Email: [sath.voleti@gmail.com](mailto:sath.voleti@gmail.com)

**RE: Proposed Phase I Environmental Site Assessment of Risk  
60 Acres in Sarasota County  
Parcel ID No. 0953-13-0001 and 0955-09-0001  
North Port, FL 34289  
ERMI File No. E2246A**

Dear Mr. Voleti:

Environmental Risk Management, Inc. (ERMI) proposes to conduct a Phase I Environmental Site Assessment (ESA) of the referenced property.

The purpose of the proposed research is to determine if any evidence exists to suggest the presence of environmental impact to the soil and/or groundwater of the site.

**Phase I ESA per EPA's All Appropriate Inquiry Rule -- ASTM INTERNATIONAL Standard E 1527-05**

The specified level of diligence defined by the scope and limitations of the 2005 ASTM INTERNATIONAL Standard is in congruence with the EPA's All Appropriate Inquiry Rule. An assessment performed to this standard offers the first step towards qualification of the innocent landowner's defense, as well as assessing business risk.

**Phase I ESA per Business Risk Evaluation -- ASTM INTERNATIONAL Standard E 1527-00**

The specified level of diligence defined by the scope and limitations of the 2000 ASTM INTERNATIONAL Standard is an ideal tool for the assessment of business risk. The 2000 ASTM INTERNATIONAL Standard is no longer considered All Appropriate Inquiry, by the EPA, and is not sufficient to qualify for the innocent landowner's defense.

The limitations of Phase I ESAs are documented in ASTM INTERNATIONAL Designation E 1527-00 and E 1527-05, "Standard Practice for Environmental Site Assessments." Matters outside the scope of this investigation, include but are not limited to: asbestos containing materials, radon, mold, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines. Please contact us if you are interested in adding any of these matters to the scope of work for this project.

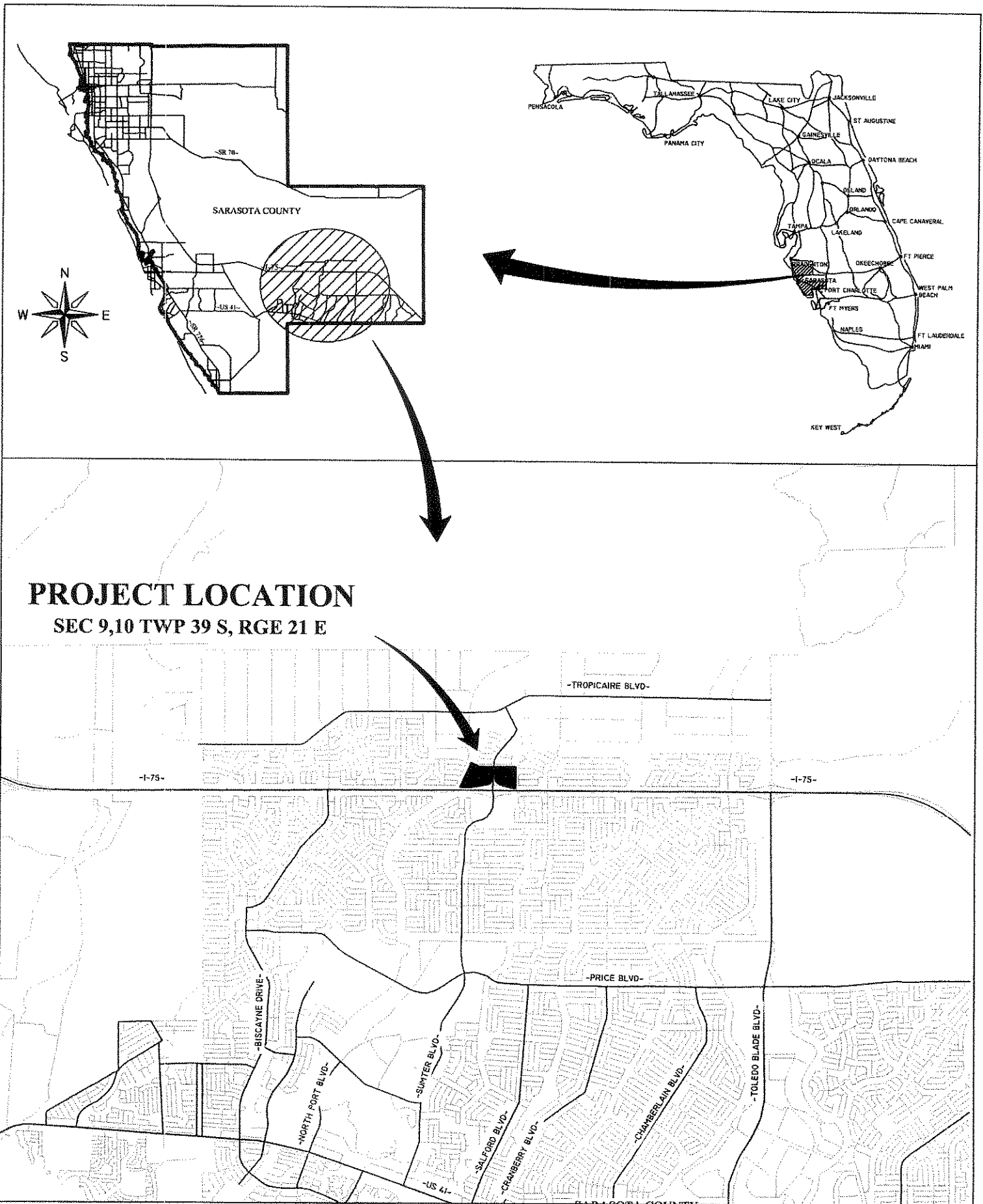
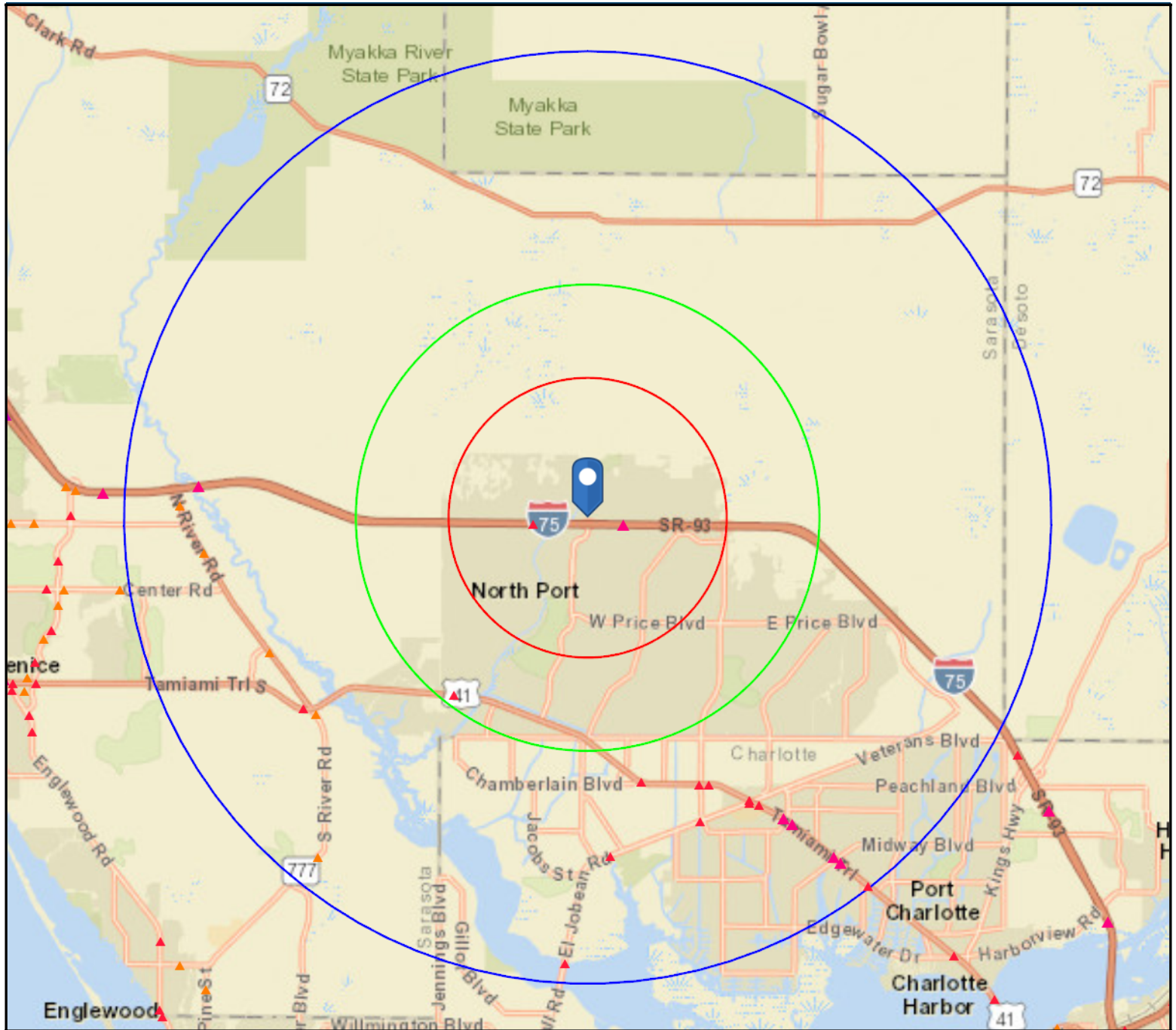


FIGURE 1. PROJECT LOCATION MAP  
60± ACRE I-75 AND SUMTER BLVD

**PASSARELLA and ASSOCIATES, INC.**  
Consulting Ecologists

DRAWN BY: P.F.

DATE: 3/10/05



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q2 2018).



## Executive Summary

5001 N Sumter Blvd, North Port, Florida, 34286  
Ring Bands: 0-3, 3-5, 5-10 mile radii

Prepared by Esri  
Latitude: 27.10150  
Longitude: -82.20336

	0 - 3 mile	3 - 5 mile	5 - 10 mile
<b>Population</b>			
2000 Population	7,354	13,879	45,152
2010 Population	19,585	29,421	58,633
2018 Population	21,764	32,279	69,099
2023 Population	23,240	34,323	74,656
2000-2010 Annual Rate	10.29%	7.80%	2.65%
2010-2018 Annual Rate	1.29%	1.13%	2.01%
2018-2023 Annual Rate	1.32%	1.24%	1.56%
2018 Male Population	49.3%	48.4%	47.9%
2018 Female Population	50.7%	51.6%	52.1%
2018 Median Age	41.0	44.6	56.6

In the identified area, the current year population is 69,099. In 2010, the Census count in the area was 58,633. The rate of change since 2010 was 2.01% annually. The five-year projection for the population in the area is 74,656 representing a change of 1.56% annually from 2018 to 2023. Currently, the population is 47.9% male and 52.1% female.

### Median Age

The median age in this area is 41.0, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	86.7%	86.5%	87.1%
2018 Black Alone	6.7%	6.9%	6.9%
2018 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2018 Asian Alone	1.5%	1.5%	1.6%
2018 Pacific Islander Alone	0.1%	0.1%	0.0%
2018 Other Race	2.2%	2.0%	1.6%
2018 Two or More Races	2.6%	2.8%	2.4%
2018 Hispanic Origin (Any Race)	10.9%	10.2%	8.8%

Persons of Hispanic origin represent 8.8% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 35.8 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	2,601	5,944	19,956
2010 Households	7,068	12,291	25,880
2018 Total Households	7,831	13,352	30,252
2023 Total Households	8,370	14,181	32,595
2000-2010 Annual Rate	10.51%	7.54%	2.63%
2010-2018 Annual Rate	1.25%	1.01%	1.91%
2018-2023 Annual Rate	1.34%	1.21%	1.50%
2018 Average Household Size	2.77	2.41	2.27

The household count in this area has changed from 25,880 in 2010 to 30,252 in the current year, a change of 1.91% annually. The five-year projection of households is 32,595, a change of 1.50% annually from the current year total. Average household size is currently 2.27, compared to 2.25 in the year 2010. The number of families in the current year is 19,872 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

October 04, 2018



## Executive Summary

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	0 - 3 mile	3 - 5 mile	5 - 10 mile
<b>Median Household Income</b>			
2018 Median Household Income	\$57,061	\$49,339	\$49,057
2023 Median Household Income	\$63,002	\$55,066	\$55,665
2018-2023 Annual Rate	2.00%	2.22%	2.56%
<b>Average Household Income</b>			
2018 Average Household Income	\$68,309	\$63,523	\$68,560
2023 Average Household Income	\$79,582	\$76,261	\$83,293
2018-2023 Annual Rate	3.10%	3.72%	3.97%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$25,098	\$25,555	\$30,613
2023 Per Capita Income	\$29,248	\$30,580	\$37,026
2018-2023 Annual Rate	3.11%	3.66%	3.88%

Current median household income is \$49,057 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$55,665 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$68,560 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$83,293 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$30,613 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$37,026 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,763	7,055	23,630
2000 Owner Occupied Housing Units	2,367	5,120	16,801
2000 Renter Occupied Housing Units	234	824	3,154
2000 Vacant Housing Units	162	1,111	3,675
2010 Total Housing Units	8,480	15,736	33,126
2010 Owner Occupied Housing Units	5,663	9,108	20,691
2010 Renter Occupied Housing Units	1,405	3,183	5,189
2010 Vacant Housing Units	1,412	3,445	7,246
2018 Total Housing Units	9,107	16,702	38,613
2018 Owner Occupied Housing Units	6,270	9,904	24,526
2018 Renter Occupied Housing Units	1,561	3,447	5,725
2018 Vacant Housing Units	1,276	3,350	8,361
2023 Total Housing Units	9,490	17,346	41,123
2023 Owner Occupied Housing Units	6,860	10,914	27,094
2023 Renter Occupied Housing Units	1,510	3,267	5,501
2023 Vacant Housing Units	1,120	3,165	8,528

Currently, 63.5% of the 38,613 housing units in the area are owner occupied; 14.8%, renter occupied; and 21.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 33,126 housing units in the area - 62.5% owner occupied, 15.7% renter occupied, and 21.9% vacant. The annual rate of change in housing units since 2010 is 7.05%. Median home value in the area is \$185,871, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.79% annually to \$223,817.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

October 04, 2018



## Traffic Count Profile

5001 N Sumter Blvd, North Port, Florida, 34286  
Ring Bands: 0-3, 3-5, 5-10 mile radii

Prepared by Esri  
Latitude: 27.10150  
Longitude: -82.20336

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.12		(0.0 miles )	2005	2,000
0.13		(0.0 miles )	2005	2,000
0.22		(0.0 miles )	2005	5,000
0.22		(0.0 miles )	2005	5,000
0.78	I-75	N Sumter Blvd (0.75 miles W)	2005	55,000
1.18	I-75	Ponce de Leon Blvd (0.61000001 miles W)	1997	38,000
2.64	N Chamberlain Blvd	Falmouth Ave (0.06 miles N)	1997	5,000
2.85		(0.0 miles )	2005	2,700
2.87		(0.0 miles )	2005	5,100
3.05		(0.0 miles )	2005	5,300
3.07		(0.0 miles )	2005	2,800
3.92	Wawana Rd	Tomaso Rd (0.09 miles NE)	1997	550
4.54	N Toledo Blade Blvd	Bobcat Trl W (0.15000001 miles N)	1998	5,100
4.74	Granada Blvd	Suarez St (0.06 miles S)	1997	1,200
4.76	Ortiz Blvd	Majorca Pl (0.03 miles S)	1998	1,400
4.79	Tamiami Trl	Eager St (0.06 miles W)	2005	31,000
4.92	Toledo Rd	Mallorca Ave (0.03 miles N)	1998	450
5.81	Tamiami Trl	Pembroke Dr (0.04 miles E)	2001	26,000
6.23	Tamiami Trl	Barger Dr (0.03 miles W)	2005	34,000
6.32	Tamiami Trl	Toledo Blade Blvd (0.17 miles W)	2005	40,500
6.98	El Jobean Rd	Como St (0.07 miles SW)	2001	18,600
7.02	Tamiami Trl	Veterans Blvd (0.03 miles SE)	1999	25,000
7.05	El Jobean Rd	Veterans Blvd (0.05 miles NE)	2005	25,500
7.20	Tamiami Trl	Veterans Blvd (0.16 miles NW)	2005	43,500
7.22	W River Rd	Tamiami Trl (0.14 miles NW)	1998	9,800
7.31	Jobean Rd	Cornelius Blvd (0.27000001 miles SW)	2005	27,500
7.38	Tamiami Trl	W River Rd (0.19 miles E)	2005	20,400
7.44	N River Rd	Myakka Blvd (0.73000002 miles NW)	1998	12,000
7.73	Tamiami Trl	Toledo Blade Blvd (0.06 miles E)	2005	58,500
7.93	Tamiami Trl	Toledo Blade Blvd (0.15000001 miles NW)	2001	51,500

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2017 to 1963. Over 25% of the counts were taken between 2010 and 2017 and over 77% of the counts were taken between 2000 and 2017. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2018 Kalibrate Technologies (Q2 2018).

October 04, 2018

# Sumter Infographic

5001 N Sumter Blvd, North Port, Florida, 34286 (5 - 10 miles)

5001 N Sumter Blvd, North Port, Florida, 34286

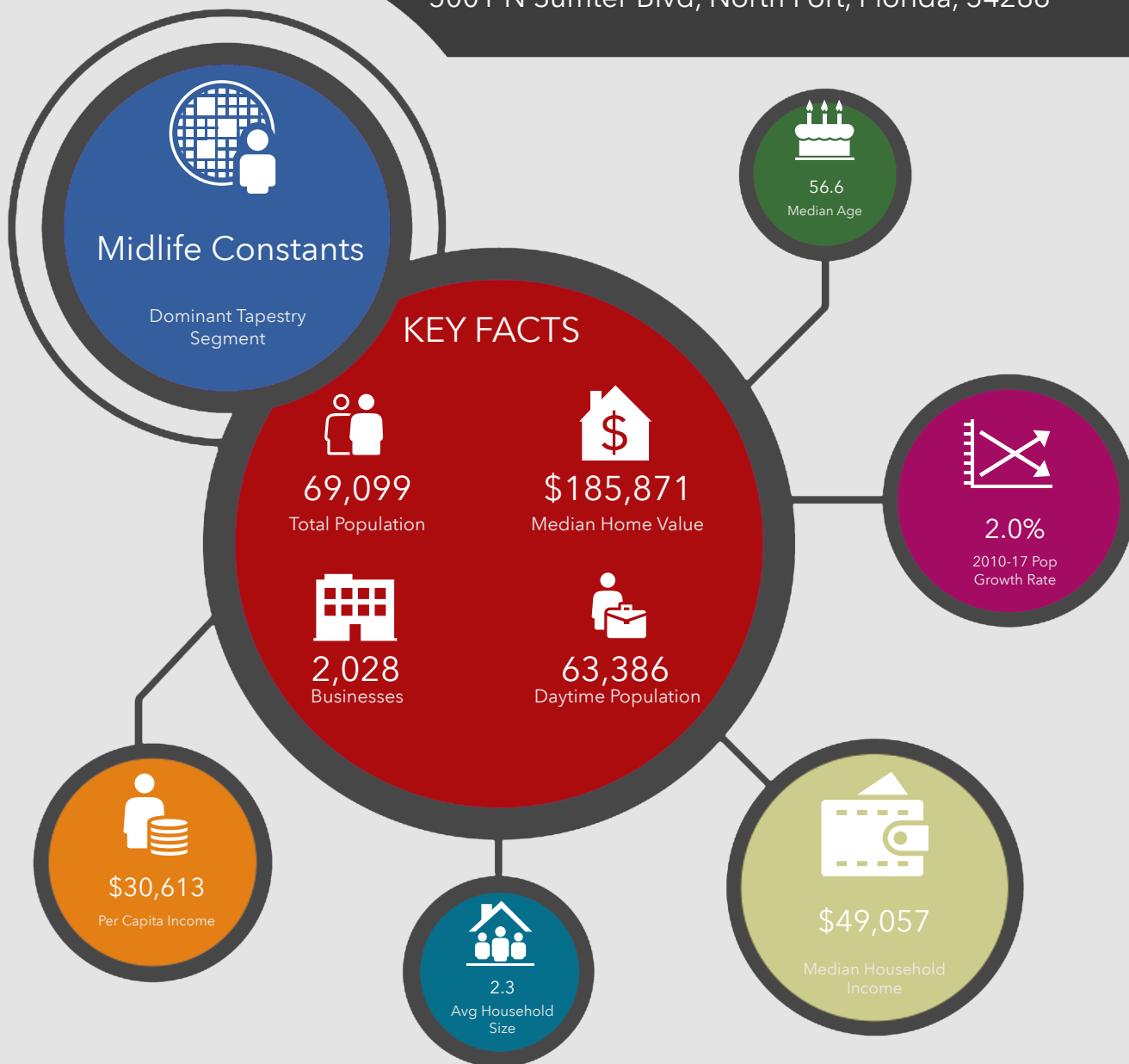
Ring band of 5 - 10 miles

Prepared by Esri

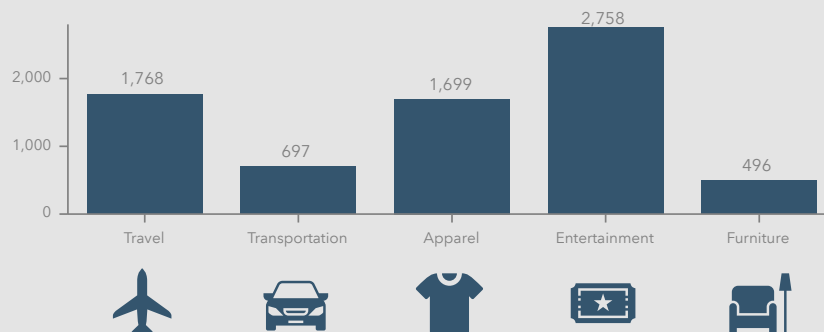
Latitude: 27.10150

Longitude: -82.20336

5001 N Sumter Blvd, North Port, Florida, 34286



## KEY SPENDING FACTS (\$)



© Esri 2018

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2018.

# Advisor Bio & Contact 1

## RAY BRUNNER

Senior CRE Advisor

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4161 Tamiami Trail  
#501  
Port Charlotte, FL 34321  
T 415.608.1942  
C 415.608.1942  
ray.brunner@svn.com

## PROFESSIONAL BACKGROUND

Ray Brunner's career covers over forty years in Senior Management positions, real estate leasing and development.

Most notably GAP Stores where he held various positions including VP of Merchandising & Design and General Manager of GAP KIDS, Esprit Europe where he was President of European Retail operations and oversaw the development and roll out of company owned retail stores, Adidas America where he served as President of retail operations and executed a retail roll out for company owned stores, Eddie Bauer where he was VP of Real Estate and Store Operations, and DWR where he was a member of the founding team and served as President and CEO. His background provides an in-depth understanding of land and building acquisition for both retail locations and distribution facilities. He is considered an expert at retail site selection and growth strategies.

In the last three years he has transacted over \$30,000,000 in business and currently manages over \$70,000,000 in active listings.

## EDUCATION

Education: Attended Western Connecticut State College and did his graduate work at UCLA.

## MEMBERSHIPS & AFFILIATIONS

Life Member of Mensa.

Member of the Presidents Association of the American Management Association.

# Disclaimer

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