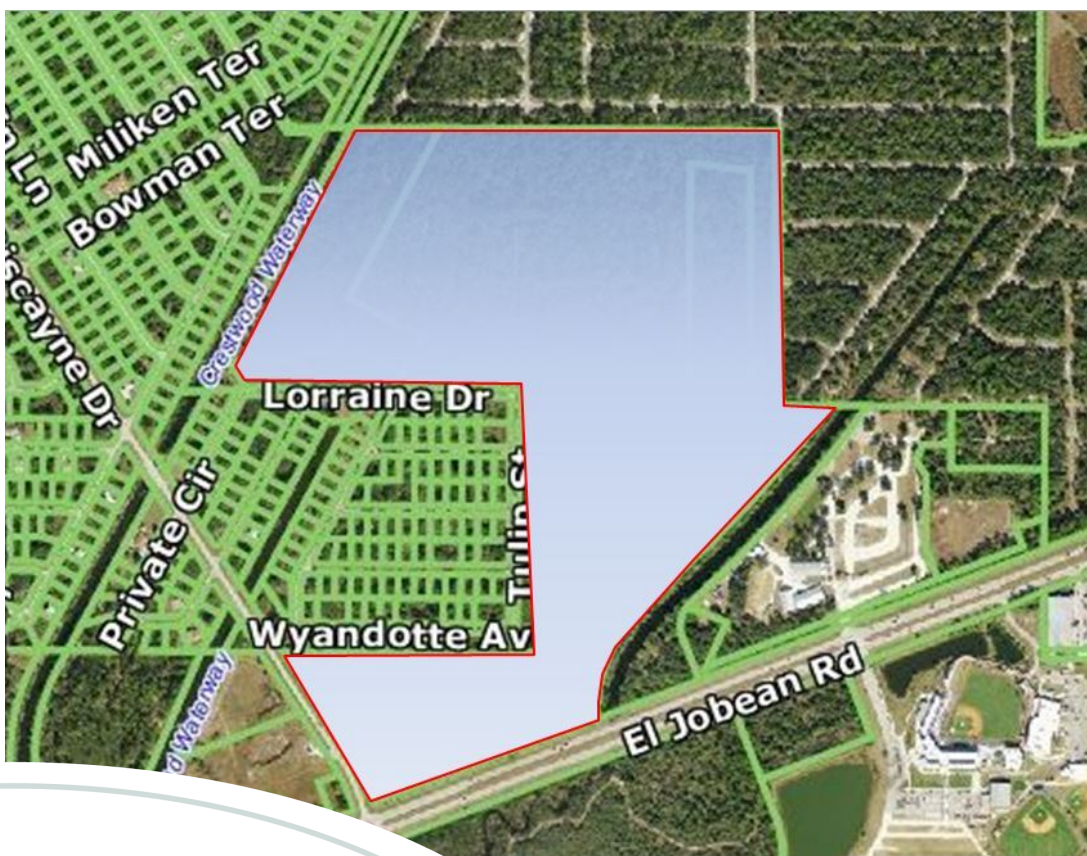


Exclusively Offered: \$4,250,000 or \$10,625 per Approved Unit

126.98 Acres - Biscayne Residential

2109 Tulip Street Port Charlotte, FL 33953



UNIQUE DEVELOPMENT OPPORTUNITY

Ashley Barrett Bloom
Managing Director
941.366.1136
ashley.bloom@svn.com

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 Sperry Van Ness 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 Sperry Van Ness 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 Sperry Van Ness.

Neither the Sperry Van Ness 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 Sperry Van Ness 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 Sperry Van Ness 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.

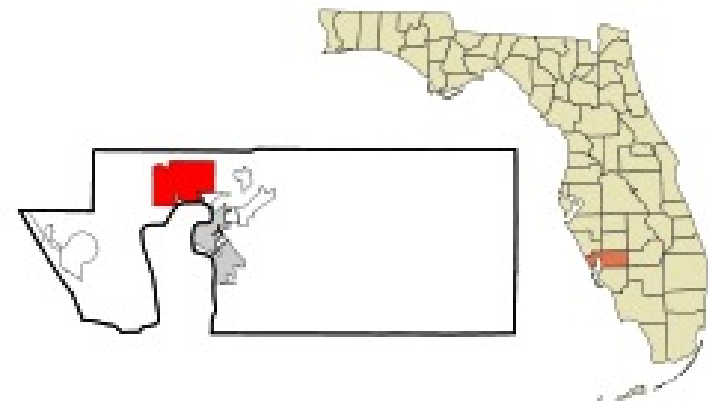
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Sperry Van Ness Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients 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 Sperry Van Ness 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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1 > PROPERTY OVERVIEW

Property Overview

Executive Summary

123.64 BISCAYNE RESIDENTIAL DEVELOPMENT

2109 Tulip Street | Port Charlotte, FL 33953



List Price | **\$4,250,000**

Physical Description

Property Name:	Biscayne Residential Development
Type of Ownership:	Deed
APN:	402115276001402111351002, 402111351001, and 402110477001
Development Opportunity:	Unique Opportunity in this Area to Provide "Community Living" in an area that generally only has scattered platted lots
Zoning:	Planned Development

Development

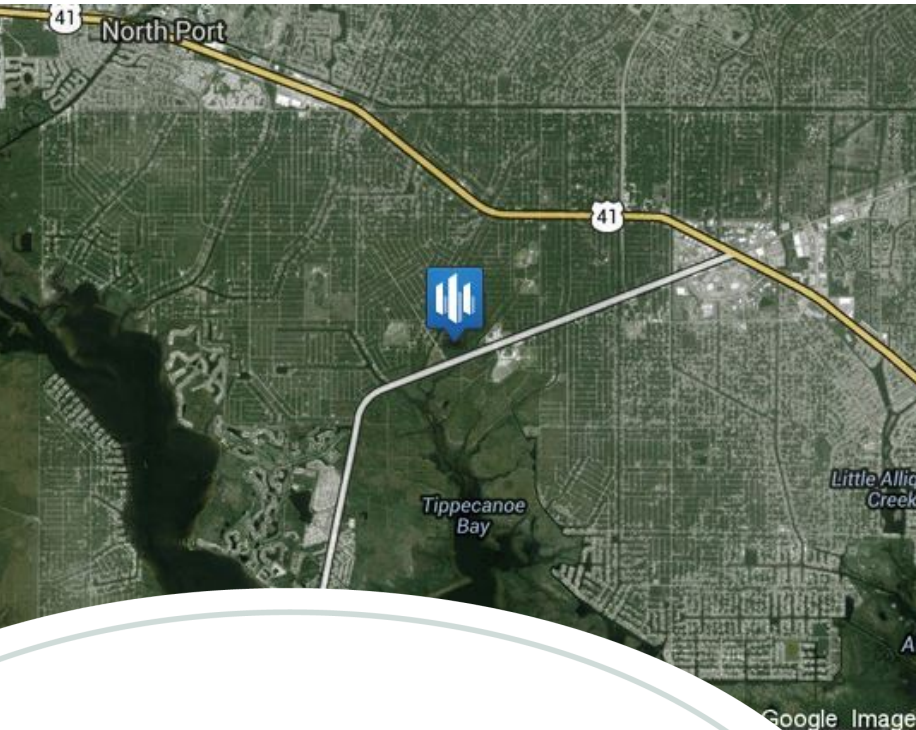
Planning / Use:	Site Plan Approval, Horizontal Development, and/or Home Construction
Traffic Count:	23,500
Governing Municipality:	Charlotte County
Access:	776 (El Jobean) or Biscayne Boulevard - FDOT Permit Required
Site Plan:	Not Submitted or Approved

Infrastructure

Water & Sewer:	Water Available on 776 & Sewer Improvements Adequate
Electricity:	To the Site
Survey / Permits:	Topographical Survey Available, Stormwater Permit in Place & Army Corp of Engineers in Process

123.64 Biscayne Residential Development

2109 Tulip Street • Port Charlotte, FL 33953



Investment Overview

Sale Price:	\$4,250,000
Lot Size:	123.34 Acres
APN #:	402115276001, 402111351002, 402111351001, and 402110477001
Zoning:	Planned Development / CG
Market:	Port Charlotte / North Port
Sub Market:	776 and Murdock Circle
Cross Streets:	EL JOBEAN (776) / BISCAYNE
Traffic Count:	23,500

Property Overview

Property

The Subject Property is made up of four parcels totaling +/- 126.98 acres of vacant land in Port Charlotte, FL (Charlotte County). Access to the property is reportedly via an ingress/egress easement to El Jobean Road (SR 776). In 2017, the Seller obtained Ordinance 2017-003 & 2017-004 which the zoning approval allows for a maximum density of 400 residential units. At this point, there are conceptual or site plans that has been developed with certain lot mixes. This offering does not include the commercial tract and/or the density that was previously attached to the property. However, both are available separately by the Seller. The community which could be gated would be the area's best situated planned development that would feature community only amenities. This concept plan does call for some rezone of the CG property but has been designed to be with allowable standards. Seller is open to a deal structure where the Buyer would complete the Planned Development and close upon approval. With it's pricing, the development offers a developer a unique opportunity to provide community living in an area that lacks such a product.

Location

The Subject Property is made up of four parcels totaling +/- 126.98 acres of vacant land in Port Charlotte, FL (Charlotte County). It shares a border with Murdock Village which is currently being planned for +/- 2,000 Units. Main access to the property is from El Jobean Road (SR 776). Frontage on El Jobean 1350 ft from the Port Charlotte Sports Complex which is the Spring Training Home of the Tampa Bay Rays. However, Murdock Circle to the North of the Subject Property is largely considered to be the commercial hub of Port Charlotte (and Northern Charlotte County). It maintains a wide variety of commercial development including many of the big box retailers. Recently, there has been an influx of acquisition by National Retailers in the Murdock Circle Area. The North Port / Port Charlotte have very limited access to public water & sewer. In many areas, there is no access to electric. Therefore, despite vast amounts of vacant land, there is a county wide issue with full utility access; however, with the subject parcel fronting El Jobean Road [SR 776] and nearby development to the east, utility access and development will not be prohibitive.

Presented by

ASHLEY BARRETT BLOOM
941.366.1136
ashley.bloom@svn.com

2 LOCATION OVERVIEW

Regional Map

Location Maps

Satellite Map

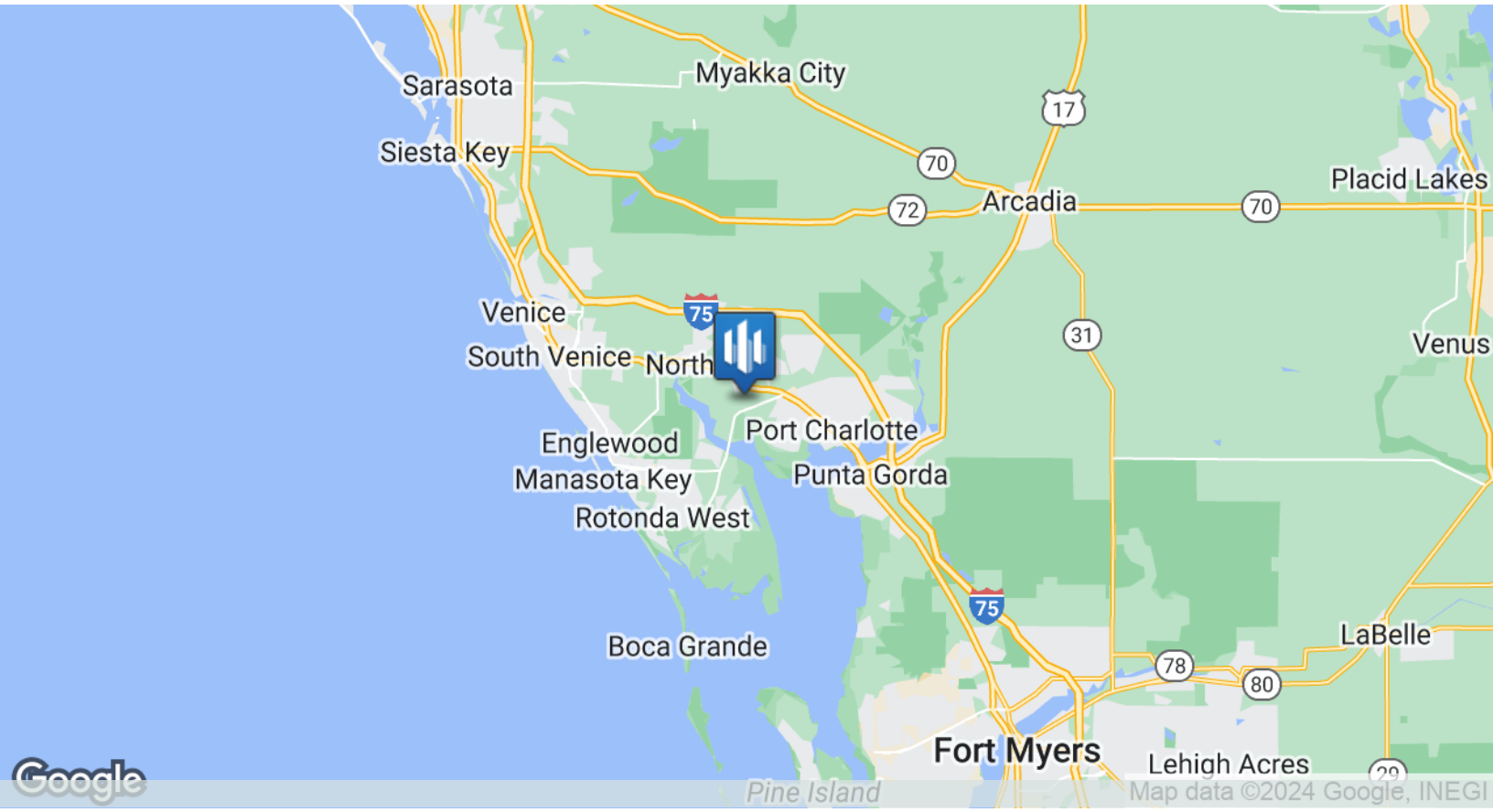
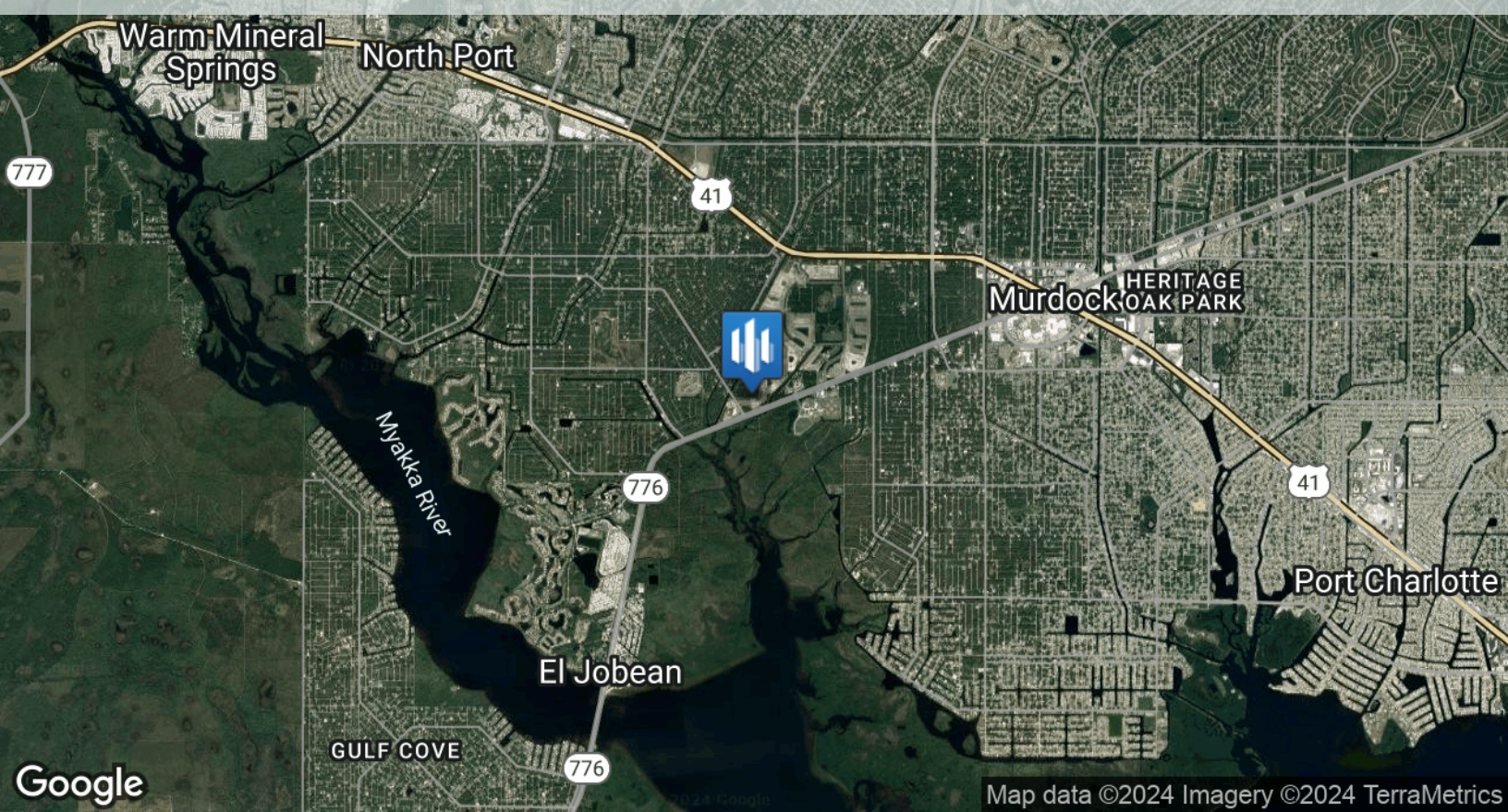
Retail Map

Map of Subject & Murdock Village

123.64 BISCAYNE RESIDENTIAL



123.64 BISCAYNE RESIDENTIAL

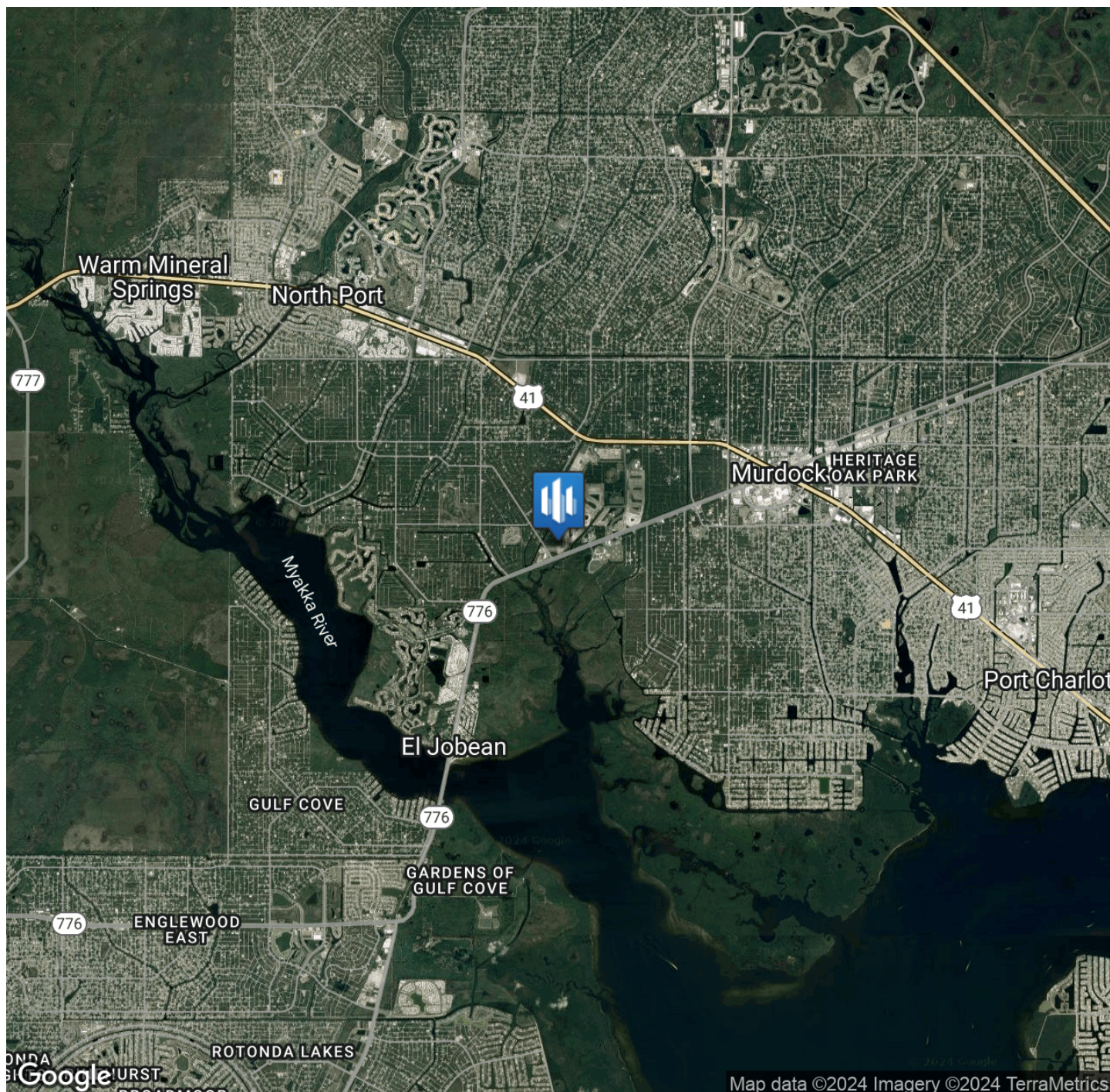


123.64 BISCAYNE RESIDENTIAL

Satellite Map

2109 Tulip Street | Port Charlotte, FL 33953

FOR SALE | \$4,250,000



123.64 BISCAYNE RESIDENTIAL



123.64 BISCAYNE RESIDENTIAL

Map of Subject & Murdock Village



3 Conceptual Plans

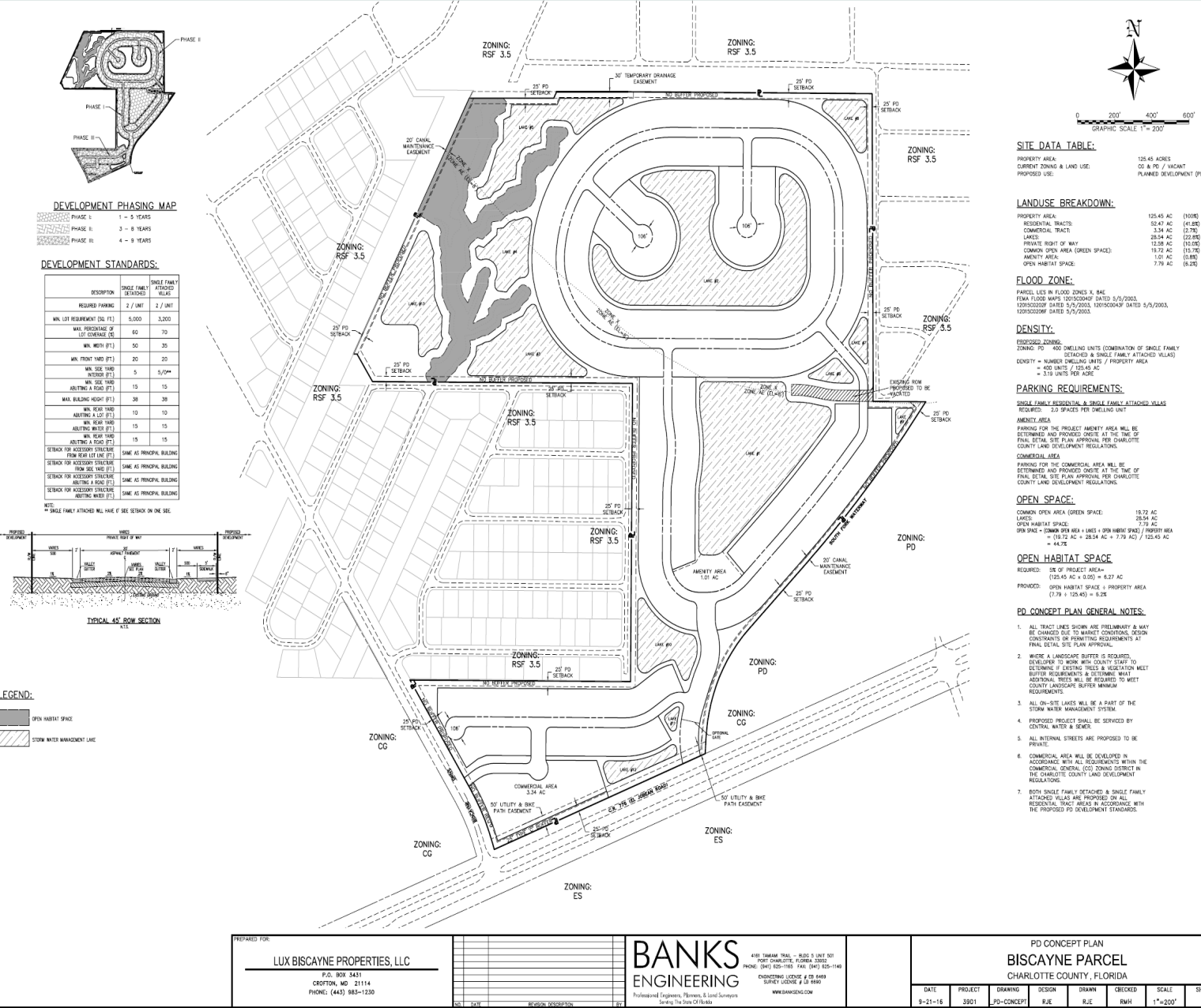
Conceptual PD Plan

Conceptual Site Plan 1

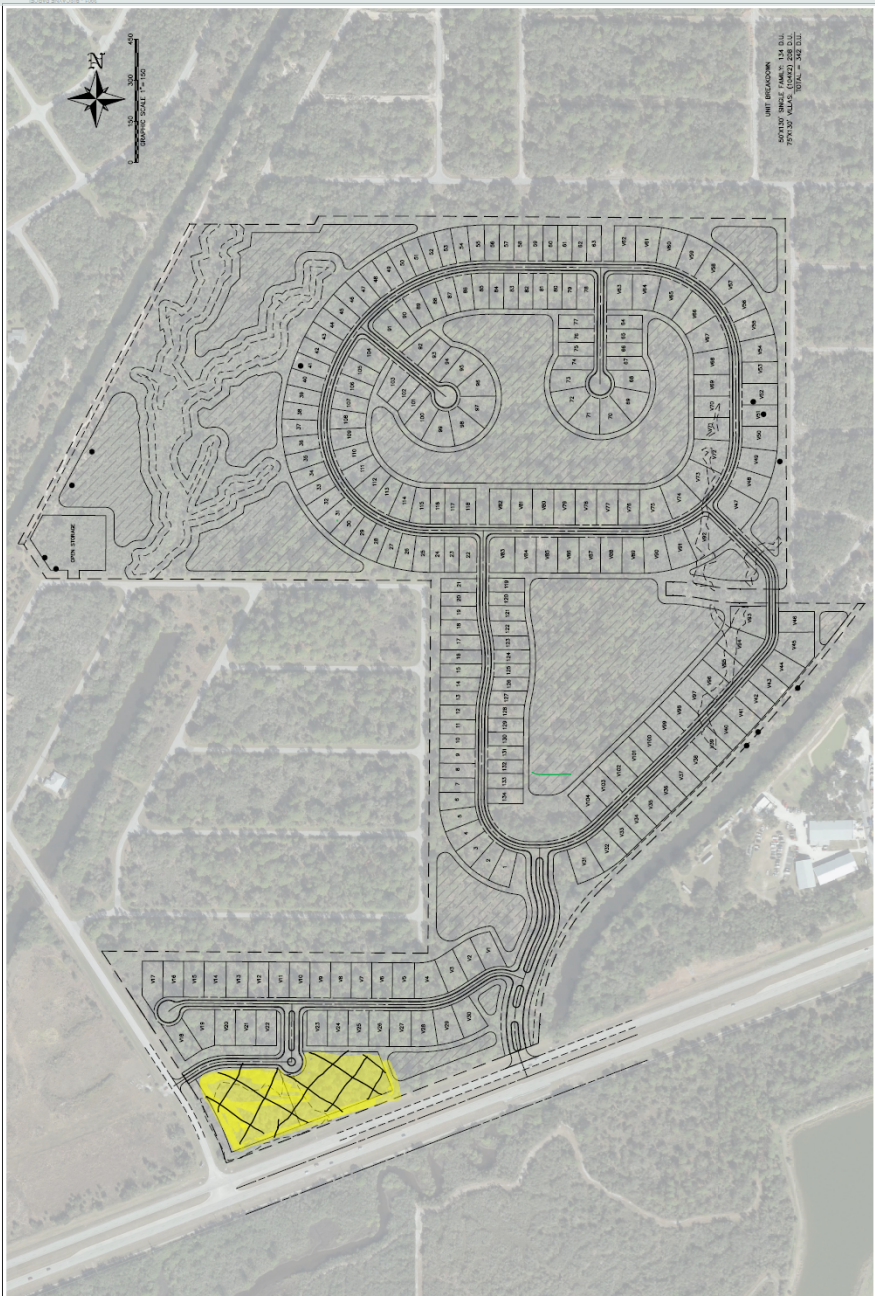
Conceptual Site Plan 2

Conceptual Site Plan 3

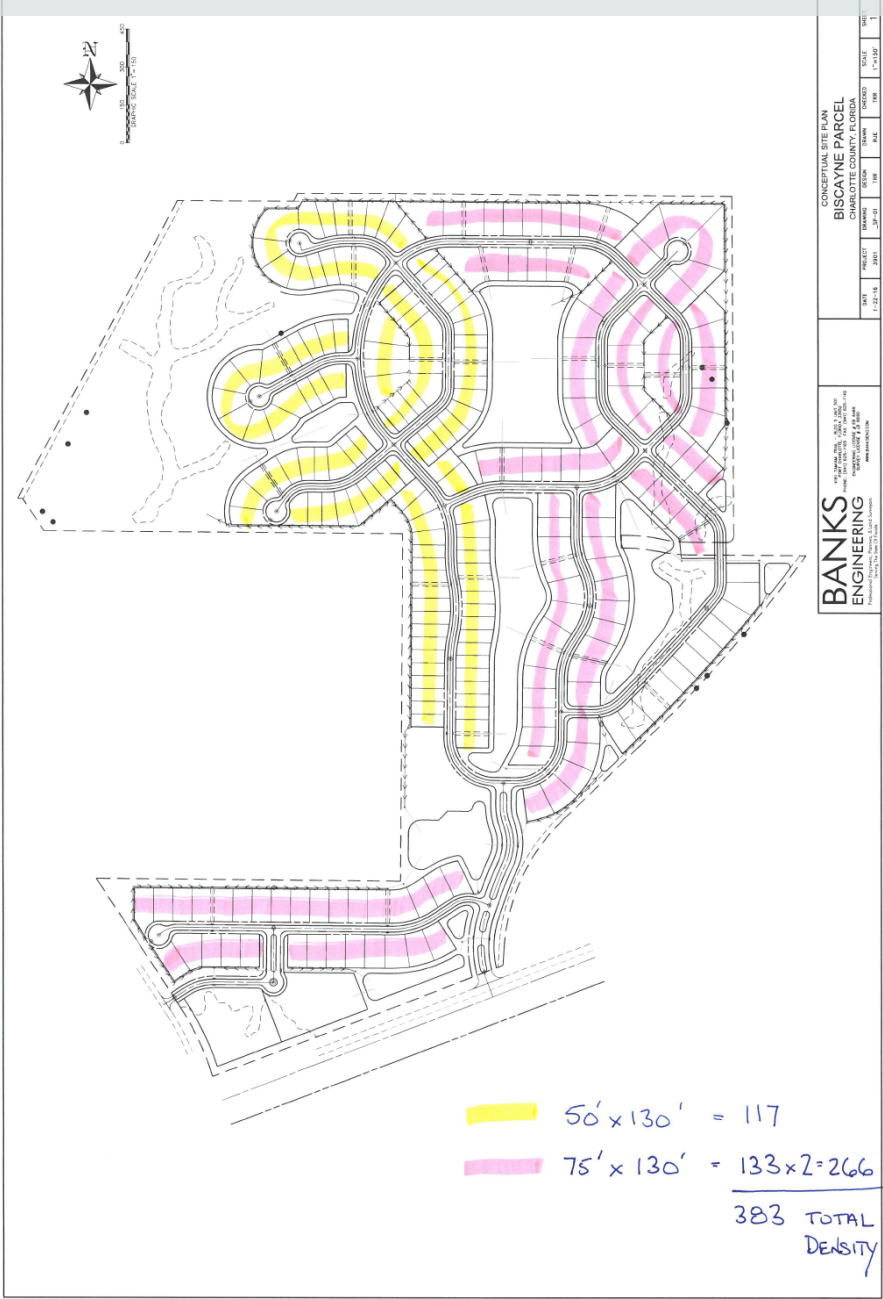
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123.64 BISCAYNE RESIDENTIAL



4 DEMOGRAPHICS

Demographics Report

Demographics Map

123.64 BISCAYNE RESIDENTIAL

2109 Tulip Street | Port Charlotte, FL 33953

As Is Value | \$4,250,000

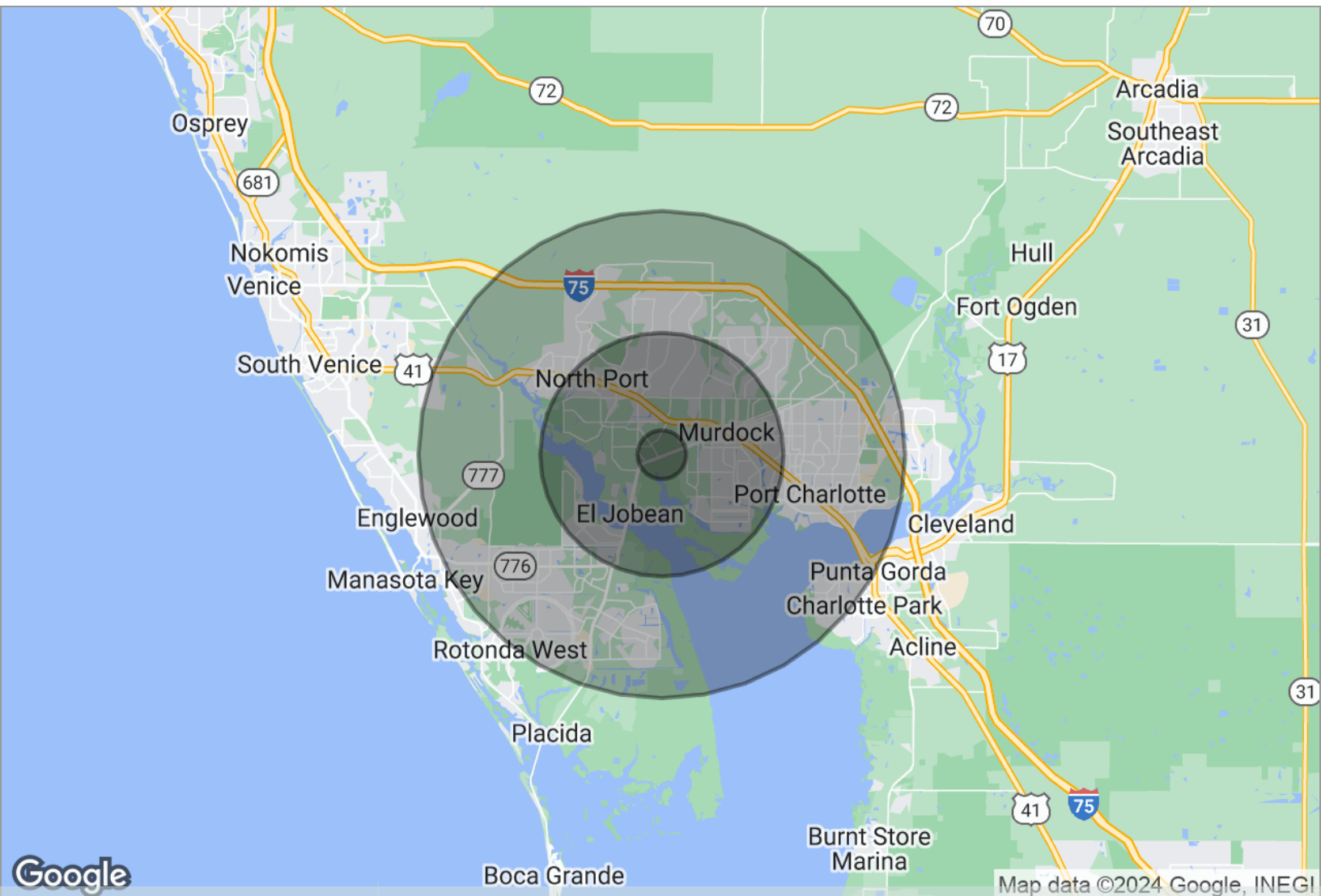
	1 Mile	5 Miles	10 Miles
Total Population	929	47,058	169,315
Total Number of Households	413	20,297	73,111
Total Number of Persons per Household	2.2	2.3	2.3
Average House Value		\$201,069	\$210,476
Average Household Income	\$68,776	\$56,336	\$55,611
Median Age	53.7	50.1	49.7
Median Age - Male	51.3	47.9	48.0
Median Age - Female	54.6	52.0	51.0
Total Population - White	843	41,687	151,463
Total Percent - White	90.7%	88.6%	89.5%
Total Population - Black	37	2,864	9,787
Total Percent - Black	4.0%	6.1%	5.8%
Total Population - Asian	16	482	1,534
Total Percent - Asian	1.7%	1.0%	0.9%
Total Population - Hawaiian	0	8	44
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population - Indian	6	144	414
Total Percent - Indian	0.6%	0.3%	0.2%
Total Population - Other	12	864	2,824
Total Percent - Other	1.3%	1.8%	1.7%
Total Population - Hispanic	42	3,113	12,033
Total Percent - Hispanic	4.5%	6.6%	7.1%

* Demographic information provided by BuildOut, Inc.

4. DEMOGRAPHICS

123.64 BISCAYNE RESIDENTIAL

Demographics Map



2109 Tulip Street | Port Charlotte, FL 33953

Radius Map

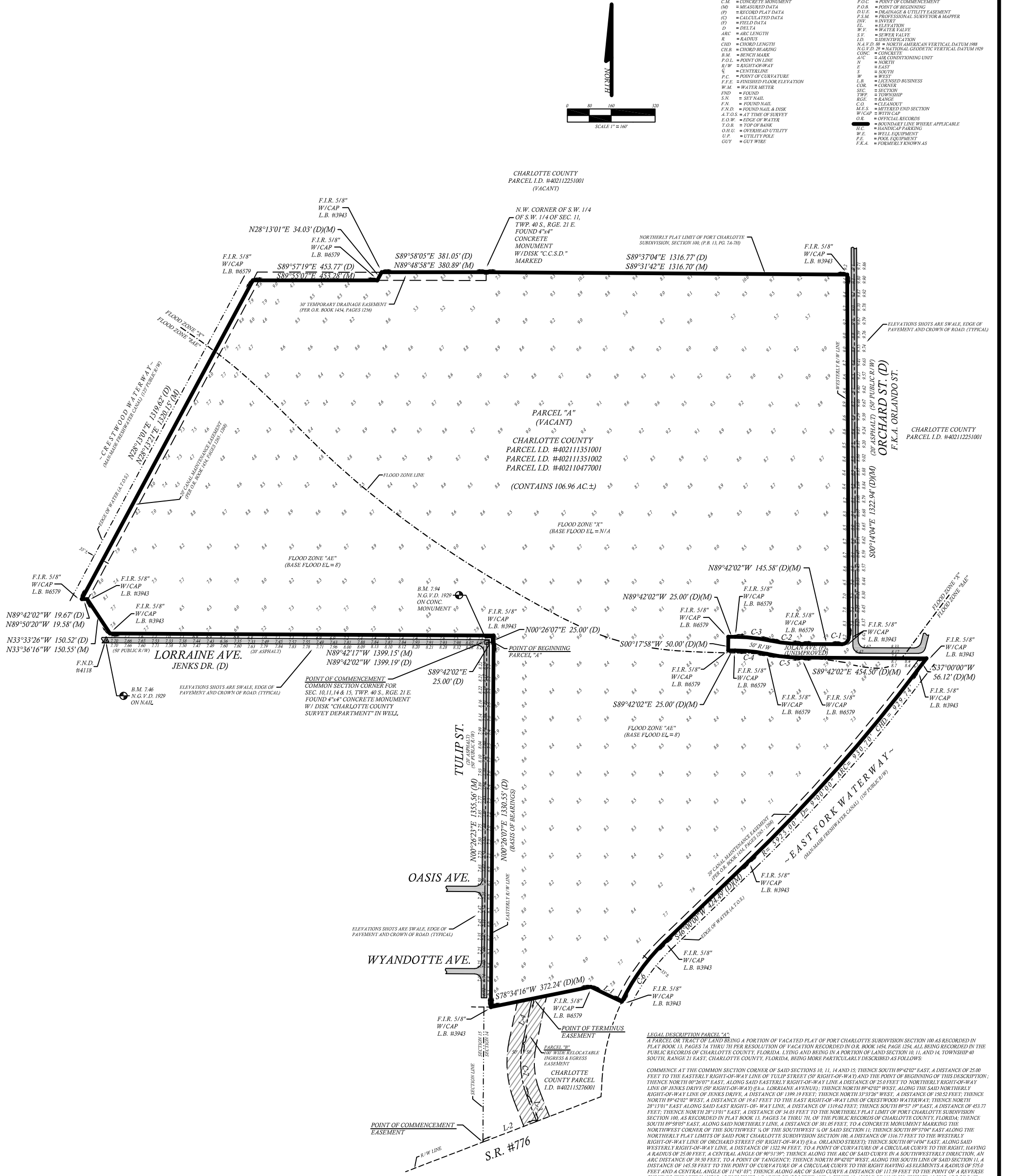
1 Mile

5 Miles

10 Miles

* Demographic information provided by BuildOut, LLC

BOUNDARY & TOPOGRAPHIC SURVEY CERTIFIED TO:
NOVROOZ PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY CORPORATION



LINE TABLE		
LINE	LENGTH	BEARING
L-1	125.18'	N64°28'06"W
L-2	210.00'	N68°58'51"E
L-3	100.00'	N21°01'09"W
L-4	166.48'	N11°52'01"E

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C-1	25.00'	90°31'39"	39.50'	35.52'
C-2	575.00'	11°43'03"	117.59'	117.39'
C-3	625.00'	11°43'03"	127.82'	127.60'
C-4	575.00'	11°43'03"	117.59'	117.39'
C-5	625.00'	11°43'03"	127.82'	127.60'
C-6	750.00'	20°28'06"	267.93'	266.51'
C-7	338.83'	32°53'10"	194.48'	191.82'



**ALL SERVICE
LAND SURVEYING, INC.**

17840 TOLEDO BLADE BOULEVARD, SUITE B
PORT CHARLOTTE, FLORIDA
PHONE: (941) 629-6801 FAX: (941) 627-5168
EMAIL: allservicelandsurveying@comcast.net

L.B. #3875

© COPYRIGHT 2014

REVISION:	DATE:	NOTE:
		BEARINGS ARE BASED ON DEED DATA. ELEVATIONS ARE BASED ON N.G.V.D. 1929 FLOOD ZONE "AS SHOWN". BASE FLOOD ELEVATION "AS SHOWN". COMMUNITY MAP # 12086. PANEL #0040P. DATE PRINTED 3-6-03. ALL DISTANCES ARE EXPRESSED IN DECIMAL FEET. SYMBOLS DEPICTED ON THIS SKETCH ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPING, UNDERGROUND UTILITIES AND NON PERMANENT IMPROVEMENTS HAVE NOT BEEN LOCATED.
		NOTE: THE UNDERSIGNED AND ALL SERVICE LAND SURVEYING, INC. MAKE NO WARRANTIES, GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS, EXCEPT PLATTED EASEMENTS WHICH ARE AVAILABLE. INFORMATION OR RESEARCH FOR THE ABILITY OR INABILITY TO USE THIS PARCEL OF LAND FOR ANY PURPOSE IS NOT INCLUDED IN THIS SURVEY. THE SURVEY SKETCH AS SHOWN WAS MADE WITHOUT BENEFIT OF A TITLE REVIEW, UNLESS NOTED OTHERWISE. THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND IS ENDORSED BY THE SURVEYOR. ANY ADDITIONAL WORK OR CHANGES TO THIS SKETCH OR USE OF THIS SURVEY BY OTHERS FOR LENDING, DESIGN, CONSTRUCTION, OR ANY OTHER REASON, WILL BE AT THE SOLE RISK OF THE USER. WHERE APPLICABLE, FLOOD ZONE INFORMATION HAS BEEN OBTAINED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND IS CONVEYED TO THE CLIENT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE FLOOD ZONE INFORMATION AND ANY APPLICABLE BASE FLOOD ELEVATION REQUIREMENTS WITH THE LOCAL GOVERNING BODY AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR A FINAL DETERMINATION. JURISDICTIONAL BOUNDARIES, IF ANY, HAVE NOT BEEN LOCATED.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 347, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

R.J. STRICKLAND, JR., P.S.M.
FLORIDA REGISTRATION # 6141

DATE 3-20-14

JOB # 141141

123.64 BISCAYNE RESIDENTIAL

Additional Photos



Back of Property



View of El Jobean

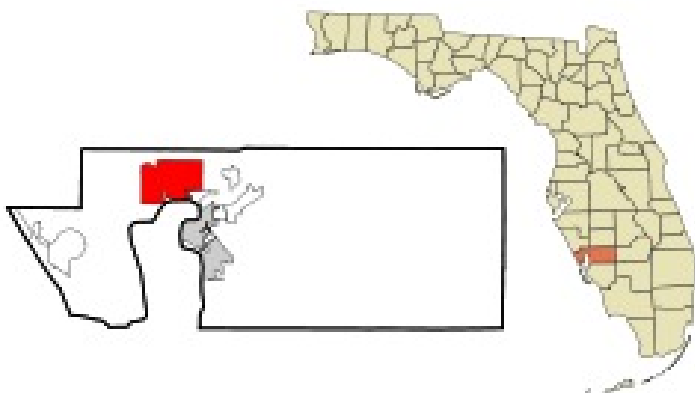


View from Biscayne and El Jobean of the Subject Property



View of Tulip

123.64 BISCAYNE RESIDENTIAL



City Highlights

U.S. News & World Report listed Port Charlotte as one of its ten best places to retire for the year 2012. The 2010 population increased to 54,392 people from 46,451 or 17.1%. This trend is expected to continue as the "Baby Boomer's" continue to migrate to the area.

Bordering North Port (and Sarasota County), the areas are often mentioned together. However, North Port is widely considered to be more geared toward younger families and Port Charlotte being more appealing to retirees.

Real Estate and Construction are a vital component to the health of this municipality. The area features affordable price point with access to all of Florida's amenities. Medical is also largely viewed as a long term driving factor in the area's economy.

The City is also home to the government offices of Charlotte County which is located in the Murdock Circle area of development.

Port Charlotte, FL

In 1819, Florida was ceded by the Spanish and became a U.S. territory and in 1845, Florida became the 27th state. For the first 100 years of statehood, the area around Port Charlotte was mostly undeveloped. Maps of the area at the turn of the 20th century show that most of the roads and railroads leading into southwest Florida had bypassed the Port Charlotte area. Aside from some cattle ranches and small farming, the area was mostly uninhabited. This would change when the post-World War II boom opened people's eyes to the possibility of developing land in Florida.

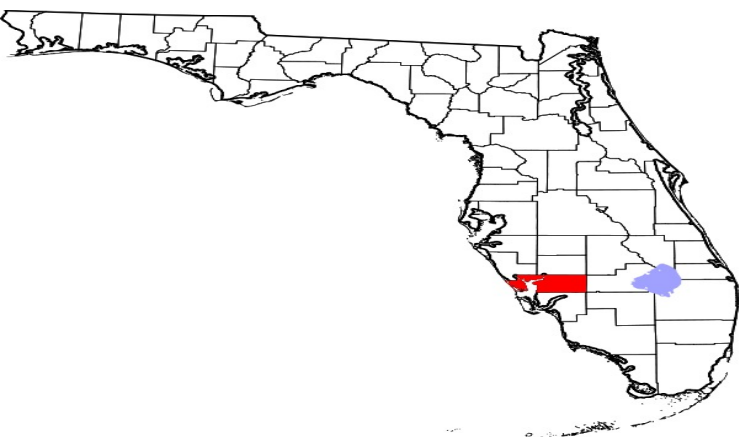
In the 1950s, the now defunct General Development Corporation led by the Mackle brothers decided to take advantage of the Florida land boom and developed land primarily on both of Florida's coastlines. Among the areas they planned and developed was the Port Charlotte area. Ultimately, Port Charlotte became the most populous community in Charlotte County, although like most GDC developments, Port Charlotte remained unincorporated.

Port Charlotte is located at the north end of the Charlotte Harbor Estuary northwest of the city of Punta Gorda. It is 100 miles south of Tampa and 65 miles north of Naples. According to the United States Census Bureau, the CDP has a total area of 23.9 square miles (61.9 km²), of which 22.3 square miles (57.8 km²) is land and 1.6 square miles (4.1 km²) (6.66%) is water.

Port Charlotte is home to the Charlotte Stone Crabs, which is a member of the Florida State League and Class High-A affiliate of the Tampa Bay Rays, which also hold its spring training at Charlotte Sports Park. The Rays also hold extended spring training in Port Charlotte, and have a Gulf Coast League team beginning play in June 2009.

Port Charlotte has a warm humid subtropical climate (Köppen climate classification: cfa bordering on a tropical wet and dry climate (Köppen climate classification: Aw). The summers are long, hot and humid with frequent afternoon thunderstorms. The winters are mild to warm with a pronounced drop in precipitation. Year round, the diurnal temperature change averages around 20 degrees Fahrenheit (11 degrees Celsius).

123.64 BISCAYNE RESIDENTIAL



Charlotte County

Charlotte County is coextensive with the Punta Gorda Metropolitan Statistical Area (MSA) designated by the Office of Management and Budget and used by the Census Bureau and other agencies for statistical purposes. Punta Gorda is designated as the principal city of the MSA. The Punta Gorda, Florida Metropolitan Statistical Area was first defined in 1993. According to the 2000 census, the county has a total area of 859.12 square miles (2,225.1 km²), of which 693.60 square miles (1,796.4 km²) (or 80.73%) is land and 165.51 square miles (428.7 km²) (or 19.27%) is water.

Economic & Business Climate

Charlotte County has been recognized nationally as one of the most affordable places to live for both young families and retirees. Like many places in Florida, the economy is driven by Tourism, Medical, and Real Estate, and Construction.

Like most areas on the Gulf Coast, the area featured the effects of the real estate "bubble" and "burst" of the mid to late 2000's. However, development activity has picked up significantly as Local, Regional, and National Homebuilders have not only begun constructing again, but acquiring inventory for future development.

Charlotte County features a small airport and the Spring Training home for the Tampa Bay Rays.

Charlotte Harbor Estuary is an important natural preserve and one of the most productive in Florida. Situated on and around pristine Charlotte Harbor, Florida's second-largest estuarine system, the communities of Charlotte County reflect the unique ambiance of the area. People have discovered Charlotte County's unspoiled beauty and its livability, making it a destination of choice for both full-time residents and vacationers. Residential areas of the county are primarily single-family neighborhoods, uncomplicated by high density high rise locales. These areas are often surrounded by an easy maze of canals and estuaries, complete with hundreds of species of marine life. In recent years, low-rise condominiums, townhouses and villas have been incorporated into the community to provide a variety of attractive and carefree living situations.

Historically, development followed the shoreline of Charlotte Harbor, Peace River, Myakka River, Lemon Bay and the Gulf of Mexico. Later development occurred along the major arterial highways, especially U.S. 41. Moving south from the Sarasota County Line, one finds the communities of Murdock, Port Charlotte (the county's most populous geographical entity) and Charlotte Harbor, which borders the north bank of the Peace River and Charlotte Harbor. South of the Peace River is the City of Punta Gorda, the only incorporated area.

6 > ADVISOR BIO & CONTACT

Advisor Bio & Contact 1

Advisor Bio & Contact 2

Advisor Bio & Contact 3

Back Page



Ashley Barrett Bloom

Managing Director

SVN | Commercial Partners

Ashley Barrett Bloom has been affiliated with SVN since 2009. Mr. Bloom has personally established his practice as a land expert locally, regionally, and nationally. To further add value to clients, Bloom has taken on the role of owner's representative in the entitlement process of multiple projects. With a long history in land development, Bloom has extensive relationships with industry professionals as well as buyers of both residential and commercial land. In 2020, Bloom was ranked in the top 11 of around 1,600 advisors across the country. Mr. Bloom was also named the SVN National 2019 Humanitarian of the Year for his work in Community & Charity.

In 2018, Bloom and his long time business partner, J. Chris Malkin, began expansion of the brokerage operation in Southwest Florida. In 2020, Bloom teamed up with Scott Maesel (principal in SVN Chicago & Denver) for form SVN Commercial Partners based in South Florida. Shortly thereafter, the Southwest Florida operation was rebranded to the same name. In his role as Partner & Managing Director of both operations, Bloom has created a full service Commercial Real Estate operation combining a strong network of 5 Offices, 50 experienced Advisors & Administrators, and a spirit of collaboration. Bloom provides his clients with a listing team that provides local expertise, asset specialization, and a regional & national platform. The combined production of SVN Commercial Partners places the entities near the top of the more than 200 offices in the country.

In 2013, Bloom initiated and was named the founding Chairman of the Land & Development Services Product Council for SVN. Under his leadership, Bloom has helped institute a national network of land advisors, collaborative marketing programs, a land advisory resource, and land specific sales calls. Personally, Bloom works on a portfolio of commercial and residential tracts in size from 1 acre to several thousand acres. His listing clientele includes large equity funds, national banks, land investment groups, generationally family-owned tracts, regional & national developers, and single investors. Bloom has a diverse list of buyers that include local, regional, and national investors & developers.

Memberships & Affiliations

1997 State of Illinois - Certified Public Accountant (Inactive)

2012 LEED Green Associate

Ashley Barrett Bloom

Managing Director

Phone: 941.366.1136

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Cell: 941.961.7109

Email: ashley.bloom@svn.com

Address: 2044 Constitution Boulevard
Sarasota, FL 34321

123.64 BISCAYNE RESIDENTIAL

Memberships & Affiliations

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Email:
Address:

123.64 BISCAYNE RESIDENTIAL

Phone:

Email:

Address: