

FOR SALE - Vacant Industrial|Flex Land Parcels

Charlotte County Park Of Commerce

28140, 28150, 28220, 28230 Challenger Blvd., Punta Gorda, FL 33982



OFFERING SUMMARY

Sale Price:	\$1,720,000
Price Per Acre:	\$174,240
Price Per SF:	\$4.00
Lot Size:	9.871 Acres
Zoning:	ECAP
Parcel ID:	412311101003 412311101002 412311101001 412311101004

PROPERTY OVERVIEW

Subject property includes 4 vacant Industrial | Flex parcels located on Airpark Drive in Punta Gorda. Parcels range from 2.434 AC to 2.507 AC each. Subject property is within 1 mile from the Punta Gorda Airport. Charlotte County approved ECAP site. Up to approx. 140,000 SF of total buildable space if the additional 3 parcels are purchased with this property. Can be combined with adjacent southerly 3.636AC lot for \$633,500.

PROPERTY HIGHLIGHTS

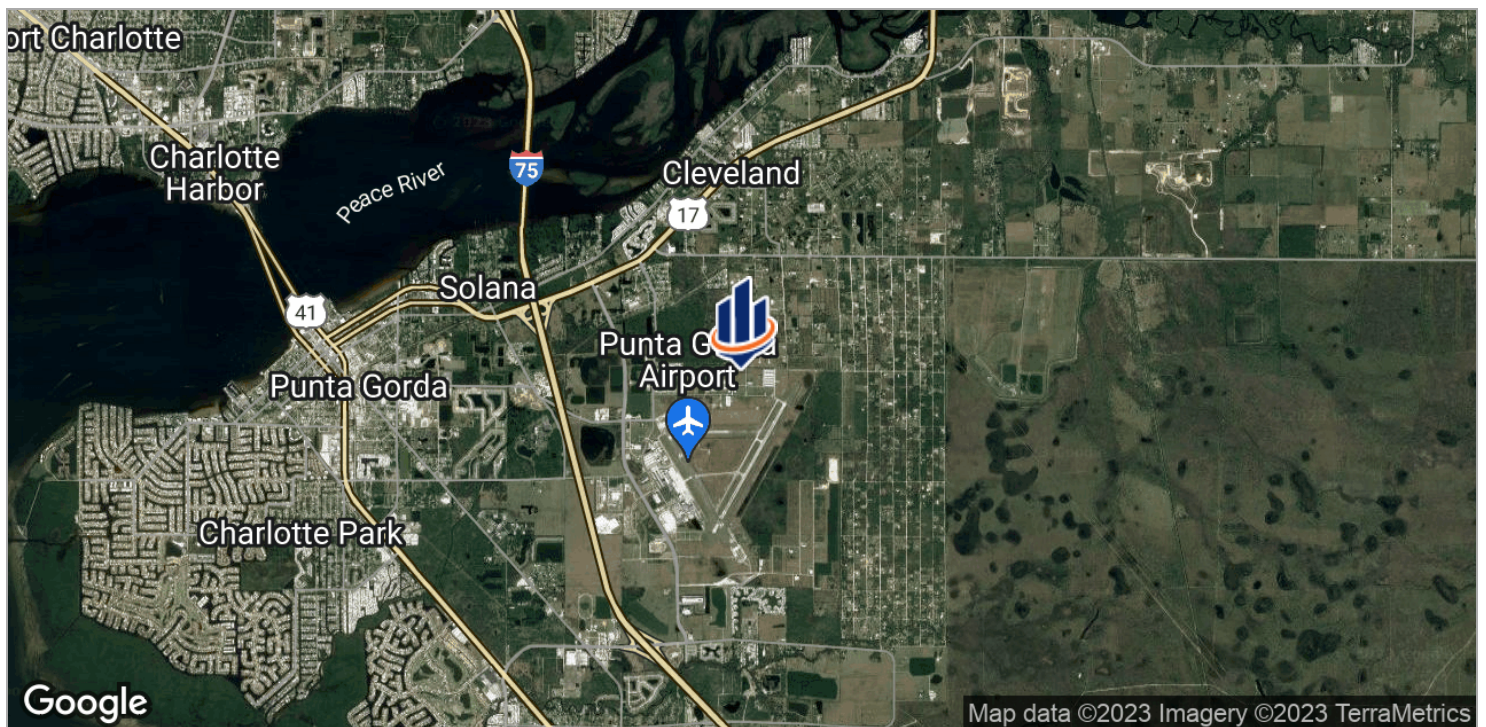
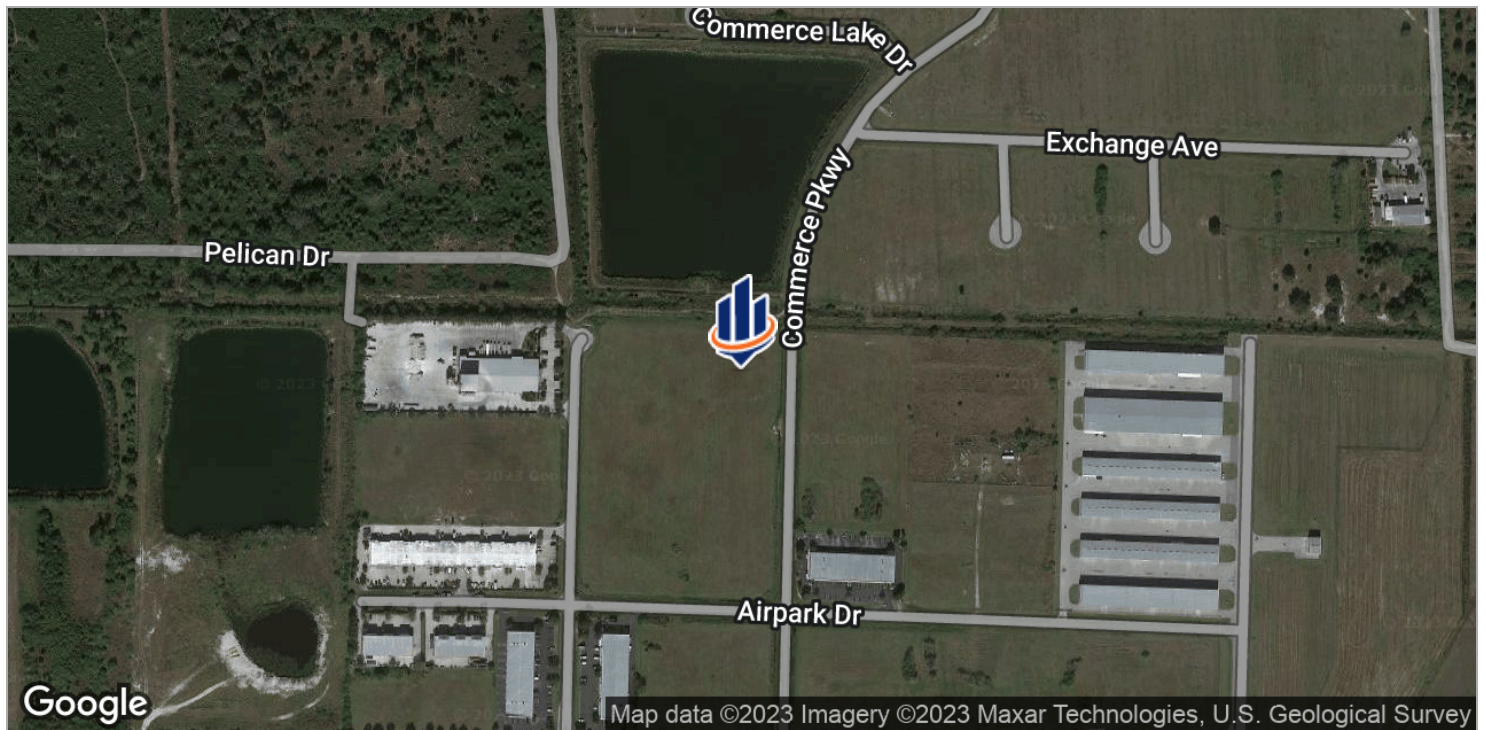
- Located in the growing Charlotte County area
- Shovel ready site, filled and cleared
- Within 6-7 minutes to I-75
- Future land use: Enterprise Charlotte Airport Park
- Utilities underground and at site
- Tilt-up construction, cannot put metal frame on buildings

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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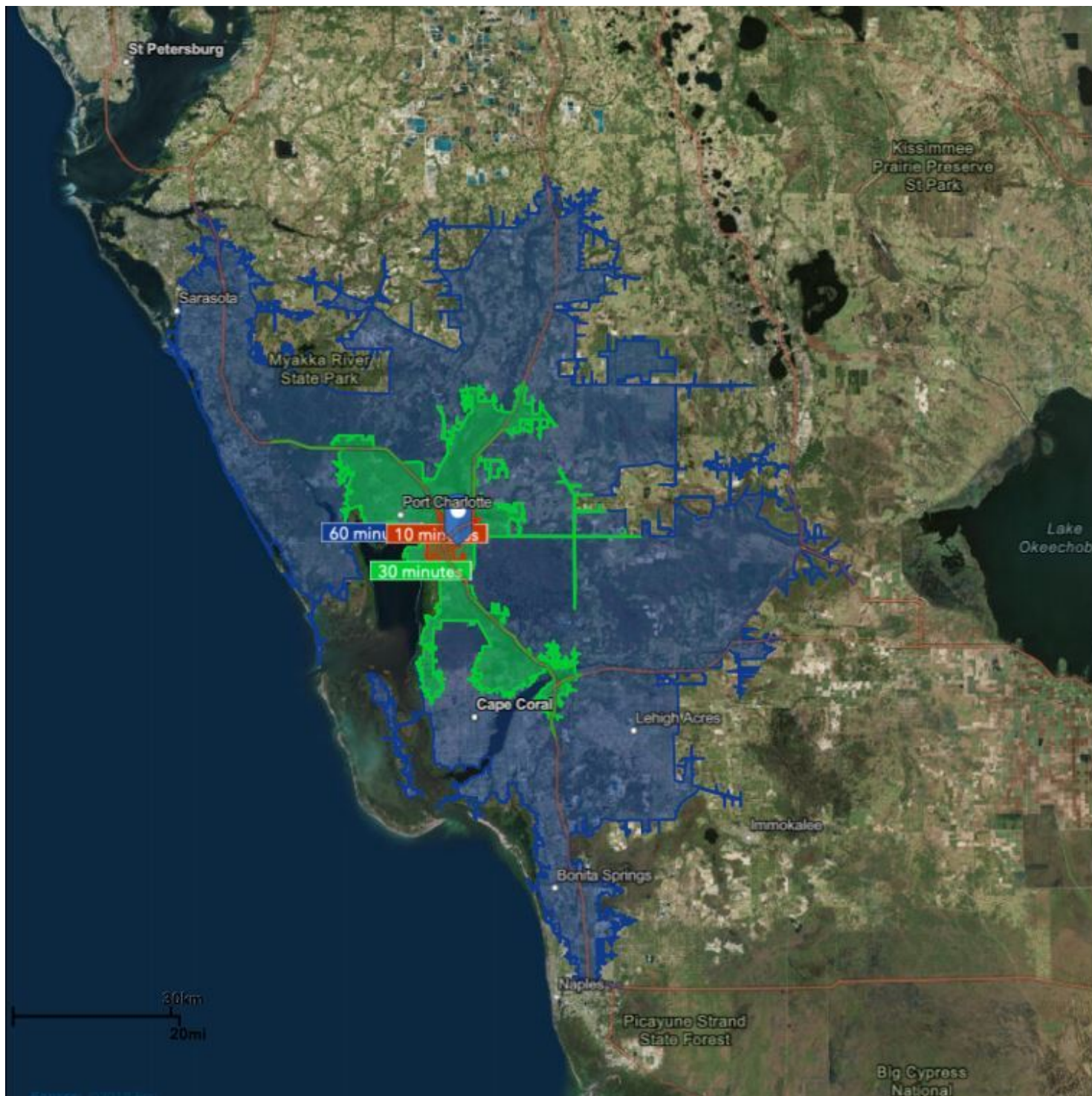


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Executive Summary

28100-28259 Airpark Dr
28100-28259 Airpark Dr, Punta Gorda, Florida, 33982
Drive Time: 10, 30, 60 minute radii

Prepared by Esri
Latitude: 26.93046
Longitude: -81.98832

	10 minutes	30 minutes	60 minutes
Population			
2000 Population	6,858	172,478	974,594
2010 Population	7,177	218,092	1,266,205
2018 Population	8,237	243,193	1,437,905
2023 Population	8,925	263,765	1,573,443
2000-2010 Annual Rate	0.46%	2.37%	2.65%
2010-2018 Annual Rate	1.68%	1.33%	1.55%
2018-2023 Annual Rate	1.62%	1.64%	1.82%
2018 Male Population	49.4%	49.1%	48.8%
2018 Female Population	50.6%	50.9%	51.2%
2018 Median Age	52.5	53.8	51.4

In the identified area, the current year population is 1,437,905. In 2010, the Census count in the area was 1,266,205. The rate of change since 2010 was 1.55% annually. The five-year projection for the population in the area is 1,573,443 representing a change of 1.82% annually from 2018 to 2023. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 52.5, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	84.9%	84.7%	84.3%
2018 Black Alone	8.3%	6.9%	6.6%
2018 American Indian/Alaska Native Alone	0.7%	0.4%	0.3%
2018 Asian Alone	0.8%	1.4%	1.7%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	1.9%	4.2%	4.8%
2018 Two or More Races	3.2%	2.4%	2.3%
2018 Hispanic Origin (Any Race)	9.3%	13.3%	17.1%

Persons of Hispanic origin represent 17.1% 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 48.8 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	3,078	75,592	421,708
2010 Households	3,067	94,067	547,324
2018 Total Households	3,483	103,457	616,988
2023 Total Households	3,749	111,963	673,759
2000-2010 Annual Rate	-0.04%	2.21%	2.64%
2010-2018 Annual Rate	1.55%	1.16%	1.46%
2018-2023 Annual Rate	1.48%	1.59%	1.78%
2018 Average Household Size	2.29	2.32	2.30

The household count in this area has changed from 547,324 in 2010 to 616,988 in the current year, a change of 1.46% annually. The five-year projection of households is 673,759, a change of 1.78% annually from the current year total. Average household size is currently 2.30, compared to 2.28 in the year 2010. The number of families in the current year is 396,992 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.

December 31, 2018



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	10 minutes	30 minutes	60 minutes
Median Household Income			
2018 Median Household Income	\$37,192	\$47,924	\$53,712
2023 Median Household Income	\$41,048	\$54,313	\$61,502
2018-2023 Annual Rate	1.99%	2.53%	2.75%
Average Household Income			
2018 Average Household Income	\$50,680	\$65,128	\$78,428
2023 Average Household Income	\$60,026	\$78,207	\$93,967
2018-2023 Annual Rate	3.44%	3.73%	3.68%
Per Capita Income			
2018 Per Capita Income	\$23,978	\$28,213	\$34,007
2023 Per Capita Income	\$28,023	\$33,675	\$40,537
2018-2023 Annual Rate	3.17%	3.60%	3.58%

Households by Income

Current median household income is \$53,712 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$61,502 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$78,428 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$93,967 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$34,007 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$40,537 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	3,810	92,697	517,270
2000 Owner Occupied Housing Units	2,229	62,872	331,884
2000 Renter Occupied Housing Units	849	12,720	89,824
2000 Vacant Housing Units	732	17,105	95,562
2010 Total Housing Units	3,972	124,483	732,087
2010 Owner Occupied Housing Units	2,056	73,675	402,216
2010 Renter Occupied Housing Units	1,011	20,392	145,108
2010 Vacant Housing Units	905	30,416	184,763
2018 Total Housing Units	4,526	135,118	821,407
2018 Owner Occupied Housing Units	2,303	80,225	448,851
2018 Renter Occupied Housing Units	1,179	23,232	168,137
2018 Vacant Housing Units	1,043	31,661	204,419
2023 Total Housing Units	4,833	144,990	891,143
2023 Owner Occupied Housing Units	2,550	88,919	502,931
2023 Renter Occupied Housing Units	1,199	23,044	170,828
2023 Vacant Housing Units	1,084	33,027	217,384

Currently, 54.6% of the 821,407 housing units in the area are owner occupied; 20.5%, renter occupied; and 24.9% 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 732,087 housing units in the area - 54.9% owner occupied, 19.8% renter occupied, and 25.2% vacant. The annual rate of change in housing units since 2010 is 5.25%. Median home value in the area is \$222,235, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.25% annually to \$260,716.

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.

December 31, 2018