

5426 DUNCAN RD

5426 DUNCAN RD.
PUNTA GORDA, FL 33982

Ray Brunner
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Winn✓Dixie.
SUBWAY

Bermont Rd

392'

5426 Duncan Rd / US17 AADT 18,000

PROPERTY INFORMATION

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ADVISOR BIOS

Advisor Bio & Contact 1
Disclaimer

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13.4 Acres
Zoned CG

681 Ft. of Frontage

Signaled
Intersection
18,000 AADT

Winn-Dixie

1.8 Acres
Zoned CG

1 PROPERTY INFORMATION

5426 Duncan Rd.
Punta Gorda, FL 33982

Property Summary



OFFERING SUMMARY

Sale Price:	\$2,250,000
Lot Size:	13.5 Acres
Zoning:	RMF12, CG
Market:	SW Florida
Submarket:	Charlotte County
Traffic Count:	18,000
Price / SF:	\$3.83

PROPERTY OVERVIEW

13.5 acre "Flag" property fronting on Highway 17 to the West and Bermont road to the South.
The property wraps around the Winn Dixie Plaza.
Zoning for CG and RMF 12 allows for a mixed residential and retail or Office development.
Zoning entitlement in place.
Municipal Water and Sewer hookups are available from Duncan Rd.
Property is out of the Flood zone with base elevations ranging from 9.5' to 12'.

PROPERTY HIGHLIGHTS

- Storm water and drainage are in place.
- Zoning entitlement in place.
- Located in the Urban Service Area for Utilities.
- Minimum fill should be required for this site.
- Property is out of the Flood zone with base elevations ranging from 9.5' to 12'.

Property Description



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LOCATION OVERVIEW

Located at a signaled intersection on US 17. This is the main artery between between Charlotte county and Orlando.

Just one quarter mile from the Punta Gorda Port Charlotte airport and 2,000,000 passengers annually.

1 1/4 mile from interstate 75 with 37,500 AADT at the interchange.

2 1/2 Miles from US 41 and historic Punta Gorda Fl.

Winn Dixie occupies the NE corner.

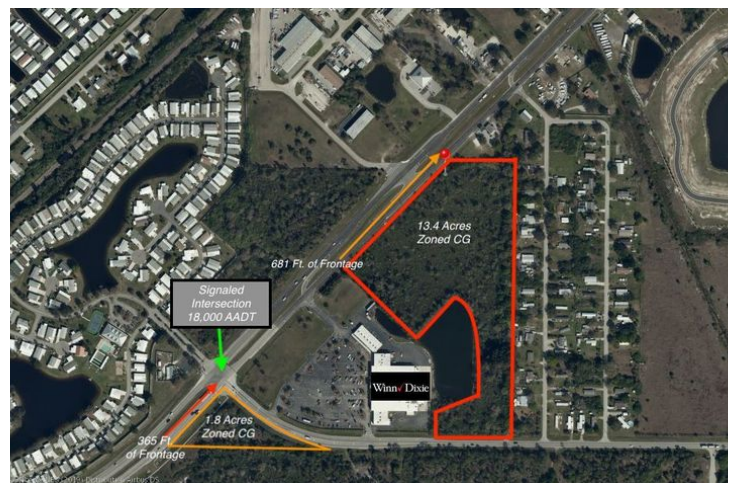
Charlotte Airport Park is 1/4 mile from the site. Containing over 5,000 acres the Development zone includes the Regional airport and a major Warehouse and Industrial park ideally located to serve all of SW Florida.

The Babcock Ranch development is South of the site and will contain over 50,000 residents when it is complete.

Complete Highlights

SALE HIGHLIGHTS

- Storm water and drainage are in place.
- Zoning entitlement in place.
- Located in the Urban Service Area for Utilities.
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2 SALE COMPARABLES

5426 Duncan Rd.
Punta Gorda, FL 33982

Sale Comps



★ Subject Property

5426 Duncan Rd., Punta Gorda, FL 33982

Sale Price: \$2,250,000 **Lot Size:** 13.5 Acres
Price PSF: \$3.83 **Price / AC:** \$166,667



13.5 acre "Flag" property fronting on Highway 17 to the West and Bermont road to the South. The property wraps around the Winn Dixie Plaza.
 Zoning for PC and DMF 12 allows for a mixed residential and retail or Office development.

1

Waterford Estates

Lenox Cir • Punta Gorda,, FL 33950

Sale Price: \$4,500,000 **Lot Size:** 34 Acres
Price PSF: \$3.04 **Price / AC:** \$132,352
Closed: 11/01/2017



34.1 AC [1,485,396 SF] Residential Land

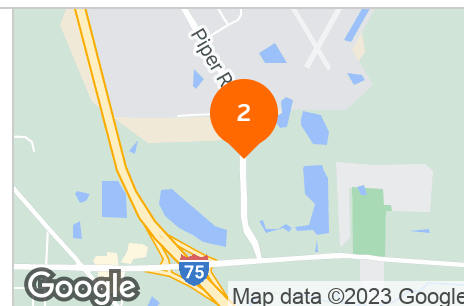
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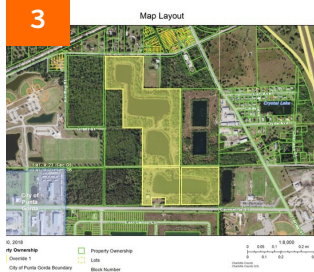
Piper Rd at Woodlawn

Punta gorda, FL 33982

Sale Price: \$6,476,501 **Lot Size:** 24.78 Acres
Price PSF: \$6.00 **Price / AC:** \$261,360



3



2226 Carmelita Rd.

Punta Gorda, FL 33950

Sale Price: \$6,500,000 **Lot Size:** 55 Acres
Price PSF: \$2.71 **Price / AC:** \$118,181



Type
 Residential
 Zoning

Sale Comps

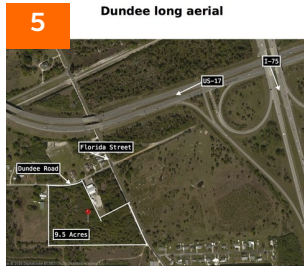


Type
2 Star Commercial
Zoning

6200 Copley Dr.

6200 Copley Dr. | Punta Gorda, FL 33950

Sale Price:	\$7,528,475	Lot Size:	48.35 Acres
Price PSF:	\$3.57	Price / AC:	\$155,707
NOI:	-\$8		

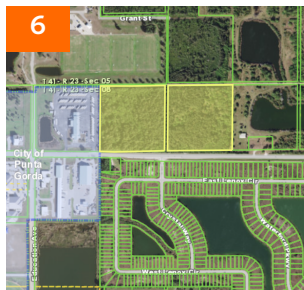


Dundee long aerial

25525 Dundee Rd

Punta Gorda,, FL 33950

Sale Price:	\$1,350,000	Lot Size:	9.5 Acres
Price PSF:	\$3.26	Price / AC:	\$142,105



1902 Carmalita St

Punta Gorda, FL 33950

Sale Price:	\$9,000,000	Lot Size:	54 Acres
Price PSF:	\$3.83	Price / AC:	\$166,666

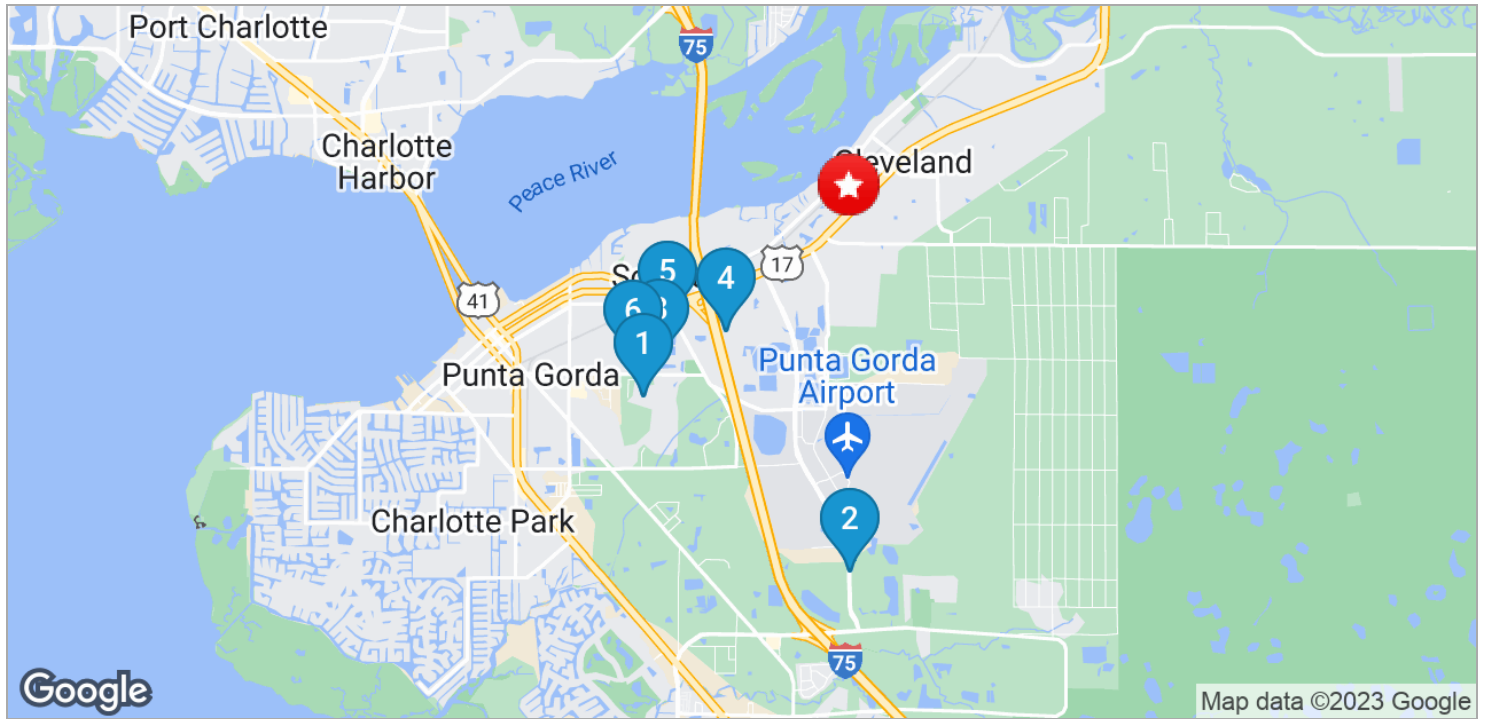


Sale Comps Summary



SUBJECT PROPERTY	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP	
5426 Duncan Rd 5426 Duncan Rd. Punta Gorda, FL 33982	\$2,250,000	-	13.5 AC	\$3.83	\$166,667	-	
SALE COMPS	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP	CLOSE
1 Waterford Estates Lenox Cir • Punta Gorda,, FL 33950	\$4,500,000	-	34 AC	\$3.04	\$132,352	-	11/01/2017
2 Piper Rd at Woodlawn Punta gorda, FL 33982	\$6,476,501	-	24.78 AC	\$6.00	\$261,360	-	On Market
3 2226 Carmelita Rd. Punta Gorda, FL 33950	\$6,500,000	-	55 AC	\$2.71	\$118,181	-	On Market
4 6200 Copley Dr. 6200 Copley Dr. Punta Gorda, FL 33950	\$7,528,475	-	48.35 AC	\$3.57	\$155,707	-	On Market
5 25525 Dundee Rd Punta Gorda,, FL 33950	\$1,350,000	-	9.5 AC	\$3.26	\$142,105	-	On Market
6 1902 Carmalita St Punta Gorda, FL 33950	\$9,000,000	-	54 AC	\$3.83	\$166,666	-	On Market
	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP	CLOSE
Totals/Averages	\$5,892,496	-	37.6 AC	\$3.60	\$156,715	-	

Sale Comps Map



SUBJECT PROPERTY

5426 Duncan Rd., Punta Gorda, FL 33982

1

WATERFORD ESTATES

Lenox Cir •
Punta Gorda,, FL 33950

2



PIPER RD AT WOODLAWN

Punta gorda, FL
33982

3



2226 CARMELITA RD.

Punta Gorda, FL
33950

4



6200 COPLEY DR.

6200 Copley Dr.
Punta Gorda, FL 33950

5



25525 DUNDEE RD

Punta Gorda,, FL
33950

6



1902 CARMALITA ST

Punta Gorda, FL
33950

3 DEMOGRAPHICS

5426 Duncan Rd.
Punta Gorda, FL 33982

Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	803	34,909	110,337
Median age	52.8	54.1	51.7
Median age (male)	51.5	53.6	50.7
Median age (female)	53.9	54.5	52.5
	1 MILE	5 MILES	10 MILES
Total households	359	15,975	49,060
Total persons per HH	2.2	2.2	2.2
Average HH income	\$46,407	\$54,002	\$56,282
Average house value	\$169,204	\$237,525	\$247,273

* Demographic data derived from 2020 ACS - US Census

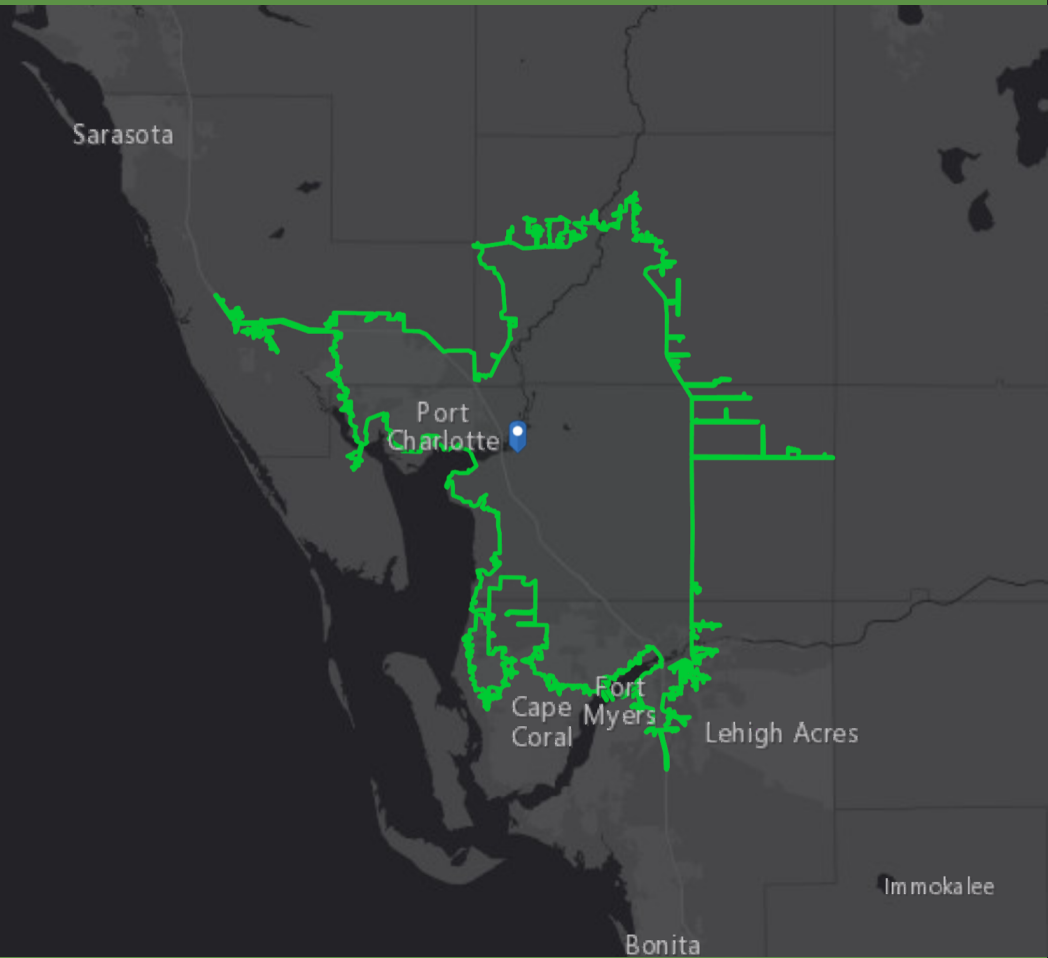
Demographic Profile

5462 Duncan Rd, Punta Gorda, Florida, 33982 (30 minutes)
5462 Duncan Rd, Punta Gorda, Florida, 33982
Drive time of 30 minutes

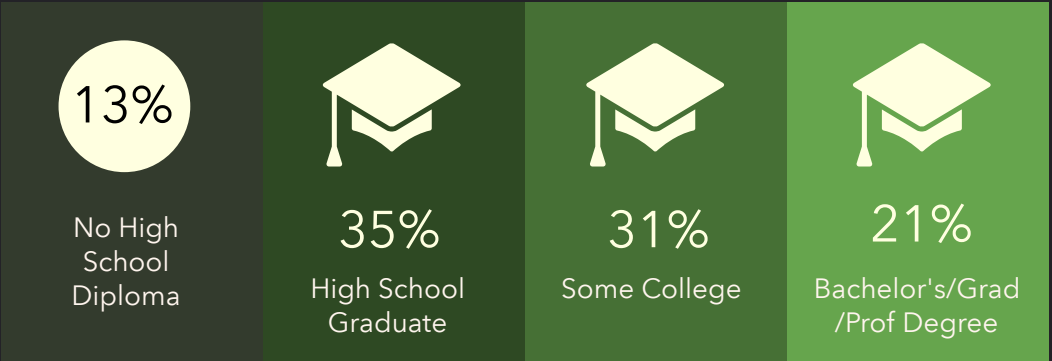
Prepared by Ray Brunner
Latitude: 26.95057
Longitude: -81.99817

DEMOGRAPHIC PROFILE

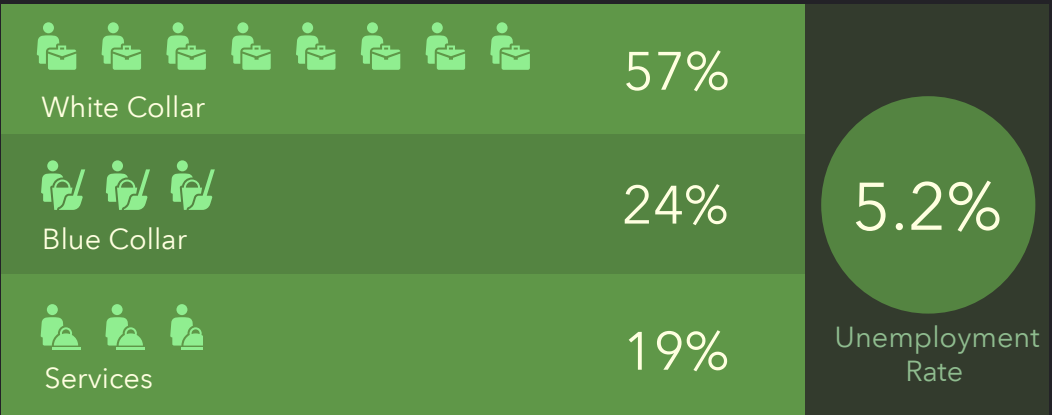
5462 Duncan Rd, Punta Gorda, Florida, 33982
Drive time of 30 minutes



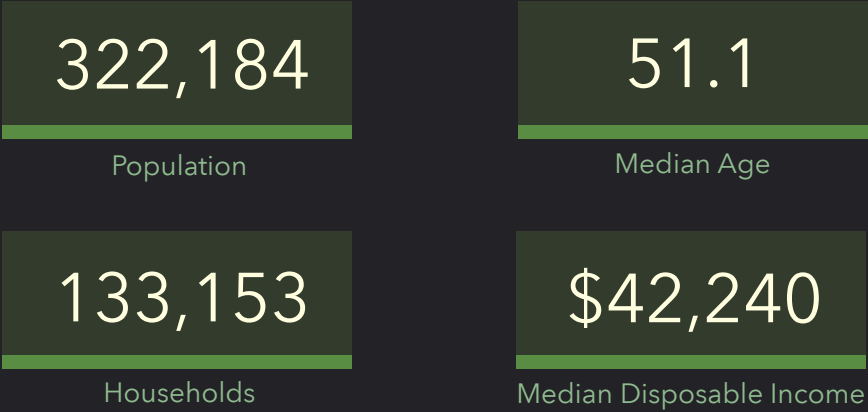
EDUCATION



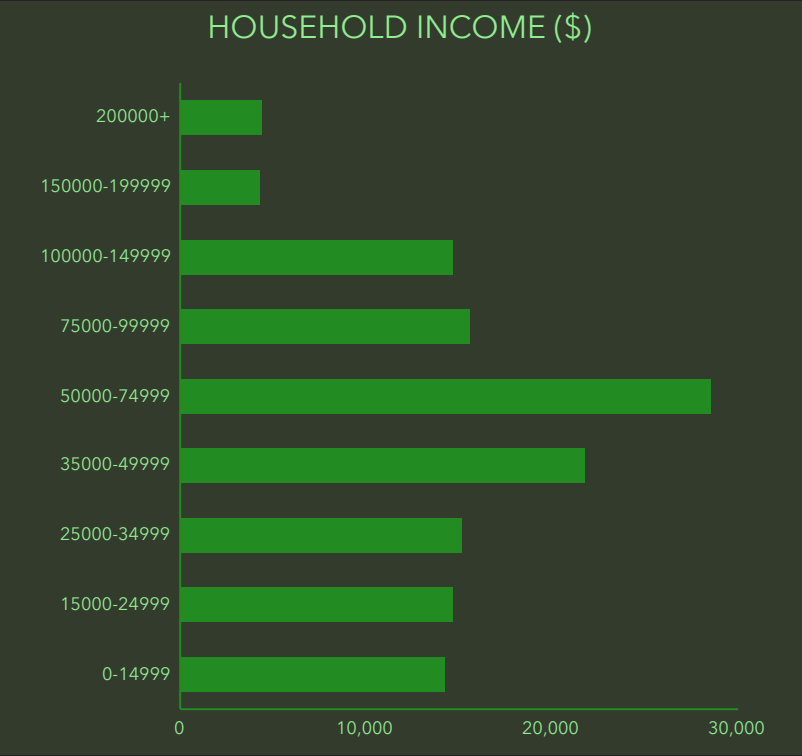
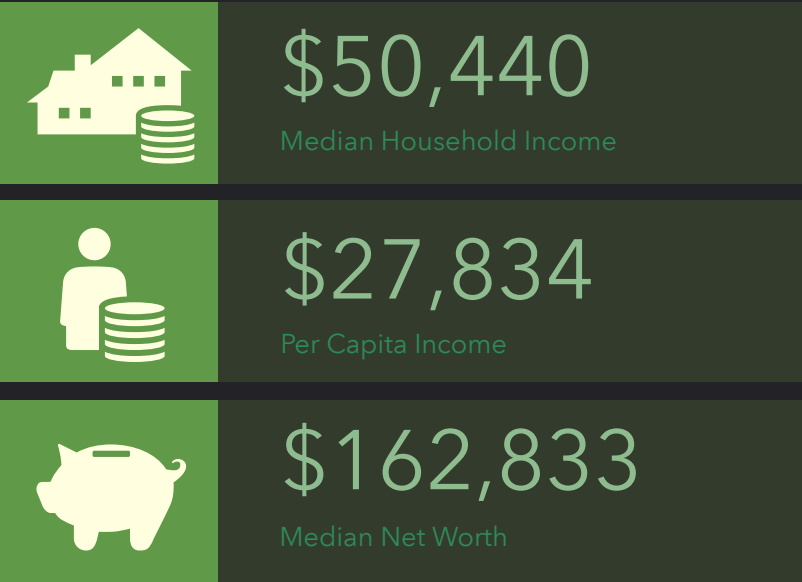
EMPLOYMENT



KEY FACTS



INCOME



Executive Summary - Call Outs

5462 Duncan Rd, Punta Gorda, Florida, 33982 (30 minutes)

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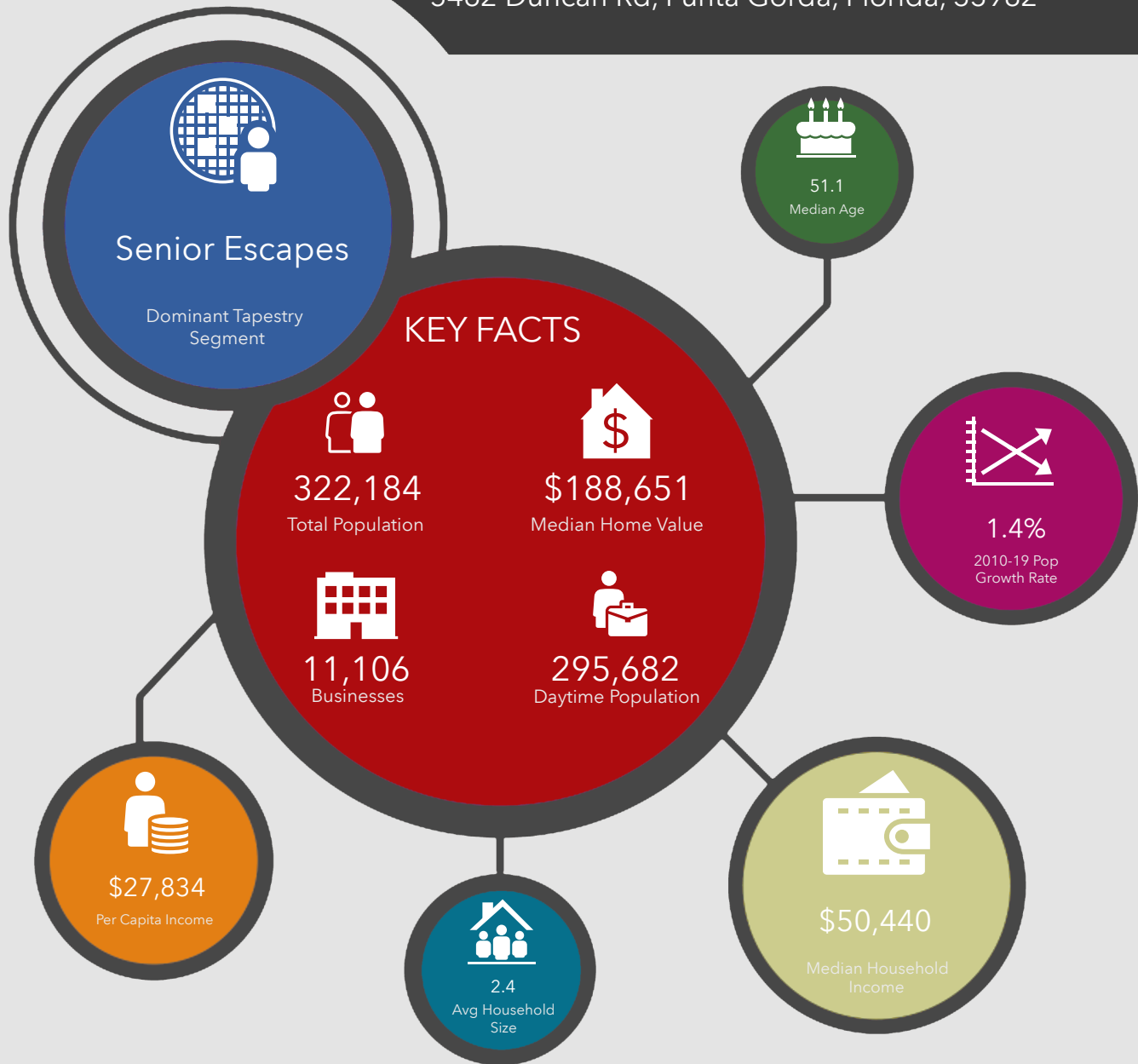
Drive time of 30 minutes

Prepared by Ray Brunner

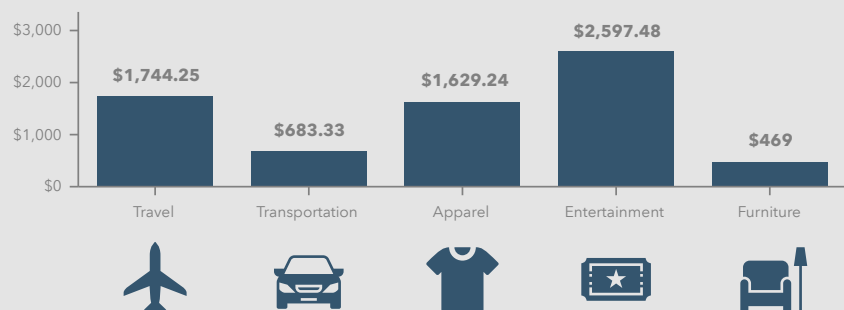
Latitude: 26.95057

Longitude: -81.99817

5462 Duncan Rd, Punta Gorda, Florida, 33982



KEY SPENDING FACTS



© Esri 2019

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 2019.

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January 3, 2020

4 ADVISOR BIOS

5426 Duncan Rd.
Punta Gorda, FL 33982

Advisor Bio & Contact 1

RAY BRUNNER

Senior CRE Advisor

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C 415.608.1942
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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.

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