



**COLDWELL  
BANKER  
COMMERCIAL**

SUNSTAR REALTY

# FOR SALE

## BAYSHORE ACRES

\$4,500,000

22901 Bayshore Rd.  
Port Charlotte, FL 33980

AVAILABLE SPACE  
8.5 Acres



## MULTIFAMILY

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SALE

## BAYSHORE ACRES

22901 Bayshore Rd., Port Charlotte, FL 33980

Property Overview - RB

Executive Summary Call Outs

Key FactsPor

Additional Photos

Port Charlotte Apartment  
Report - Pg 1

Port Charlotte Apartment  
Report - Pg 2

Port Charlotte Apartment  
Report - Pg 3

Location Maps

Demographics Map & Report

Advisor Bio

Disclaimer

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## OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	8.5 Acres
Zoning:	Commercial Neighborhood (CN RE 1)
Market:	SW Florida
Submarket:	Sarasota Port Charlotte
Price / SF:	\$12.15

## PROPERTY OVERVIEW

The areas natural attractiveness to retirees and single-family homeowners plays a large role in the development of apartments in the metro. The metros population continues to grow at an impressive rate, probably with retirees relocating to an income-tax-free, warm-weather environment.

Rent growth has remained strong due to a complete lack of supply. This location would be ideal for Multi Family development or ALF development. The proximity to the Beach, Parks, Shopping combines with the areas excellent access to health care and hospitals offer an almost unmatched advantage for this property.

## PROPERTY HIGHLIGHTS

- 8.5 Acres zoned Multi Family Mixed Use entitled for 157 Units MOL.
- Harbor views at three stories and above.
- Special exception allows 8 stories and additional DU's.

## OTHER RESOURCES

[VIDEO](#)

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# Executive Summary - Call Outs

22901 Bayshore Rd, Punta Gorda, Florida, 33980 (15 miles)

22901 Bayshore Rd, Punta Gorda, Florida, 33980

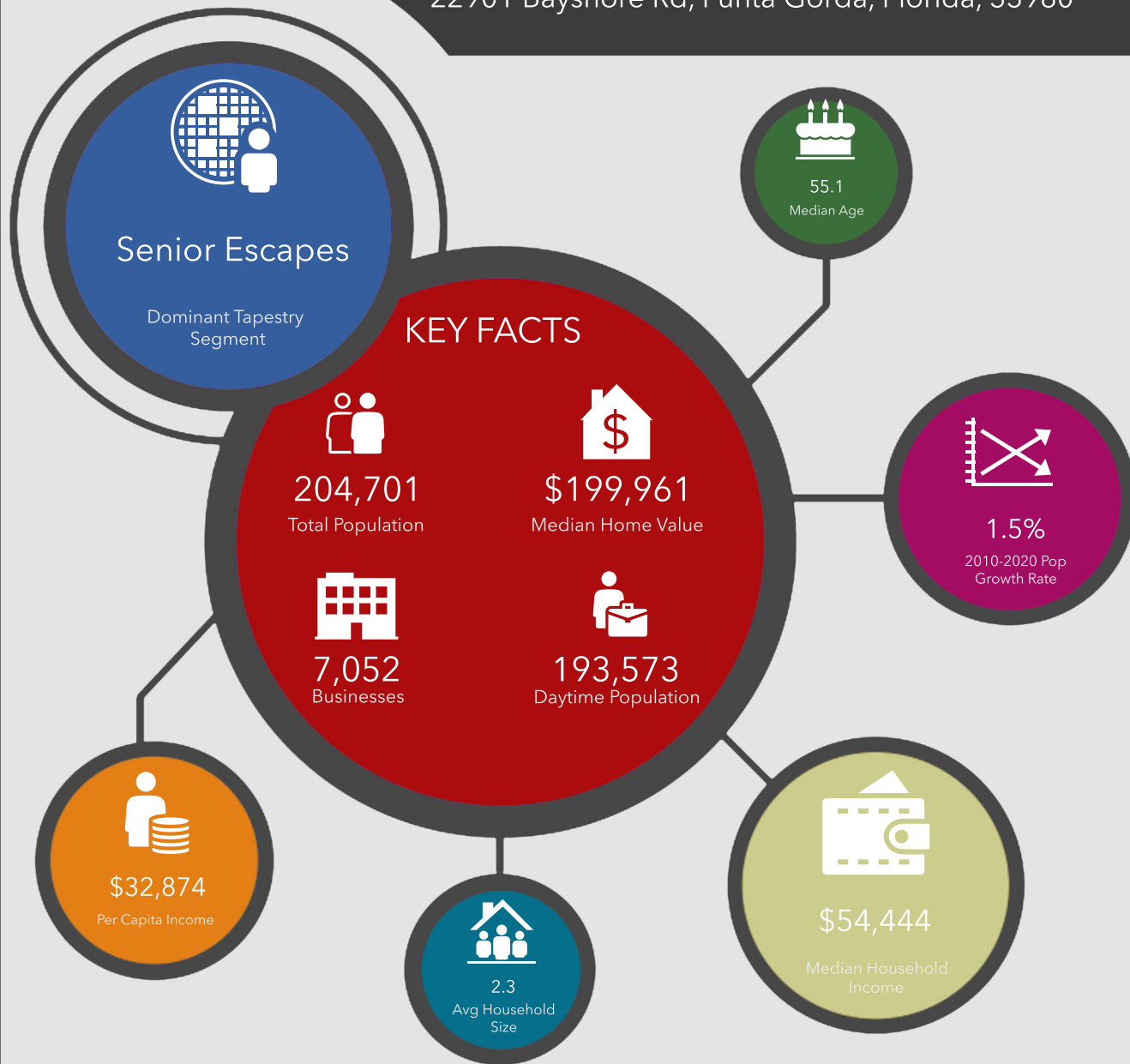
Drive distance of 15 miles

Prepared by Ray Brunner

Latitude: 26.95926

Longitude: -82.07680

22901 Bayshore Rd, Punta Gorda, Florida, 33980



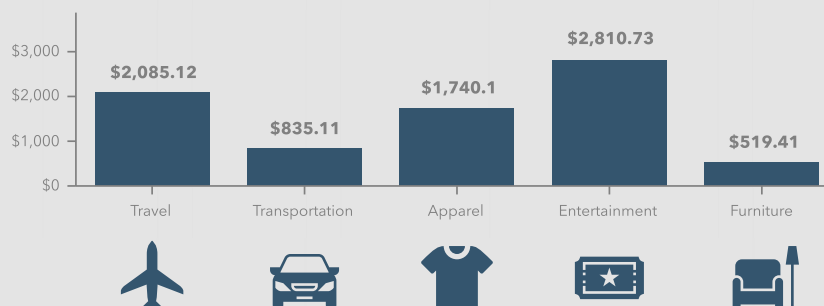
## KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2020, 2025.

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Spending facts are average annual dollars per household



Source: This infographic contains data provided by Esri, Esri and Infogroup, Esri and Bureau of Labor Statistics. The vintage of the data is 2020, 2025.

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November 24, 2020



Key Facts

22901 Bayshore Rd, Punta Gorda, Florida, 33980 (15 miles)  
22901 Bayshore Rd, Punta Gorda, Florida, 33980  
Drive distance of 15 miles

Prepared by Ray Brunner  
Latitude: 26.95926  
Longitude: -82.07680

KEY FACTS

204,701

Population



Median Age



Average Household Size

\$54,444

Median Household Income

EDUCATION



No High School Diploma



34%

High School Graduate



33%

Some College



24%

Bachelor's/Grad/Pr of Degree

BUSINESS



7,052

Total Businesses



61,096

Total Employees

EMPLOYMENT



White Collar

61%



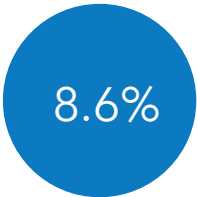
Blue Collar

21%



Services

18%



Unemployment Rate

INCOME



\$54,444

Median Household Income



\$32,874

Per Capita Income



\$176,715

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (23.3%)

The smallest group: \$150,000 - \$199,999 (3.7%)

Indicator	Value	Difference	
<\$15,000	8.7%	-0.4%	<div></div>
\$15,000 - \$24,999	11.8%	-0.4%	<div></div>
\$25,000 - \$34,999	8.5%	+0.7%	<div></div>
\$35,000 - \$49,999	15.0%	-1.1%	<div></div>
\$50,000 - \$74,999	23.3%	+0.4%	<div></div>
\$75,000 - \$99,999	12.8%	+0.2%	<div></div>
\$100,000 - \$149,999	11.2%	+0.8%	<div></div>
\$150,000 - \$199,999	3.7%	-0.2%	<div></div>
\$200,000+	5.0%	0	<div></div>

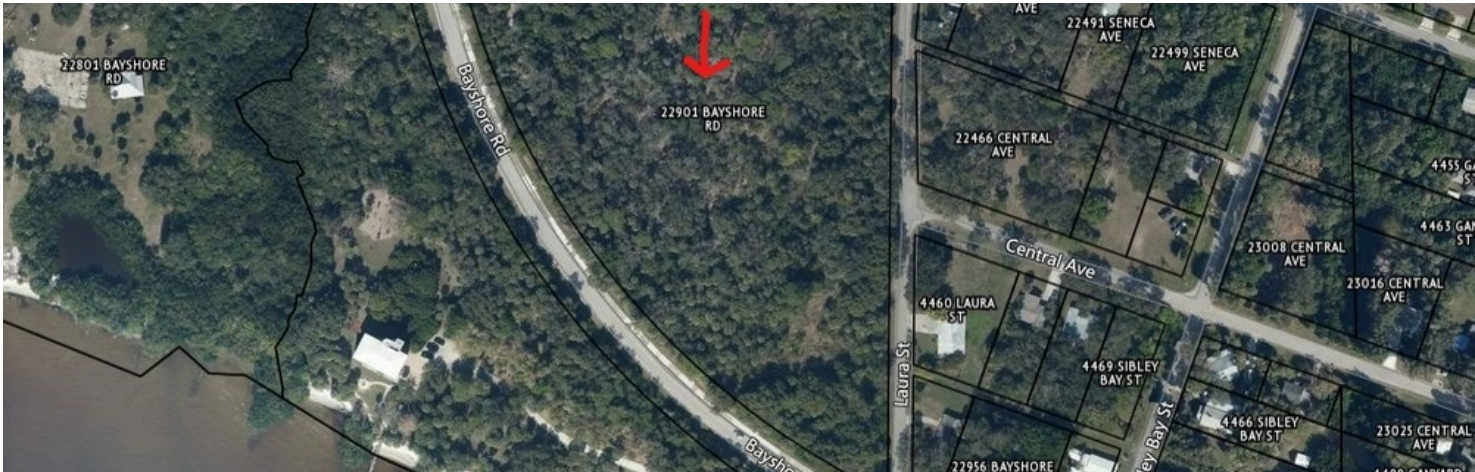
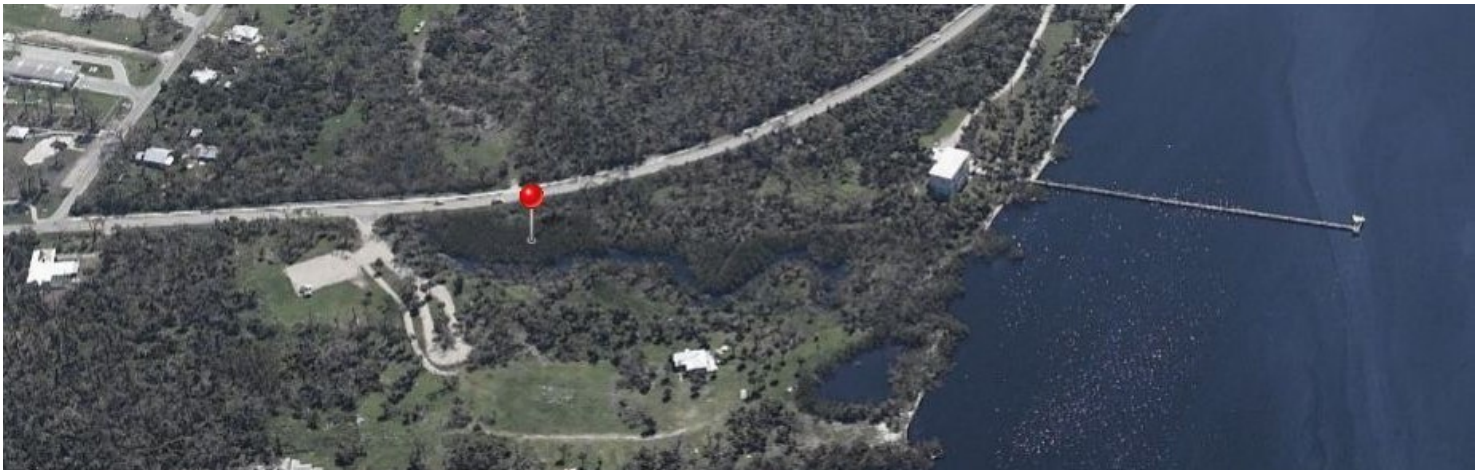
Bars show deviation from  
Charlotte County



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# Overview

## Port Charlotte Apartment

12 Mo. Deliveries in Units

0

12 Mo. Net Absorption

10

Vacancy Rate

1.9%

12 Mo. Rent Growth

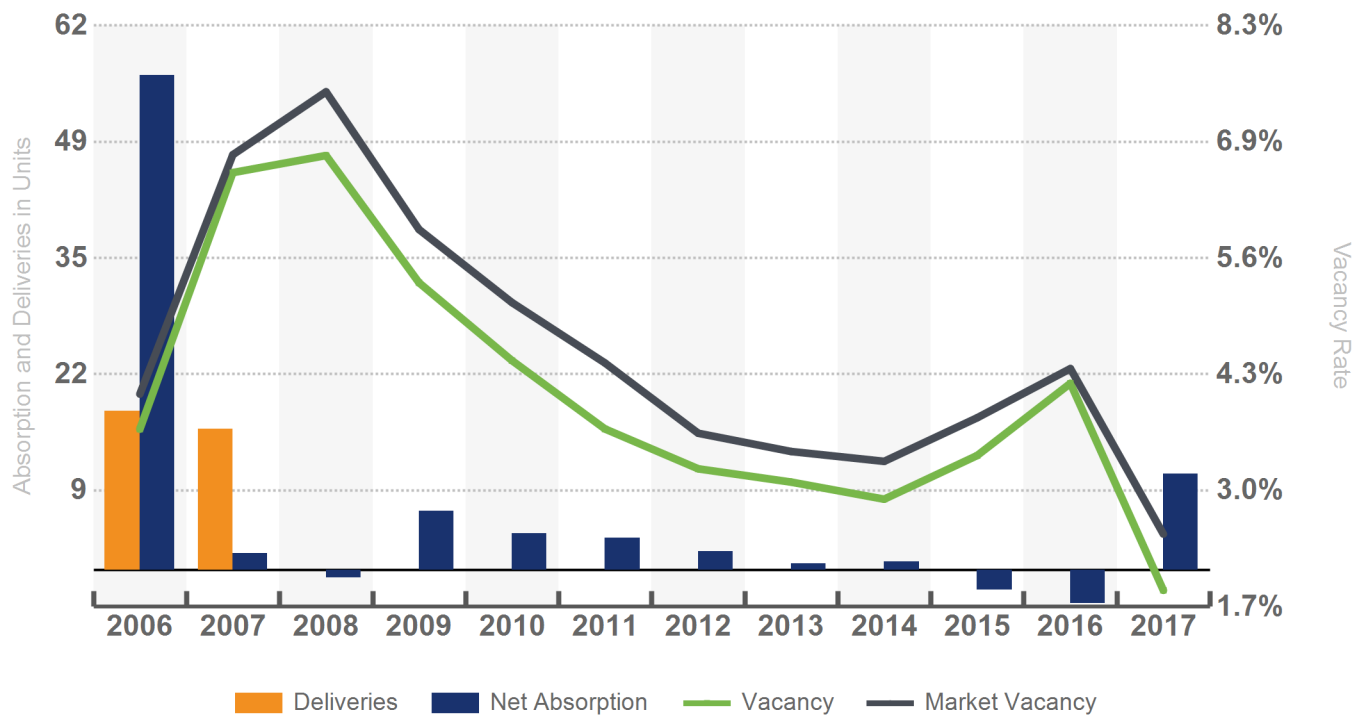
3.5%

### KEY INDICATORS

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Net Absorption	Net Deliveries	Under Construction
4 & 5 Star	288	2.0%	\$1,316	\$1,302	1	--	0
3 Star	60	1.3%	N/A	N/A	0	--	0
1 & 2 Star	116	1.7%	N/A	N/A	0	--	0
<b>SUBMARKET</b>	<b>464</b>	<b>1.9%</b>	<b>\$1,273</b>	<b>\$1,260</b>	<b>1</b>	<b>--</b>	<b>0</b>

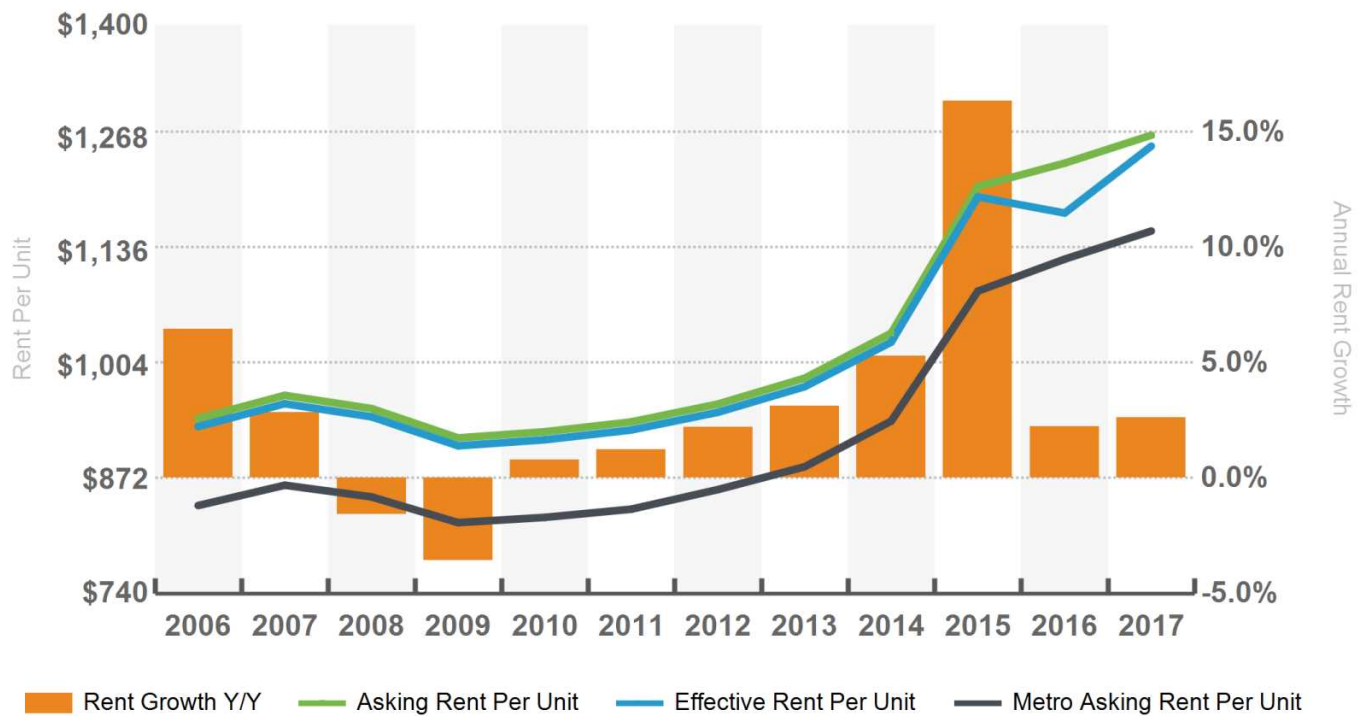
Annual Trends	12 Month Change	Hist. Avg.	Fcst. Avg.	Peak	When	Trough	When
Vacancy	-2.1%	5.1%	N/A	34.3%	2005 Q3	1.9%	2017 Q2
Net Absorption	10	19	N/A	276	2006 Q2	(9)	2016 Q2
Net Deliveries	0	20	N/A	290	2006 Q1	0	2005 Q1
Rent Growth	3.5%	2.3%	N/A	16.3%	2015 Q4	-3.6%	2009 Q4
Effective Rent Growth	4.6%	2.2%	N/A	16.3%	2015 Q4	-3.6%	2009 Q4
Sales (\$ millions)	\$7	\$2	N/A	\$20	2014 Q2	\$0	2011 Q1

### NET ABSORPTION, NET DELIVERIES AND VACANCY RATE





### ASKING RENT LEVELS AND ANNUAL GROWTH



### EXPENSES

	Operating Expenses Per SF								Capital Expenditures Per SF			
Market	Mgmt.	Admin.	Payroll	Water	Utilities	Maint.	Insurance	Taxes	Appliance	Structual	Other	Total
4 & 5 Star												
Punta Gorda	\$0.45	\$0.68	\$0.69	\$0.47	\$0.72	\$1.19	\$0.50	\$1.33	\$0.10	\$0.22	\$0.85	\$7.20
Suburban	\$0.45	\$0.68	\$0.69	\$0.47	\$0.72	\$1.19	\$0.50	\$1.33	\$0.10	\$0.22	\$0.85	\$7.20
Submarket	\$0.45	\$0.68	\$0.69	\$0.47	\$0.72	\$1.19	\$0.50	\$1.33	\$0.10	\$0.22	\$0.85	\$7.20
3 Star												
Punta Gorda	\$0.38	\$0.57	\$0.52	\$0.41	\$0.50	\$0.92	\$0.48	\$0.86	\$0.10	\$0.15	\$0.81	\$5.69
Suburban	\$0.38	\$0.57	\$0.52	\$0.41	\$0.50	\$0.92	\$0.48	\$0.86	\$0.10	\$0.15	\$0.81	\$5.69
Submarket	\$0.38	\$0.57	\$0.52	\$0.41	\$0.50	\$0.92	\$0.48	\$0.86	\$0.10	\$0.15	\$0.81	\$5.69
1 & 2 Star												
Punta Gorda	\$0.37	\$0.54	\$0.49	\$0.39	\$0.47	\$0.87	\$0.43	\$0.82	\$0.07	\$0.08	\$0.57	\$5.11
Suburban	\$0.37	\$0.54	\$0.49	\$0.39	\$0.47	\$0.87	\$0.43	\$0.82	\$0.07	\$0.08	\$0.57	\$5.11
Submarket	\$0.37	\$0.54	\$0.49	\$0.39	\$0.47	\$0.87	\$0.43	\$0.82	\$0.07	\$0.08	\$0.57	\$5.11

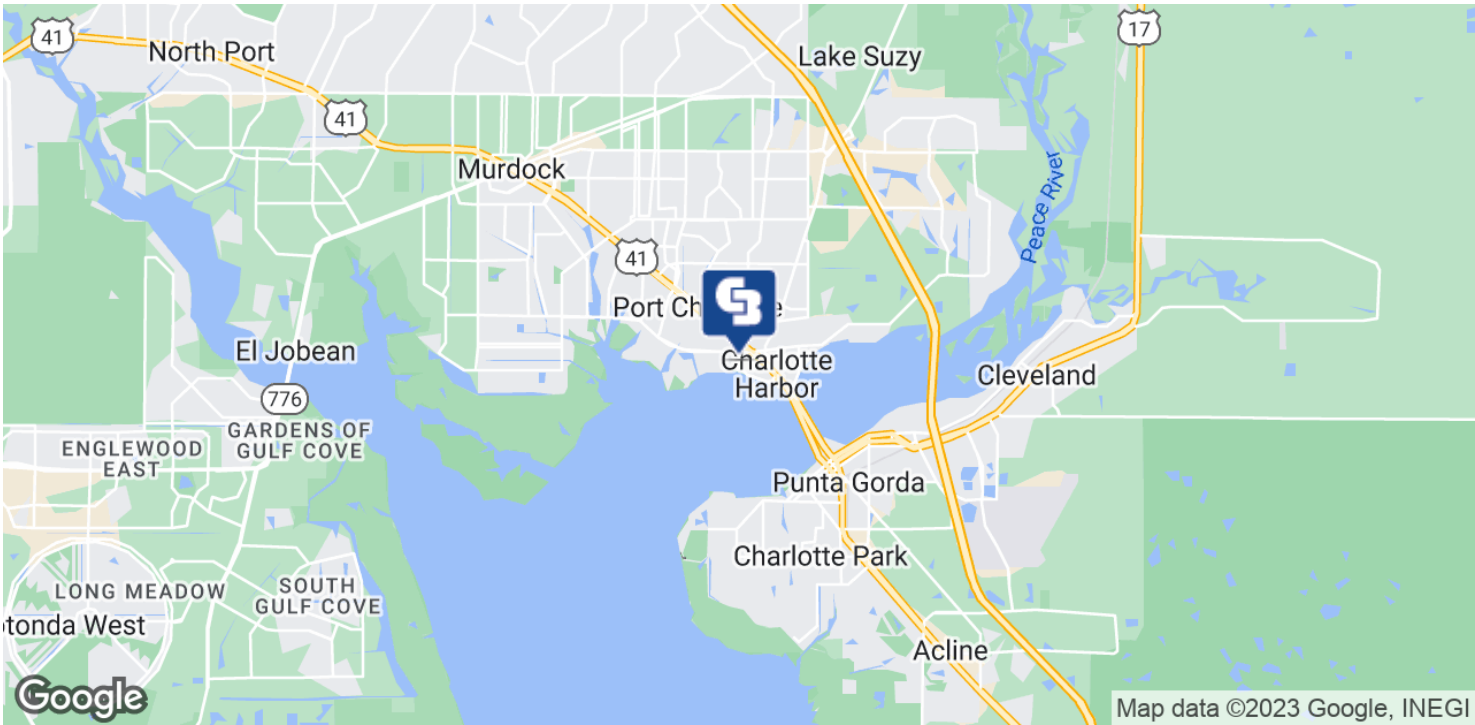
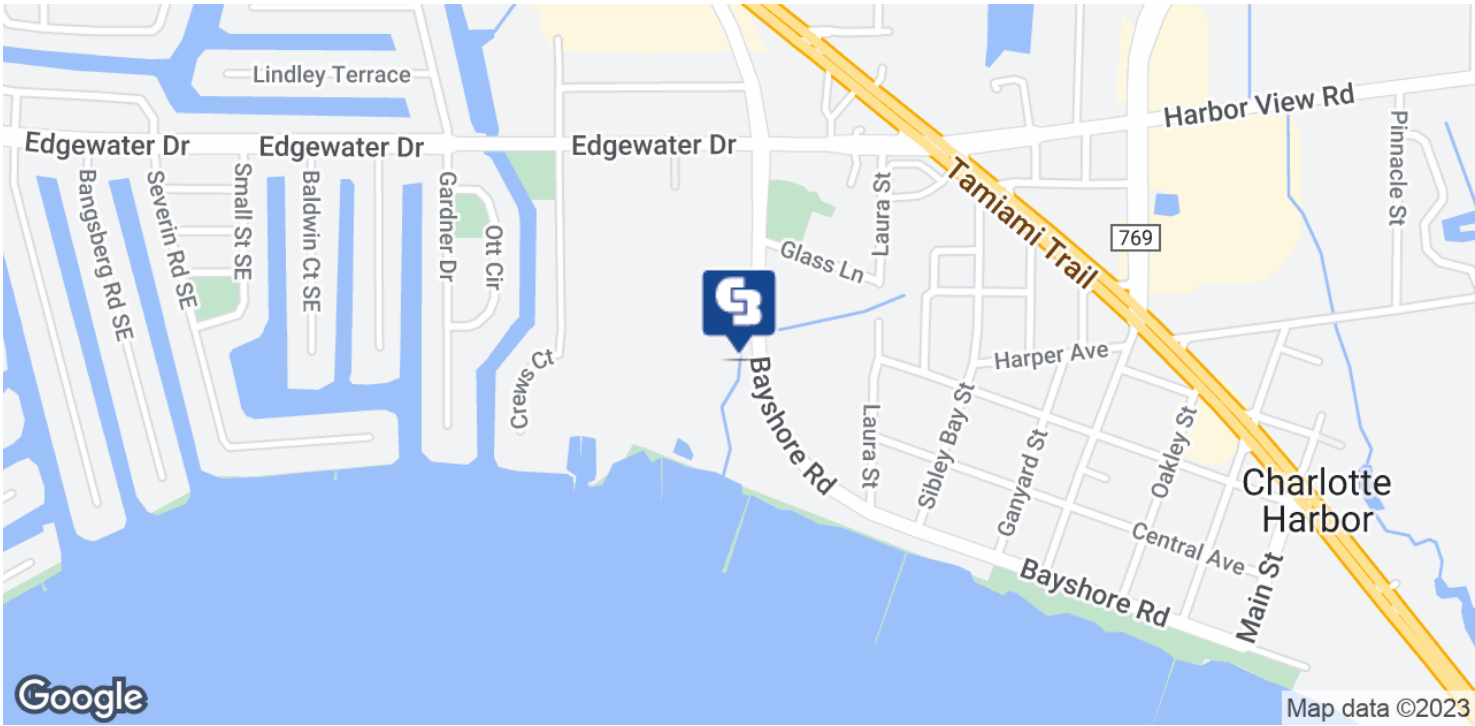
\* Expenses are estimated using NCREIF and IREM data using the narrowest possible geographical definition ranging from zip code to region.



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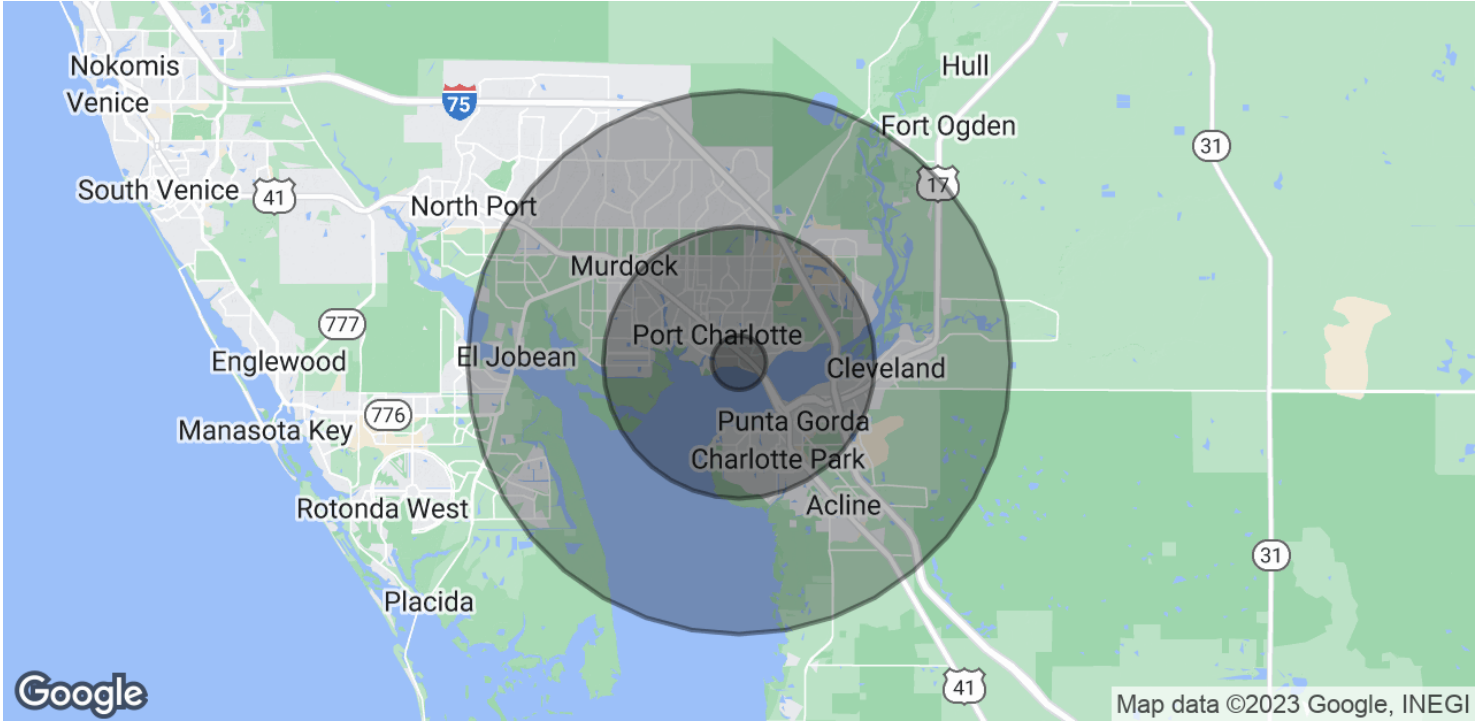




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,096	75,029	138,740
Average age	56.6	52.2	50.2
Average age (Male)	54.9	50.8	49.0
Average age (Female)	57.1	53.2	51.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	960	34,235	60,585
# of persons per HH	2.2	2.2	2.3
Average HH income	\$48,202	\$54,877	\$56,947
Average house value	\$500,398	\$250,026	\$243,530

\* Demographic data derived from 2020 ACS - US Census

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## BAYSHORE ACRES

22901 Bayshore Rd., Port Charlotte, FL 33980



### RAY BRUNNER

Commercial Broker

raybrunner@me.com

Direct: 415.608.1942

### 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

CoStar Power Broker

Life Member of Mensa

Member of the Presidents Association of the American Management Association

ICSC Member

#### Sunstar Realty

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