



OFFERING MEMORANDUM

RE-DEVELOPMENT WITH SECURE PARKING

23180 HARPER AVENUE

PORT CHARLOTTE, FL 33980

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Property Information



PROPERTY SUMMARY

RE-DEVELOPMENT WITH SECURE PARKING

23180 HARPER AVENUE
PORT CHARLOTTE, FL 33980

OFFERING SUMMARY	
SALE PRICE:	\$2,300,000
TOTAL ACRES:	3.13 +/- Acres
BUILDING SIZE:	15,310 SF
ZONING:	CMU
PARKING SPACES:	Almost 100% impervious coverage
LOCATION:	Near Intersection of Kings Highway and US-41 Tamiami Trail
AREA DRIVER:	Across US41 Blackstone-owned Sunseeker Resord
TRAFFIC COUNT:	On US41: 45,500 AADT

PROPERTY SUMMARY

Strategically located just off US Highway 41 (Tamiami Trail) and directly across from the Blackstone-owned Sunseeker Resort Florida Gulf Coast, Curio Collection by Hilton, this 15,310 SF commercial property sits on 3.13 acres with nearly 100% impervious coverage, providing significant secure parking and operational flexibility. The property offers space for up to 10 oversized 14-foot grade-level bay doors, while versatile CMU zoning accommodates a wide range of potential uses. Conveniently positions between Downtown Punta Gorda and Murdock Circle, the property offers excellent connectivity throughout the Charlotte County Market. Ideally suited for industrial service or retail users that require outdoor storage.



ASSET HIGHLIGHTS

- Strategically located off US Highway 41 across from Blackstone-owned Sunseeker Resort Florida Gulf Coast, Curio Collection by Hilton which is more than 758 rooms and convention center
- Versatile CMU zoning provides for a wide range of uses
- 15,310 SF with space for 10 oversized 14-foot grade-level bay doors
- 3.13 AC lot with almost 100% impervious coverage provides for significant secure parking
- Located near Downtown Punta Gorda and Murdock Circle via Tamiami Trail



XXX



XXX



LOCATED ACROSS US41
FROM SUNSEEKER
RESORT



TAMIAMI TRAIL
(+/-) 45,500 AADT

KINGS HWY

HARBORVIEW

HARPER AVENUE

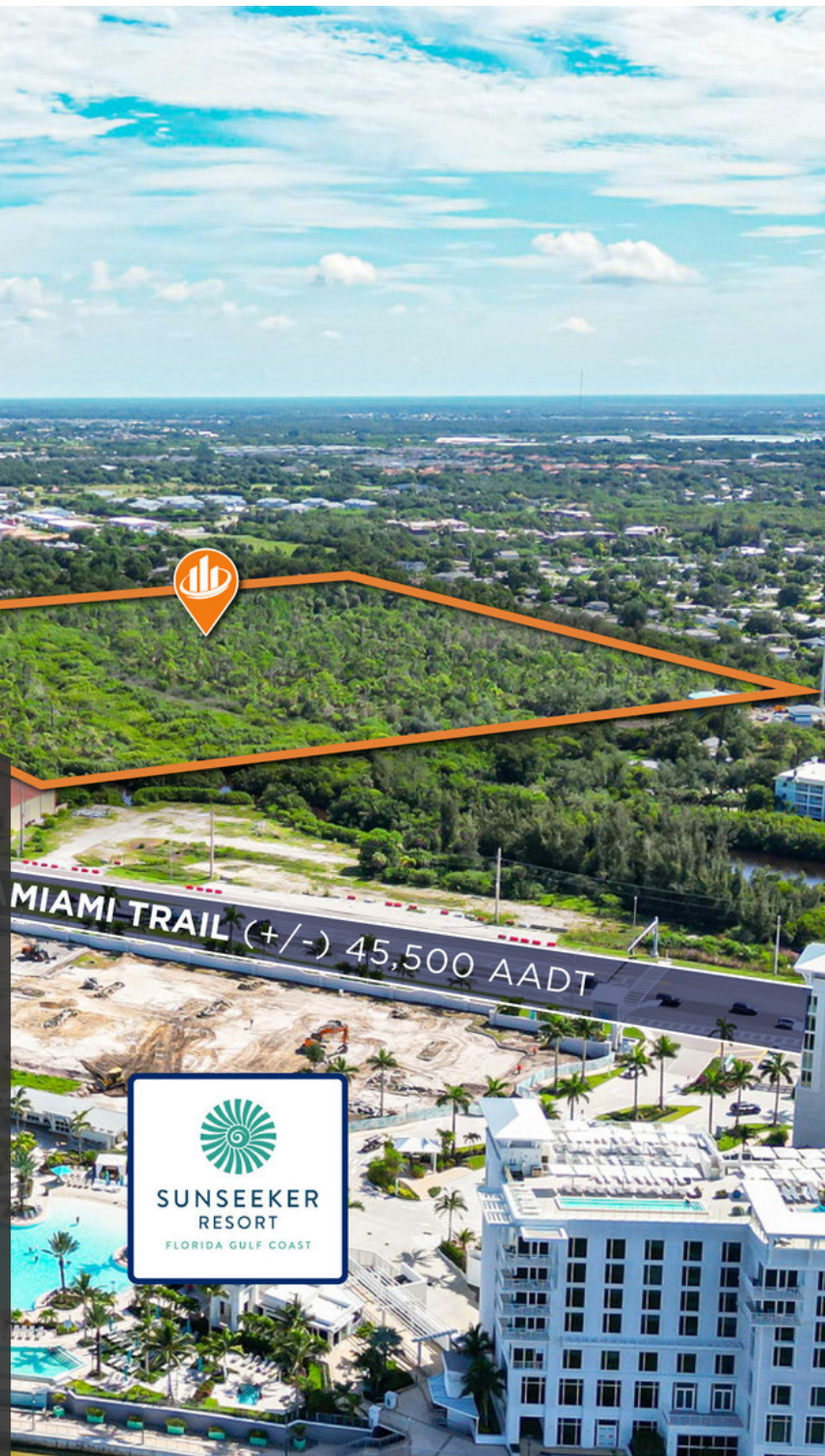
Location Information



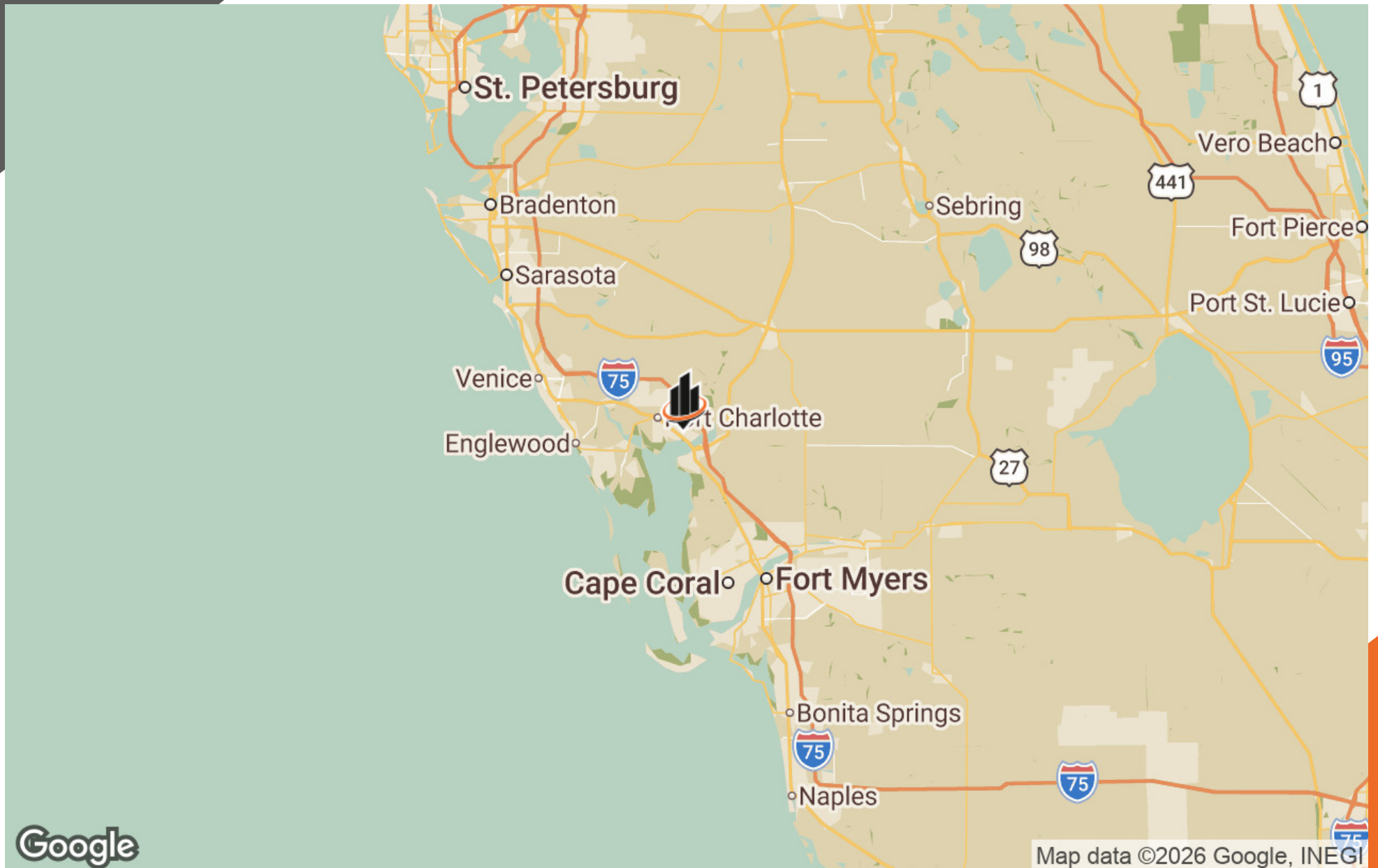
**SUNSEEKER
RESORT**
FLORIDA GULF COAST

LOCATION DESCRIPTION

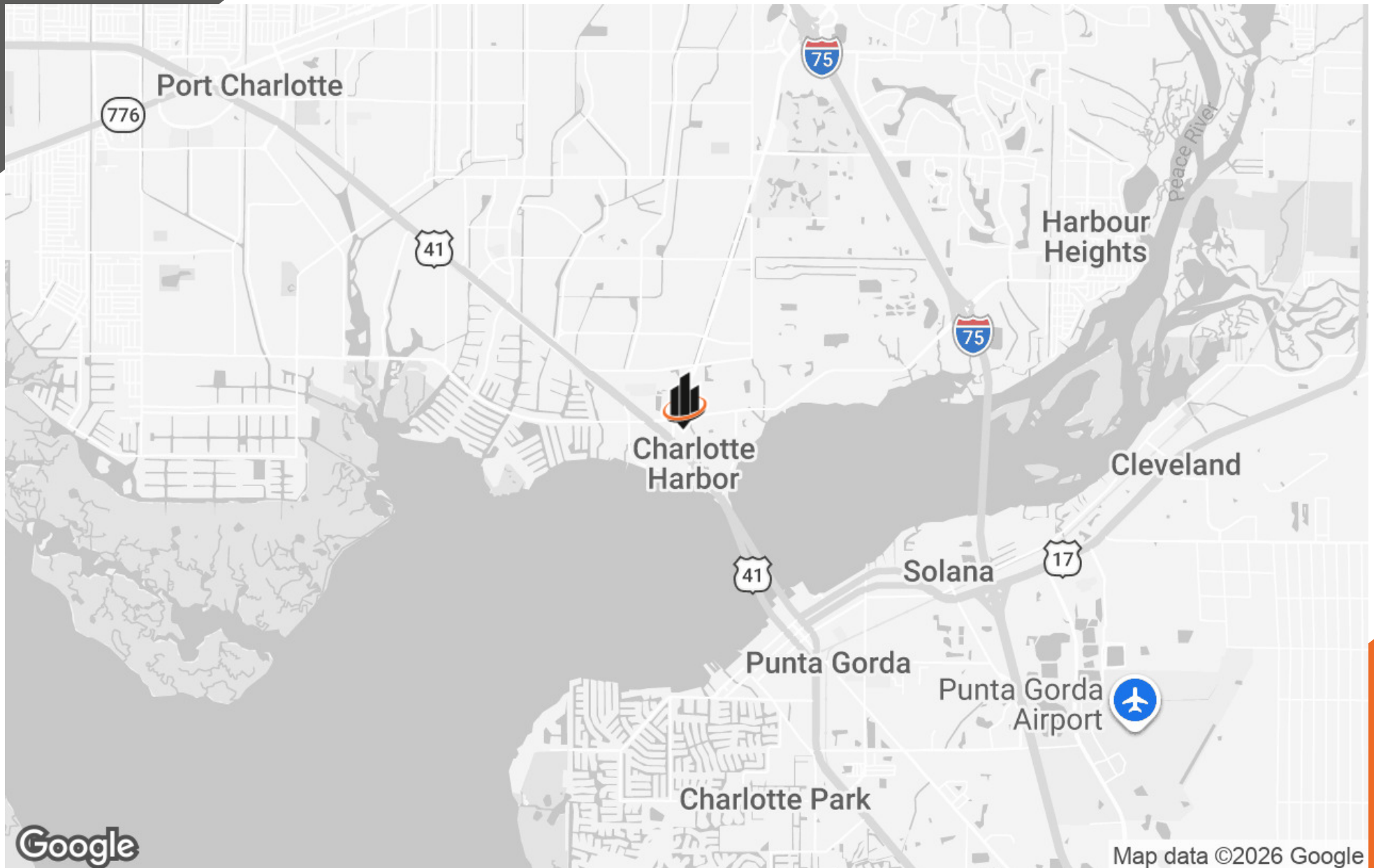
Embrace the promising prospects of the Port Charlotte area surrounding RE-DEVELOPMENT WITH SECURE PARKING. Explore the vibrant opportunities offered by nearby points of interest, such as the charming historic district of Punta Gorda, known for its waterfront dining and boutique shopping experiences. Revel in the natural beauty and recreational offerings of the Peace River and Charlotte Harbor Preserve State Park, providing a picturesque backdrop for outdoor activities and eco-tourism ventures. With its strategic location and growing commercial landscape, the Port Charlotte area presents an enticing opportunity for land and office investors looking to establish a strong presence in a dynamic and evolving market. Property is ideally suited for industrial service or retail users that require outdoor space.



REGIONAL MAP



CHARLOTTE COUNTY MAP



LOCATION VIEW



AERIAL VIEW





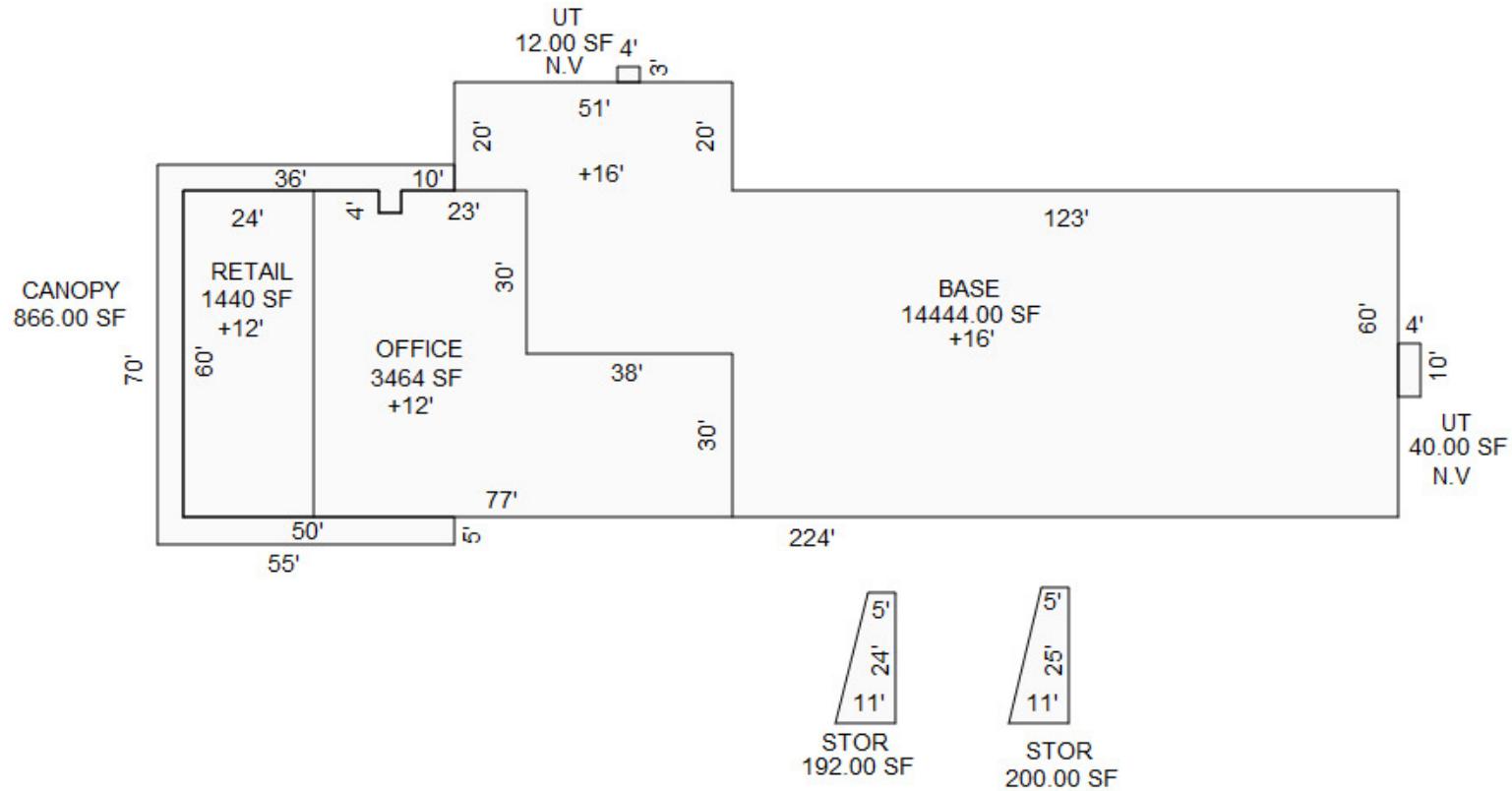
RETAILER MAP





Building Sketch

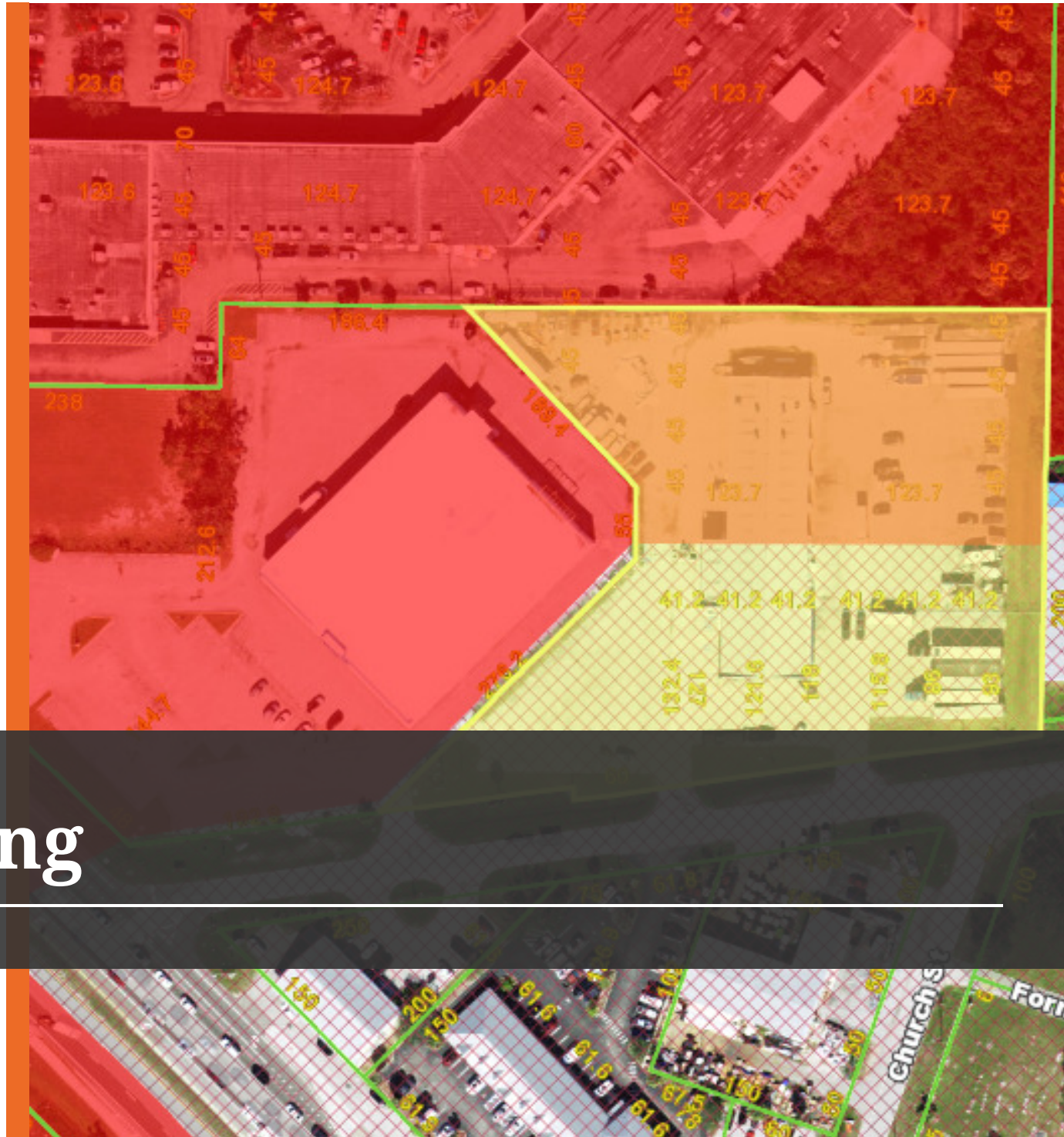
BUILDING SKETCH

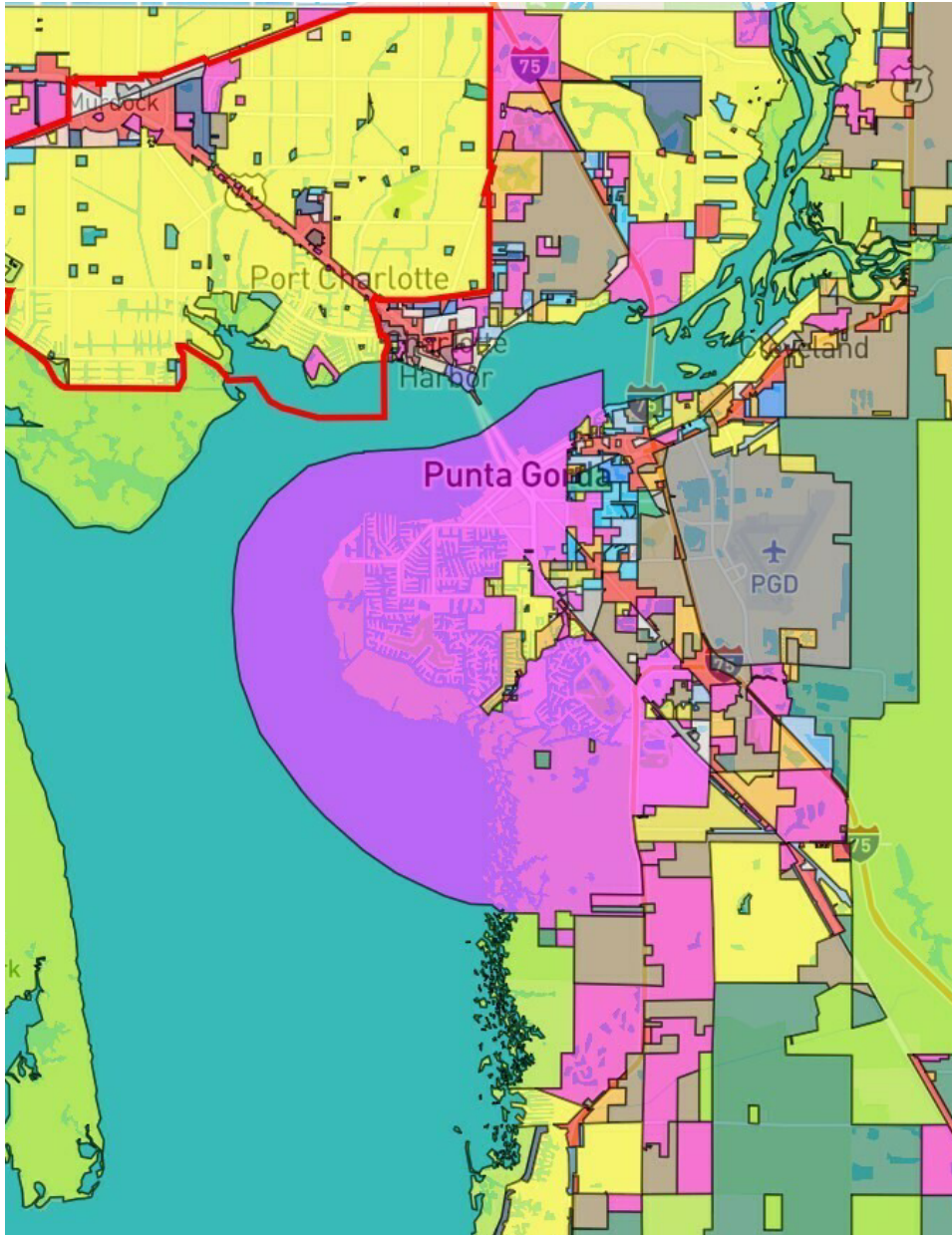




Survey

Zoning





PD - PLANNED DEVELOPMENT

The Planned Development zoning was approved by the Charlotte County Board of County Commissioners through Ordinance No. 2023-004, which rezoned the approximately 40-acre site from portions of Charlotte Harbor Mixed Use (CHMU) and Coastal Residential (CR-3.5) to Planned Development (PD). The PD is governed by an approved Concept Plan and specific development conditions adopted as part of the ordinance.

Approved Development

- Zoning: Planned Development (PD)
- Site Area: Approximately 40.0 acres
- Approved Density: Up to 222 multifamily residential units
- Future Land Use: Charlotte Harbor Mixed Use (CHMU)
-

CRA Location:

Within the Charlotte Harbor Community Redevelopment Area (CRA)

Key Development Standards

The PD approval includes:

-
- Maximum of 222 multifamily dwelling units
- Preservation of significant wetland and conservation areas
- Centralized stormwater management
- Internal road network and access from Harper Avenue
- Required landscaping and open space
-

Development in accordance with the approved PD Concept Plan and Special Conditions

What the PD Zoning Means:

Unlike conventional zoning districts, a Planned Development (PD) does not rely on a standard list of permitted uses. Instead, all development is controlled by:

-
- The approved PD Concept Plan
- Ordinance No. 2023-004
- The adopted Special Conditions
- Applicable Charlotte County Land Development Regulations



About Charlotte County

PORT CHARLOTTE, FL

Port Charlotte offers the perfect blend of coastal living, affordability, and opportunity, making it one of Southwest Florida's most desirable places to live and invest. Ideally situated between Sarasota and Fort Myers along the shores of Charlotte Harbor, Port Charlotte provides residents with a relaxed Gulf Coast lifestyle while maintaining convenient access to major employment centers, shopping, dining, healthcare, and regional airports. The community continues to experience steady residential and commercial growth, attracting retirees, young professionals, families, and remote workers seeking a higher quality of life without the higher costs associated with many neighboring coastal communities.

Known for its more than 165 miles of waterways, Port Charlotte is a paradise for boating, fishing, kayaking, paddleboarding, and other outdoor activities. Residents enjoy easy access to Charlotte Harbor—one of Florida's largest natural estuaries—and the Gulf of Mexico, along with numerous parks, golf courses, nature preserves, and nearby Gulf beaches. The area's year-round sunshine and outdoor recreation create an active, healthy lifestyle that appeals to people of all ages.

One of Port Charlotte's greatest advantages is its exceptional value. Homebuyers and businesses benefit from more affordable real estate than many nearby Gulf Coast communities, allowing residents to enjoy larger homes, spacious lots, and even waterfront properties at a more attainable price point. Combined with Florida's absence of a state income tax, this affordability makes Port Charlotte an attractive destination for those looking to maximize their purchasing power while enjoying the benefits of coastal living.

The community also offers excellent healthcare facilities, expanding retail and dining options, quality schools, and convenient access to Interstate 75 and U.S. Highway 41, making travel throughout Southwest Florida simple. Ongoing public and private investment continues to strengthen the area's infrastructure and commercial base, positioning Port Charlotte for sustained long-term growth.

Whether seeking a primary residence, retirement destination, second home, or investment opportunity, Port Charlotte delivers a rare combination of affordability, natural beauty, modern conveniences, and economic growth. Its welcoming atmosphere, strong sense of community, and exceptional quality of life continue to make it one of Southwest Florida's premier places to call home.

ABOUT PUNTA GORDA



OVERVIEW

Punta Gorda is a historic waterfront community and the **county seat of Charlotte County**, strategically positioned where the Peace River meets Charlotte Harbor. The city combines an established coastal lifestyle with convenient regional access via **US Highway 41 and Interstate 75**, connecting Punta Gorda to Fort Myers, Sarasota and the broader Southwest Florida market. Charlotte County forecasts indicate continued growth in the Punta Gorda area, with the population projected to increase from approximately **25,500 in 2025 to more than 32,000 by 2050**, creating additional demand for housing, services, retail and commercial development.

Downtown Punta Gorda serves as the city's historic, civic and entertainment center, characterized by a walkable waterfront setting, locally owned restaurants and shops, historic architecture, hotels, parks, marinas and cultural attractions. The downtown area is closely connected to the Charlotte Harbor waterfront through the approximately **2.4-mile Harborwalk**, which links major destinations including Laishley Park, Gilchrist Park and Fishermen's Village. The combination of boating access, waterfront recreation, dining, shopping and community events gives downtown a strong year-round draw for residents and visitors.

From a **commercial real estate perspective**, Punta Gorda benefits from its position at the center of a rapidly growing Charlotte County market. Future development in the Punta Gorda area is expected to include additional mixed-use development near the urban core, while significant investment continues along the Charlotte Harbor waterfront. The nearby Charlotte Harbor CRA specifically identifies the riverfront as an opportunity for **resort, entertainment, dining, specialty retail and mixed-use development**, with an emphasis on strengthening pedestrian connections to Downtown Punta Gorda.

SUNSEEKER RESORT, CURIO COLLECTION BY HILTON



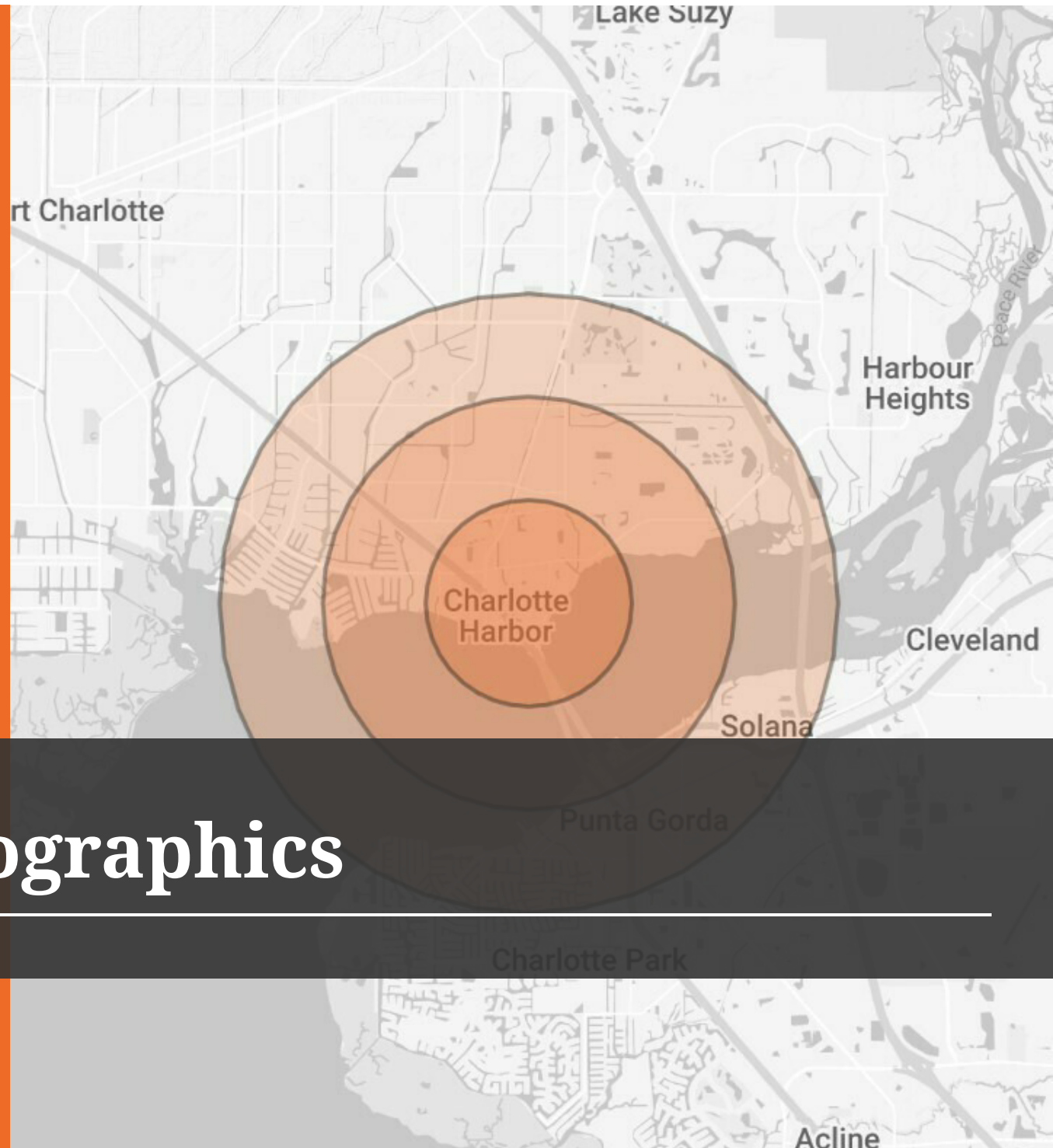
OVERVIEW

Sunseeker Resort Florida Gulf Coast, Curio Collection by Hilton is a major waterfront destination resort situated on **more than 22 acres along Charlotte Harbor and the Peace River**. The resort was acquired by [Blackstone Real Estate](#) from Allegiant Travel Company for **\$200 million** in 2025 and subsequently rebranded as part of [Hilton's Curio Collection](#), with Pyramid Global Hospitality overseeing management.

The resort features **785 guest rooms**, including **189 signature Sunsuites**, along with approximately **60,000 square feet of convention and meeting space**. Amenities include two resort-style pools, a rooftop adults-only pool and lounge, the Lorelei Spa & Salon, a 7,100-square-foot fitness center, retail offerings, and the private **18-hole Aileron Golf Club**.

Dining is a major component of the property. Hilton currently markets **15 food-and-beverage options**, while the resort's rebranding announcement described **16 original food-and-beverage concepts**, including **seven stand-alone restaurants**, 11 bars and lounges, two poolside venues, and the 25,000-square-foot Harbor Yards Food Hall, which itself contains **10 dining concepts**.

Regarding employment, the resort was originally staffed at a significantly higher level: an SEC filing reported that **Sunseeker and Aileron Golf Course employed more than 1,200 people as of February 2024**, making it one of Southwest Florida's largest employers at the time. A current official employee count after the Blackstone/Pyramid transition does **not appear to be publicly disclosed**. LinkedIn currently categorizes Sunseeker as having **501-1,000 employees**, so for marketing materials I would describe it as a **major regional employer** rather than state a precise current headcount.



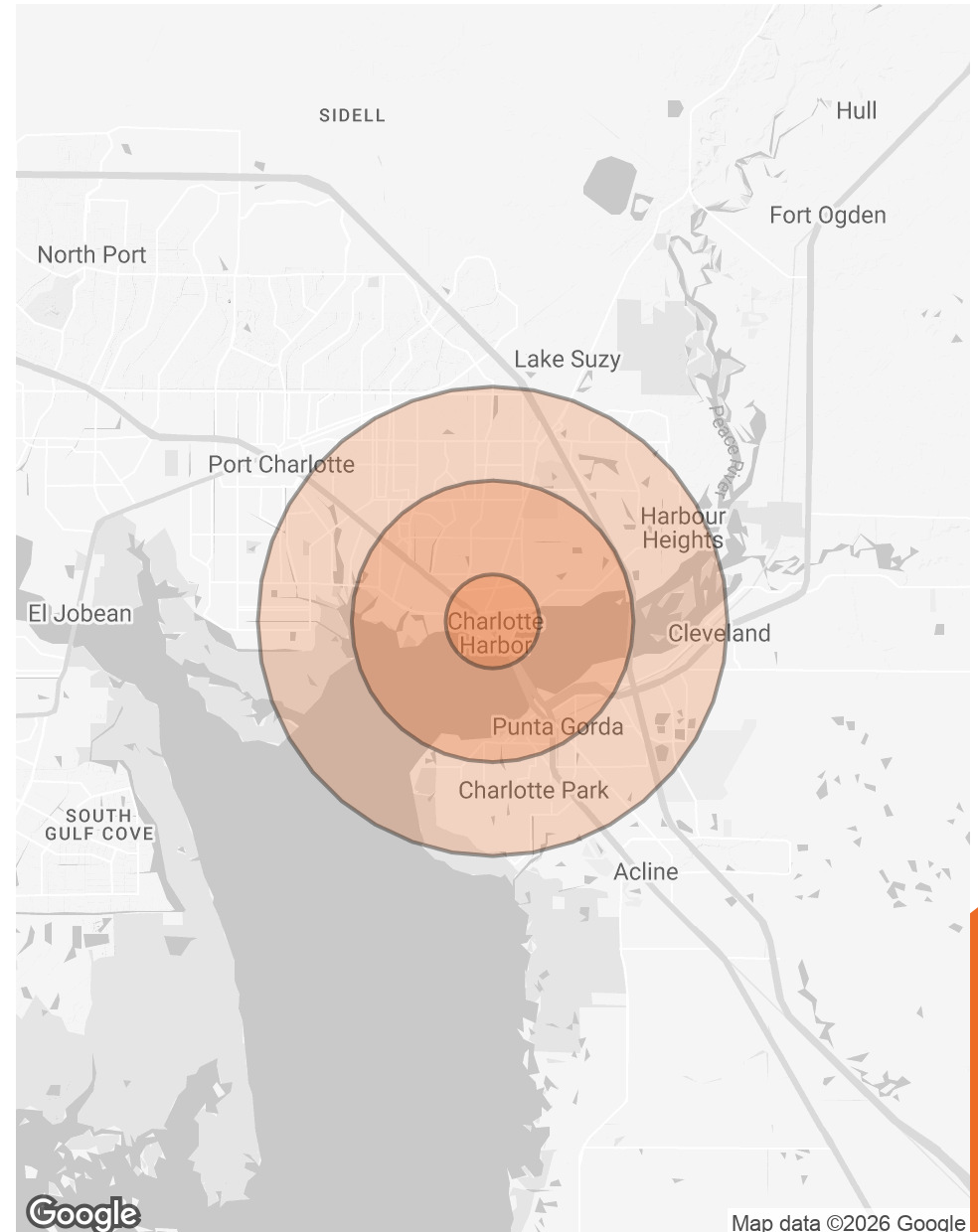
Demographics

DEMOGRAPHICS MAP & REPORT

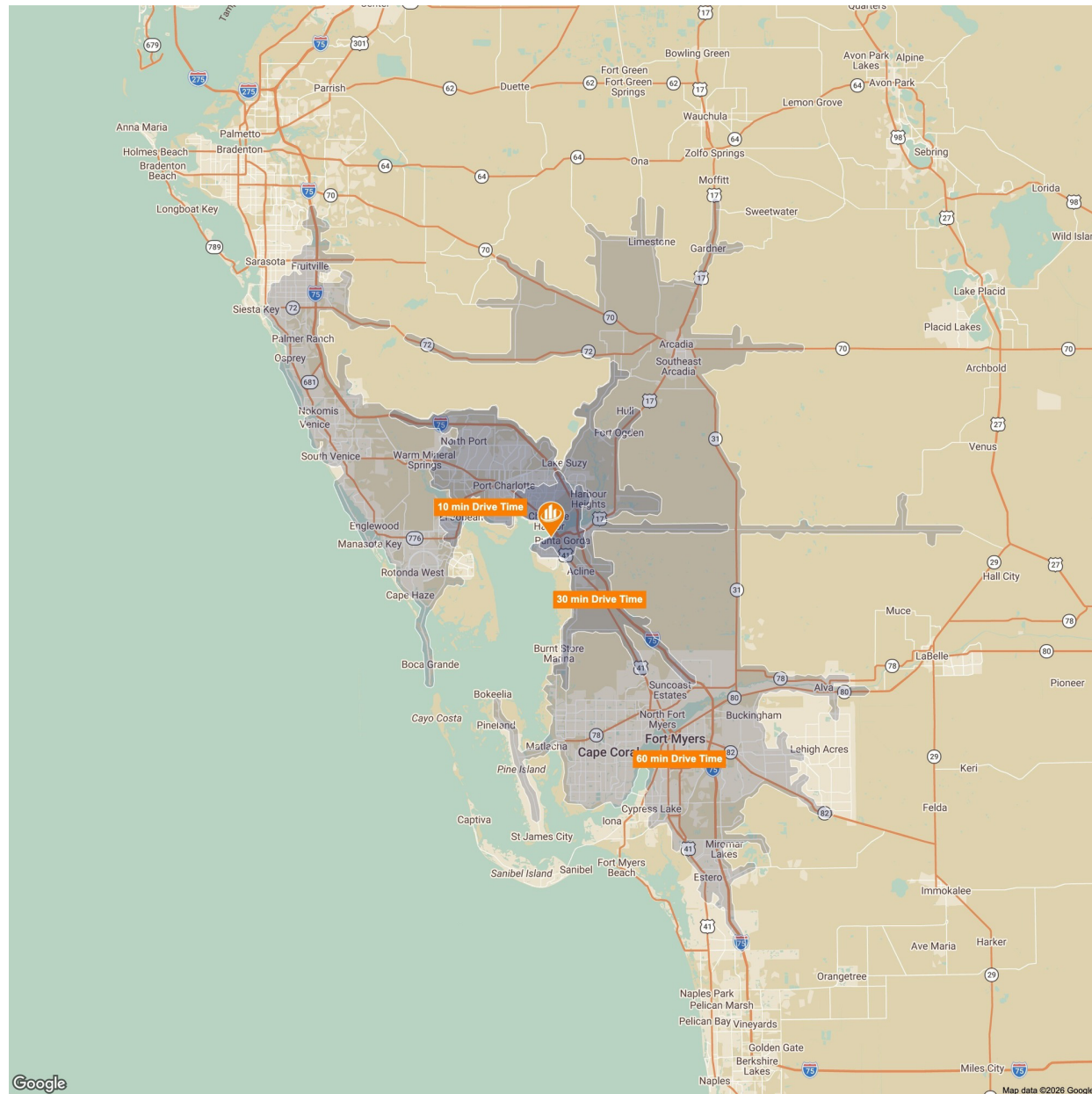
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,900	34,606	97,416
AVERAGE AGE	64.6	56.9	56.8
AVERAGE AGE (MALE)	65.8	57	55.9
AVERAGE AGE (FEMALE)	63	56.6	57.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,836	15,334	43,738
# OF PERSONS PER HH	2.1	2.3	2.2
AVERAGE HH INCOME	\$62,258	\$78,528	\$83,343
AVERAGE HOUSE VALUE	\$236,000	\$301,689	\$318,843

2023 American Community Survey (ACS)



DRIVE TIME MAP





The Team

MEET THE TEAM



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DISCLAIMER

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This Offering Memorandum 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 Offering Memorandum 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 SVN 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. ***SOME PHOTOS MAY HAVE BEEN CREATED USING ARTIFICIAL INTELLIGENCE (AI).***



SVN Commercial Partners Office Locations

SARASOTA

2044 Constitution Blvd
Sarasota, FL 34231

PORT CHARLOTTE

4161 Tamiami Trail, Suite 501
Port Charlotte, FL 33954

FORT MYERS

12761 World Plaza Lane
Fort Myers, FL 33907

BOCA RATON

1800 NW Corporate Blvd. Suite 100
Boca Raton, FL 33431

WEST PALM

2101 Vista Parkway Suite 201
West Palm Beach, FL 33411

FORT PIERCE

2705 Peters Road
Fort Pierce, FL

MIAMI

3250 ne 1ST Avenue, Suite 305
Miami, FL 33130