



LSI
COMPANIES

OFFERING MEMORANDUM

VILLAGES AT KINGS

FULLY ENTITLED INDUSTRIAL & RESIDENTIAL DEVELOPMENT OPPORTUNITY

OFFERING SUMMARY

Address: 175 Kings Highway
Punta Gorda FL 33983

County: Charlotte & Desoto County

Property Type: Vacant Industrial & Residential Land

Size: 195± Acres

Zoning: Planned Development (PD)

Future Land Use: DRI Mixed Use - Sandhill DRI
482,635 Sq. Ft. of Industrial
500 Residential Units

Utilities: Charlotte County Utilities

CALL FOR PRICING

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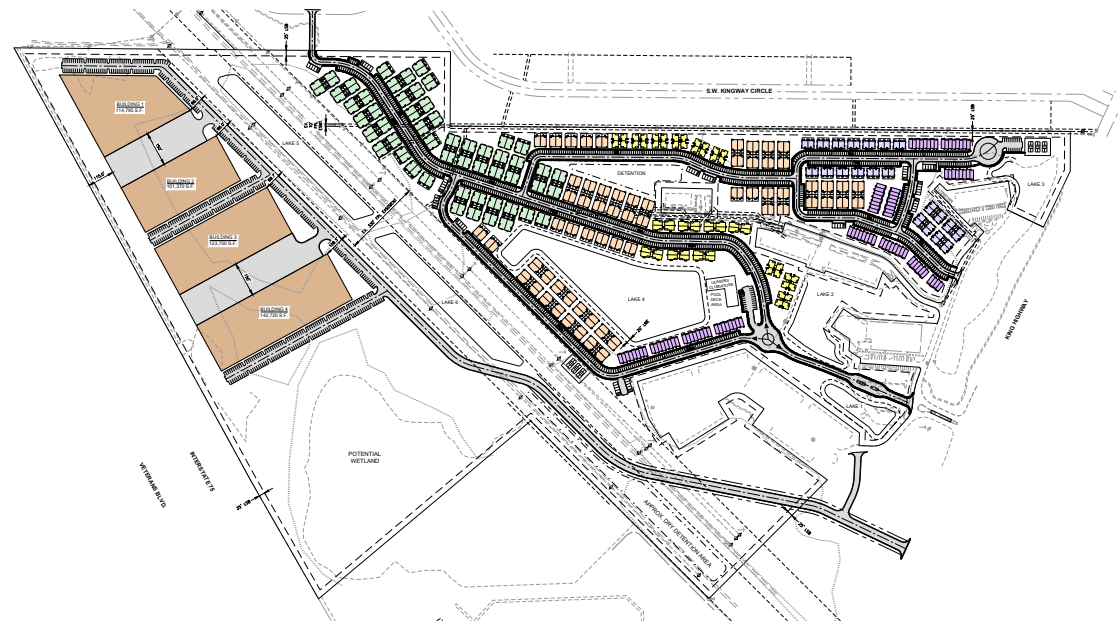
SALES TEAM



Billy Rollins, CCIM, ALC
Sr. Broker



Christi Pritchett, CCIM
Broker Associate



PLEASE DIRECT ALL OFFERS TO:

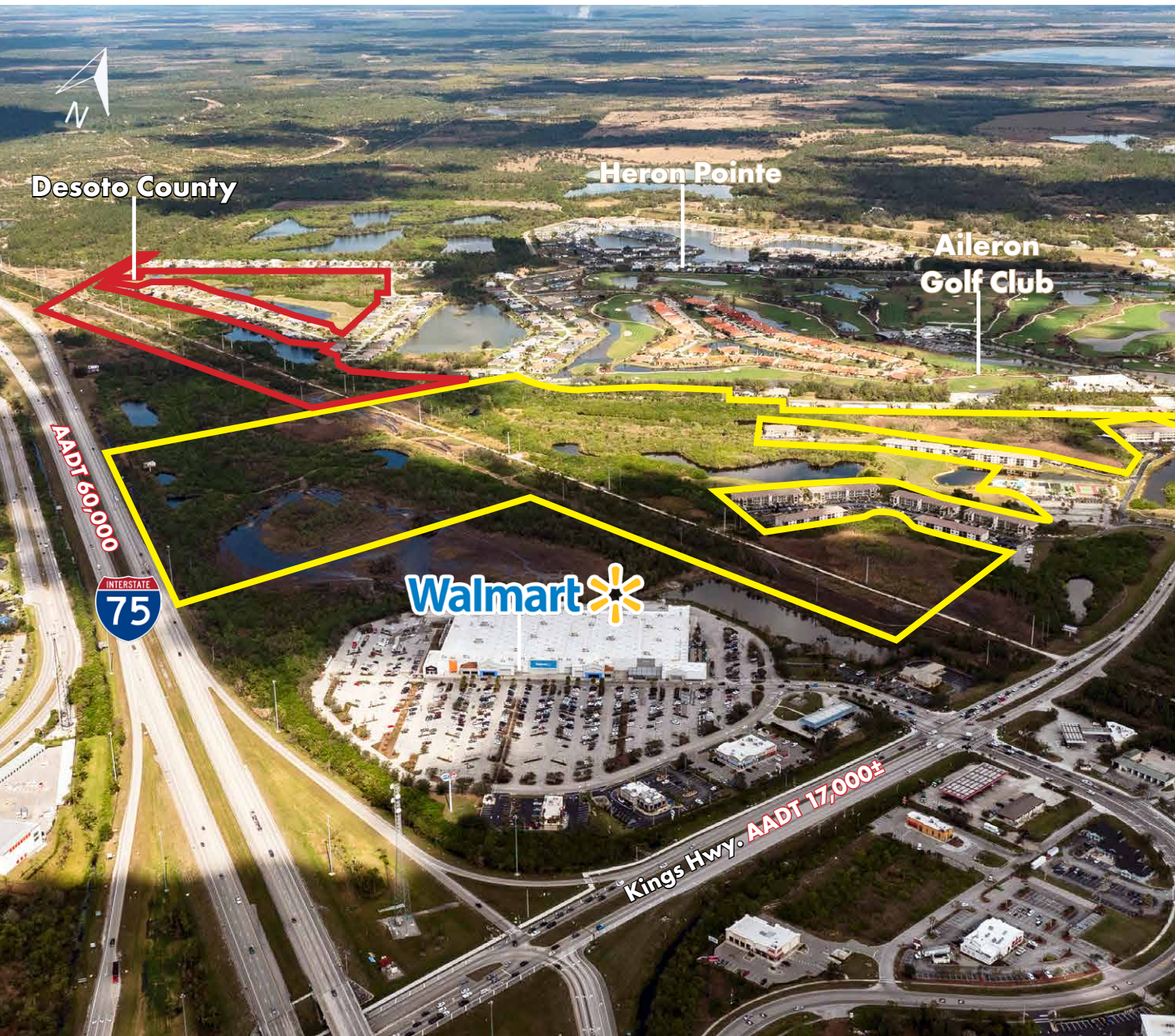
Billy Rollins, CCIM, ALC | wrollins@lsicompanies.com | 239.489.4066

Christi Pritchett, CCIM | cpritchett@lsicompanies.com | 941.916.9525

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY



LSI Companies is pleased to present the Villages at Kings, a fully entitled industrial & residential development opportunity within the Sandhill Development of Regional Impact (DRI).

The offering includes 482,635 SF of vested Industrial uses and up to 500 multi-family units, of which could be converted to single-family. Conceptual site planning shows an estimated lot fit of 220 50' single family lots.

The property has vested approvals under the Sandhill Development of Regional Impact.

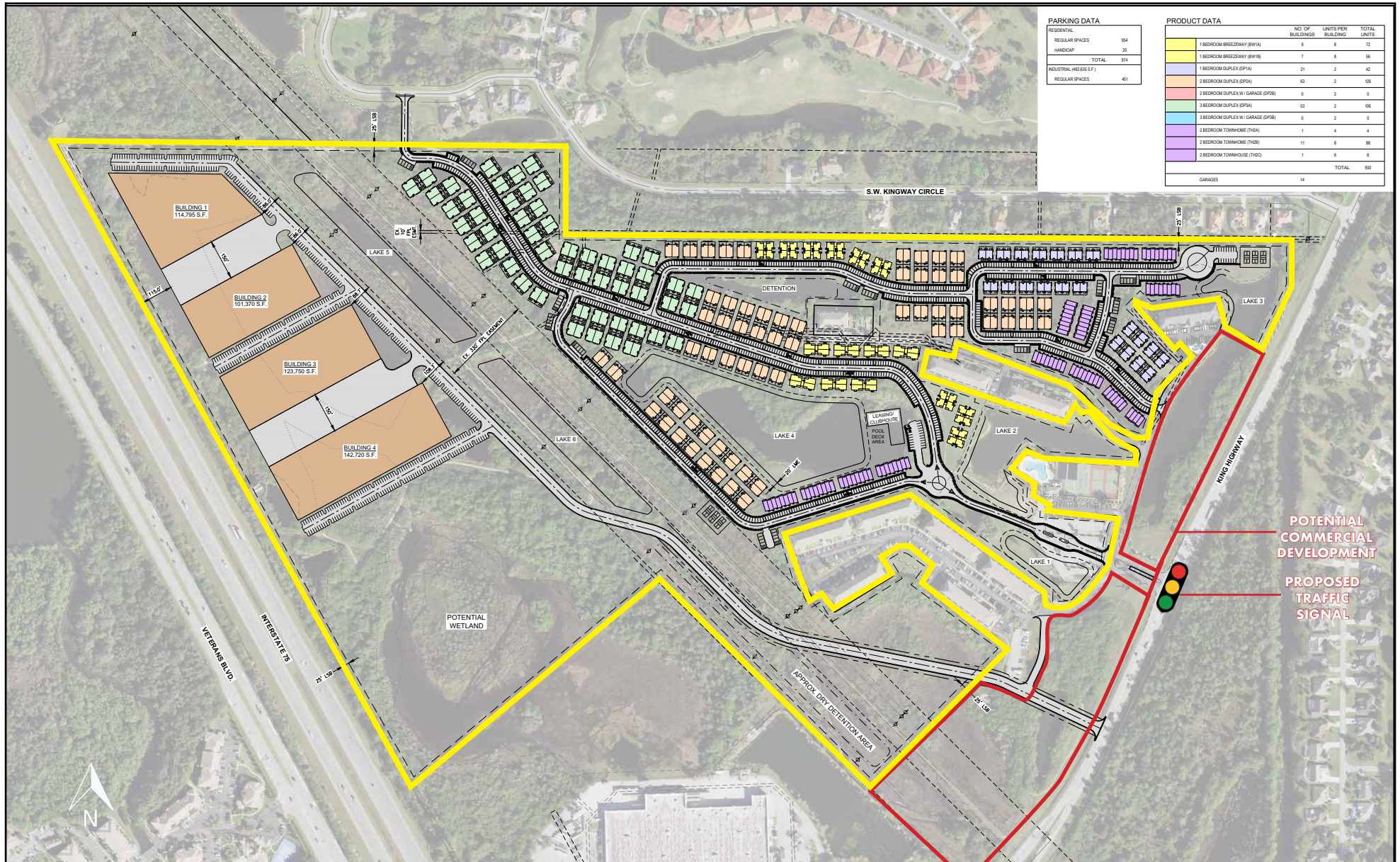
The site requires no import fill, as the Desoto County property included in this offering is intended to provide the necessary on-site fill for development.

The Seller is pursuing County DO approval and water management permits. Buyer may assume all applications and permits and modify as needed.

PROPERTY AERIAL



MASTER CONCEPT PLAN



SINGLE FAMILY CONCEPT PLAN

50' X 120' LOTS



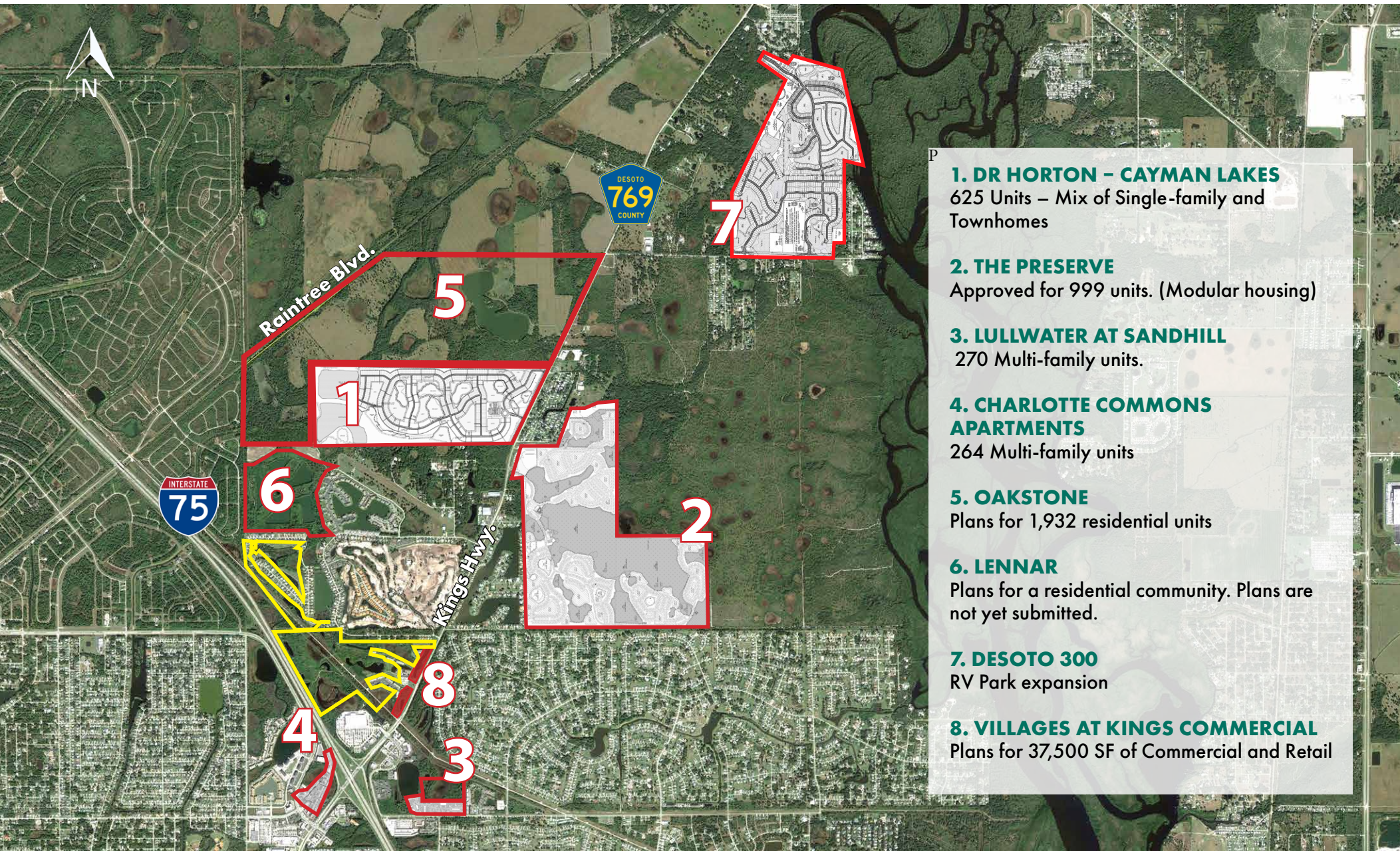
AREA HIGHLIGHTS



AREA HIGHLIGHTS

1. WALMART
2. RACETRAC
3. HOLIDAY INN
4. CVS PHARMACY
5. CRACKER BARREL
6. STARBUCKS
7. PUBLIX
8. TRACTOR SUPPLY CO.

AREA FUTURE DEVELOPMENTS



1. DR HORTON – CAYMAN LAKES

625 Units – Mix of Single-family and Townhomes

2. THE PRESERVE

Approved for 999 units. (Modular housing)

3. LULLWATER AT SANDHILL

270 Multi-family units.

4. CHARLOTTE COMMONS APARTMENTS

264 Multi-family units

5. OAKSTONE

Plans for 1,932 residential units

6. LENNAR

Plans for a residential community. Plans are not yet submitted.

7. DESOTO 300

RV Park expansion

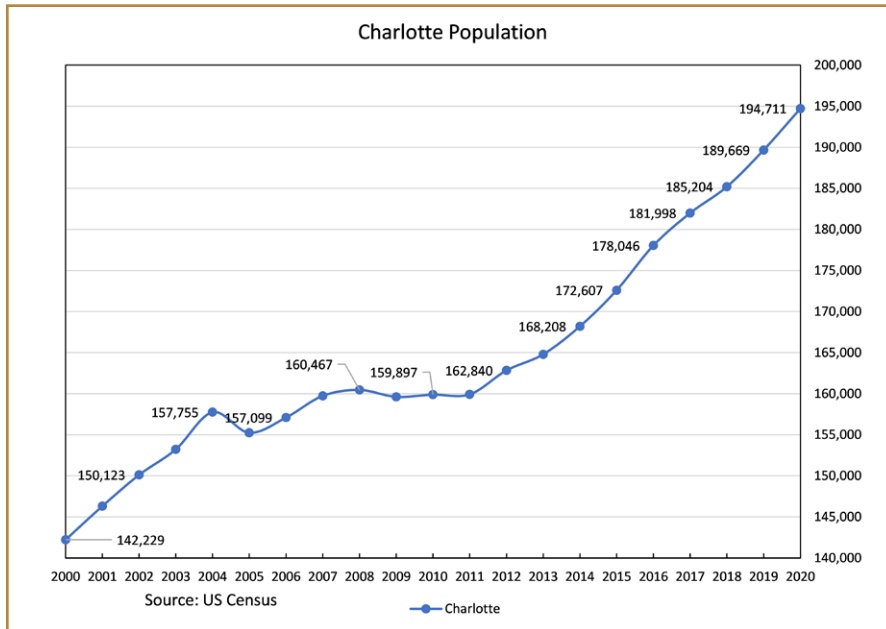
8. VILLAGES AT KINGS COMMERCIAL

Plans for 37,500 SF of Commercial and Retail

RETAIL MAP

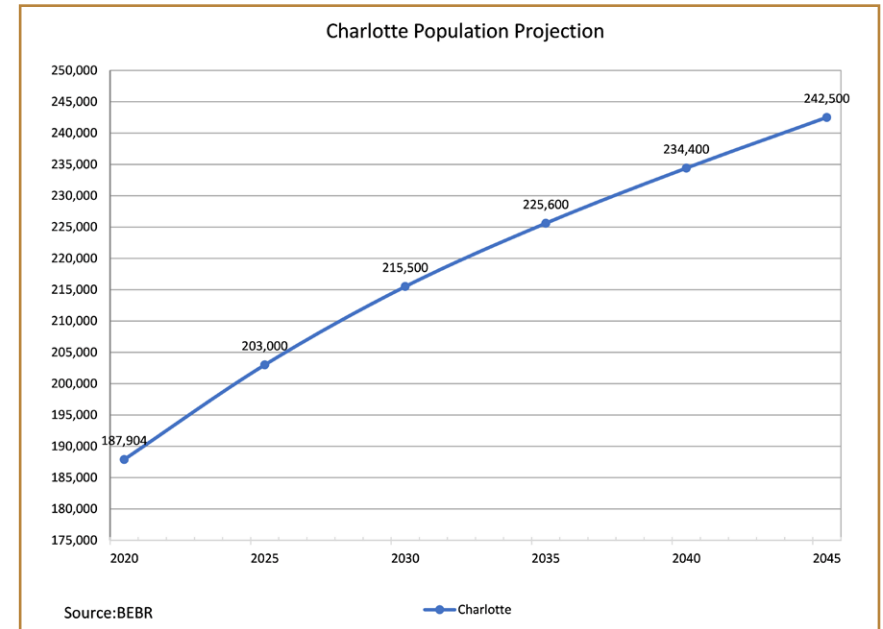


CHARLOTTE POPULATION



POPULATION

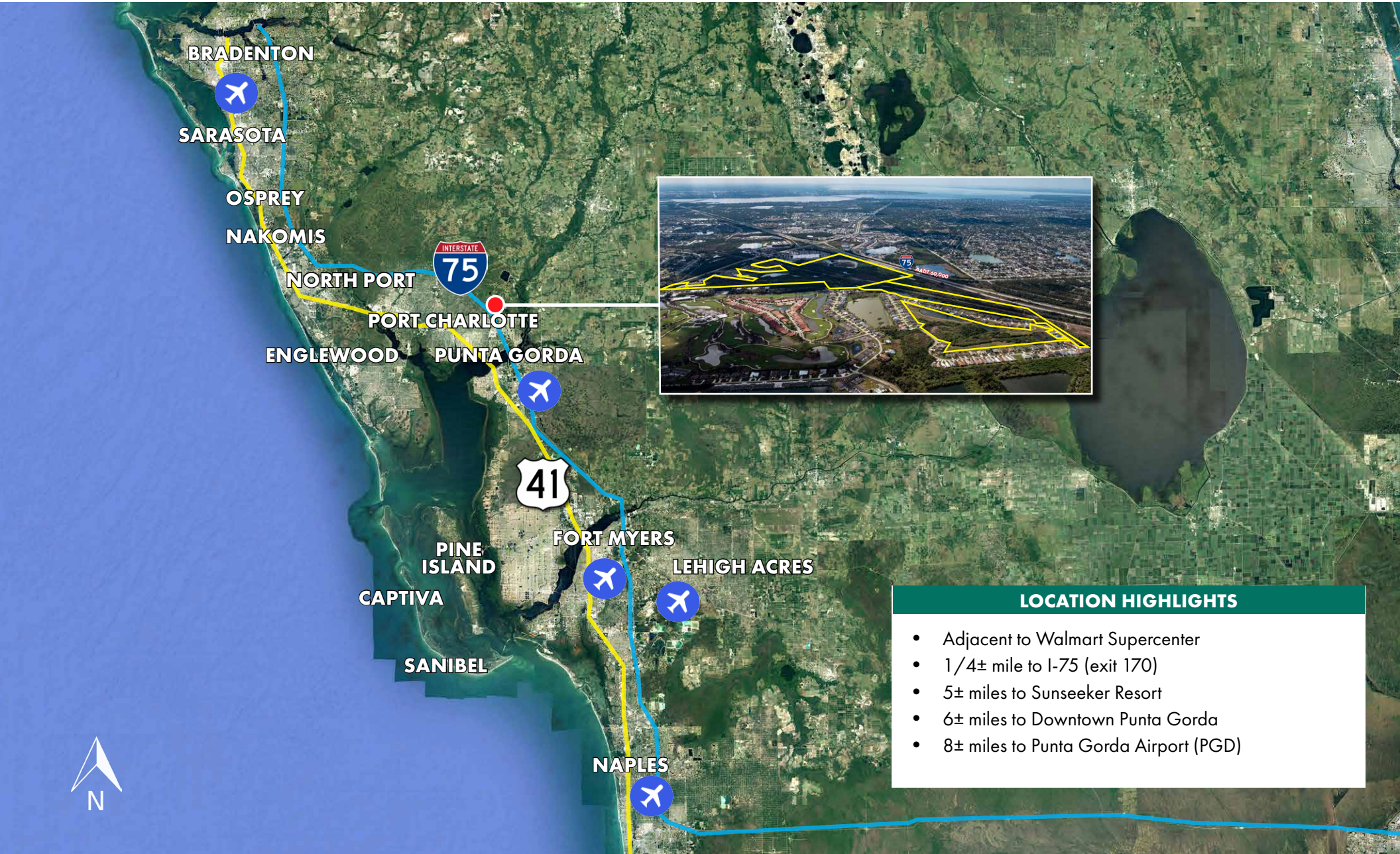
Southwest Florida continues to be one of the fastest growing areas in the nation. Growth is attributed to in-migration mostly from Northeastern and Midwestern states. However, foreign migration and intrastate migration are also significant factors for growth. U.S. Census Population Estimates, released in April 2021, showing the recent growth. The data highlights population estimates as of July 1st each year through 2020. It shows Charlotte County continuing to experience significant gains in population with a 2.66% gain (or 5,042 people) in 2020 over 2019. This is 6.7 times the national population growth rate (0.35%) and double Florida's population growth rate (1.1%) over the same period.



POPULATION PROJECTION

The University of Florida's Bureau of Economic and Business Research (BEBR) released their updated population projections through 2045 in April of 2021. Charlotte is expected to grow by 29.0% from 2020 (BEBR) to 2045 (BEBR). It is the 7th highest growth projection of counties with a current population of 100,000 to 350,000.

LOCATION MAP



LOCATION HIGHLIGHTS

- Adjacent to Walmart Supercenter
- 1/4± mile to I-75 (exit 170)
- 5± miles to Sunseeker Resort
- 6± miles to Downtown Punta Gorda
- 8± miles to Punta Gorda Airport (PGD)



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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.