



FOR SALE

For Sale | Land

Woodlawn Property

Woodlawn Property Holdings , Punta Gorda , FL 33982

Michael Saunders & Company



Licensed Real Estate Broker

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OFFERING SUMMARY

| | |
|-------------|----------------------|
| Sale Price: | See Pricing Addendum |
| Lot Size: | 15.39 Acres |
| Zoning: | ECAP |
| Market: | Punta Gorda |
| Submarket: | Punta Gorda Airport |
| Price / SF: | - |

PROPERTY OVERVIEW

The subject property is two separate yet contiguous parcels. One is 5 acres at the cul-de-sac end of an existing paved access road. The second parcel of 10 acres sits to the immediate east of the first site. Currently, there is no infrastructure or improvements on the 10 acre site.

The subject sites are Certified Sites within the ECAP (Enterprise Charlotte Airport Park). Per the Charlotte County Economic Development website; "The 4,300 acre Enterprise Charlotte Airport Park represents impressive global opportunity, not only in access but in large-scale site selection and flexibility: site options range from 1 acre to more than 1,000 acres with airside or non-airside access. Developed for high performance with superb water, power and telecommunications infrastructure, the Park enhances productivity with the cost-effective advantages of a designated Foreign Trade Zone while productivity is accelerated from start-up thanks to rapid permitting, shovel ready sites and new roadway improvements that enhance circulation. Anchored to the Punta Gorda Airport which recently earned top 100 airport status in the U.S. and serves over 1.6 million commercial passengers, the Airport Park is ideally situated for a multitude of businesses."

LOCATION OVERVIEW

The subject parcels are located at the south side of the Punta Gorda Airport as Certified Sites within the ECAP (Enterprise Charlotte Airport Park). The parcels sit on the east end of Woodlawn Dr near Jones Loop. Within close proximity to a Walmart Supercenter, McDonald's, Wawa, and many industrial developments.

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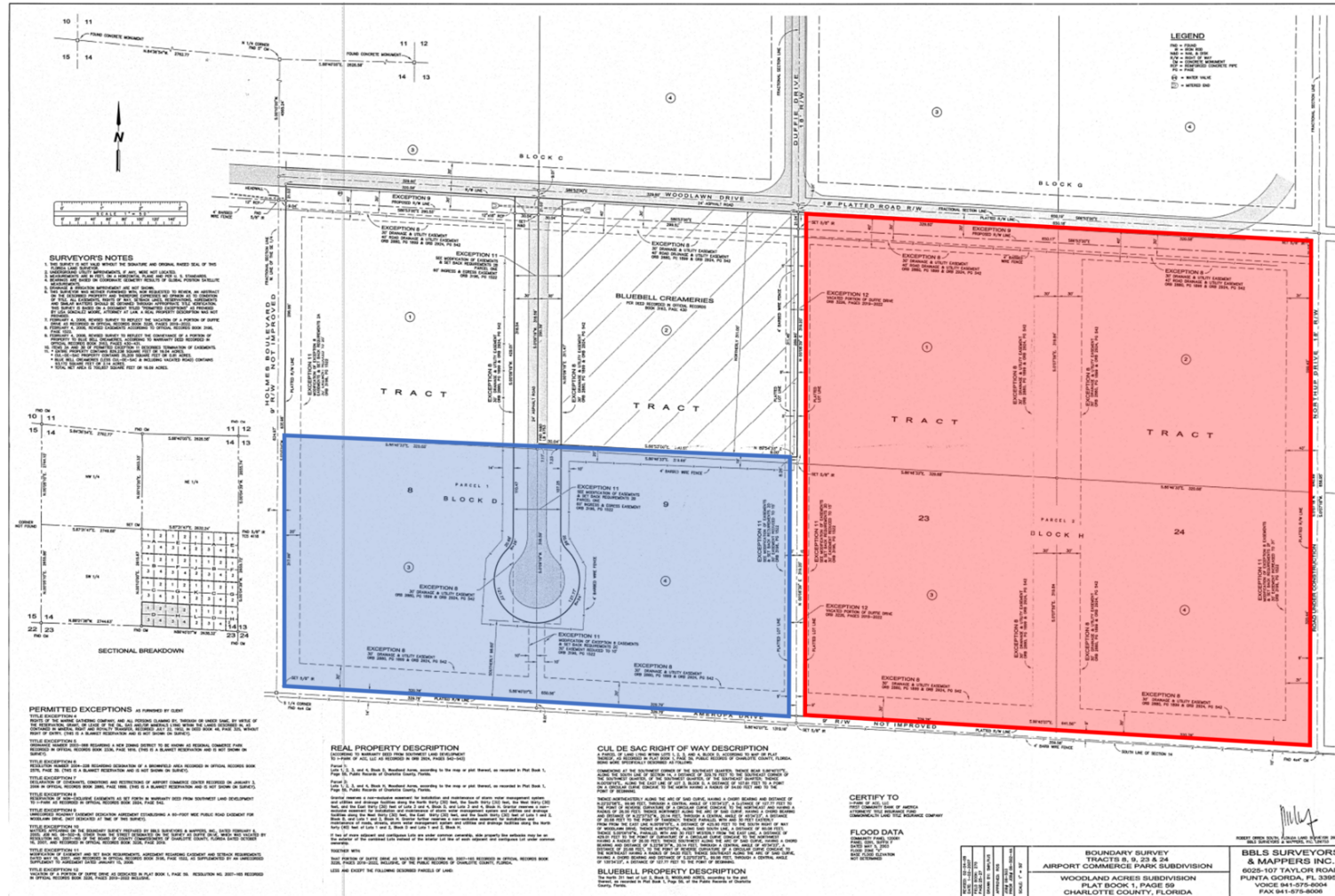
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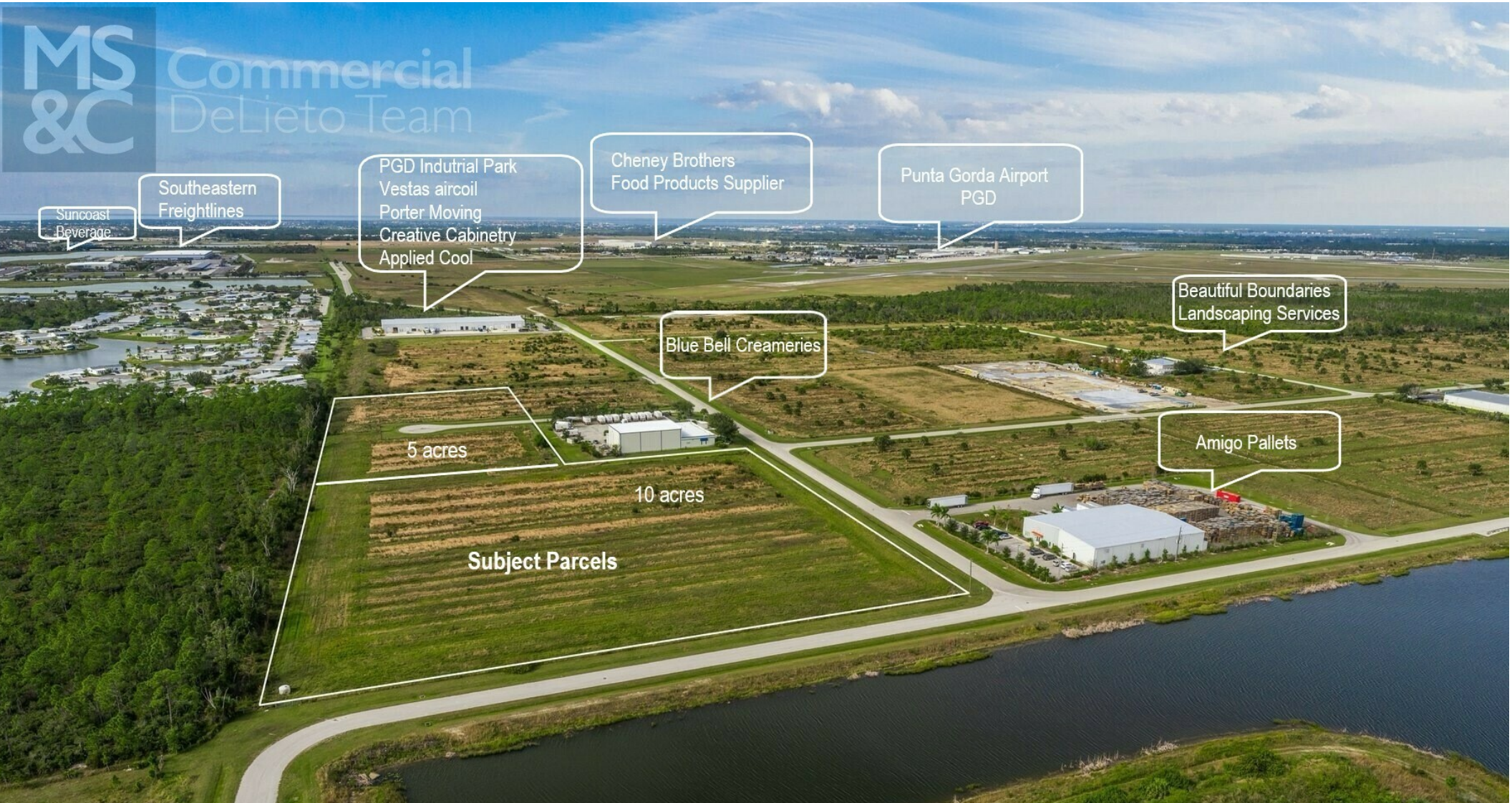
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WOODLAWN PROPERTY LAND - PRICING MATRIX

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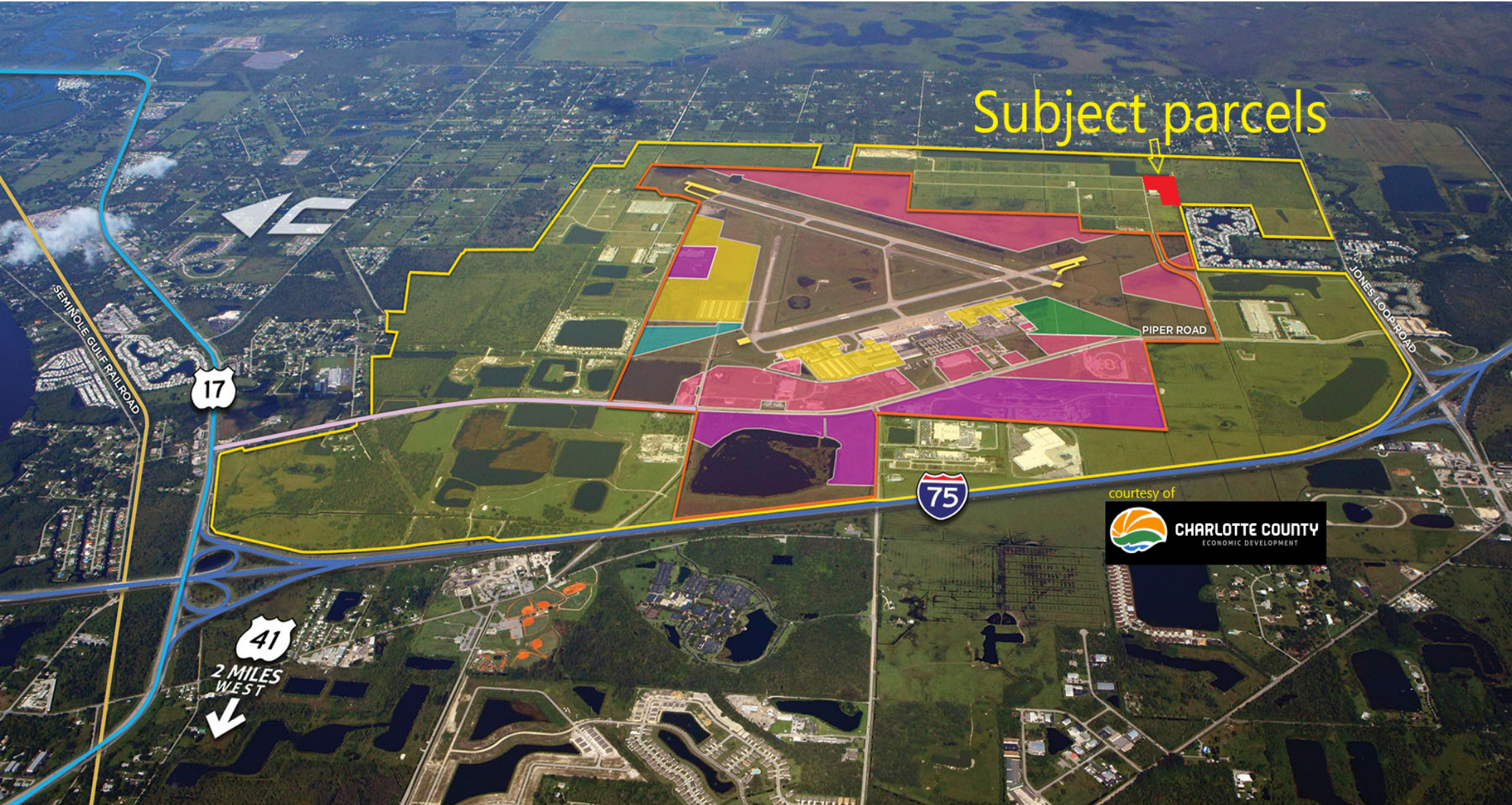


Pricing Matrix: ■ \$4.25/SF for full 5 acres (\$185,130/acre) ■ \$4.15/SF for full 10 Acres (\$180,774/acre)
■ \$4.50/SF if split smaller (\$196,020/acre) ■ \$4.40/SF if split smaller (\$191,664/acre)



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**WOODLAWN PROPERTY
LAND**

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Google

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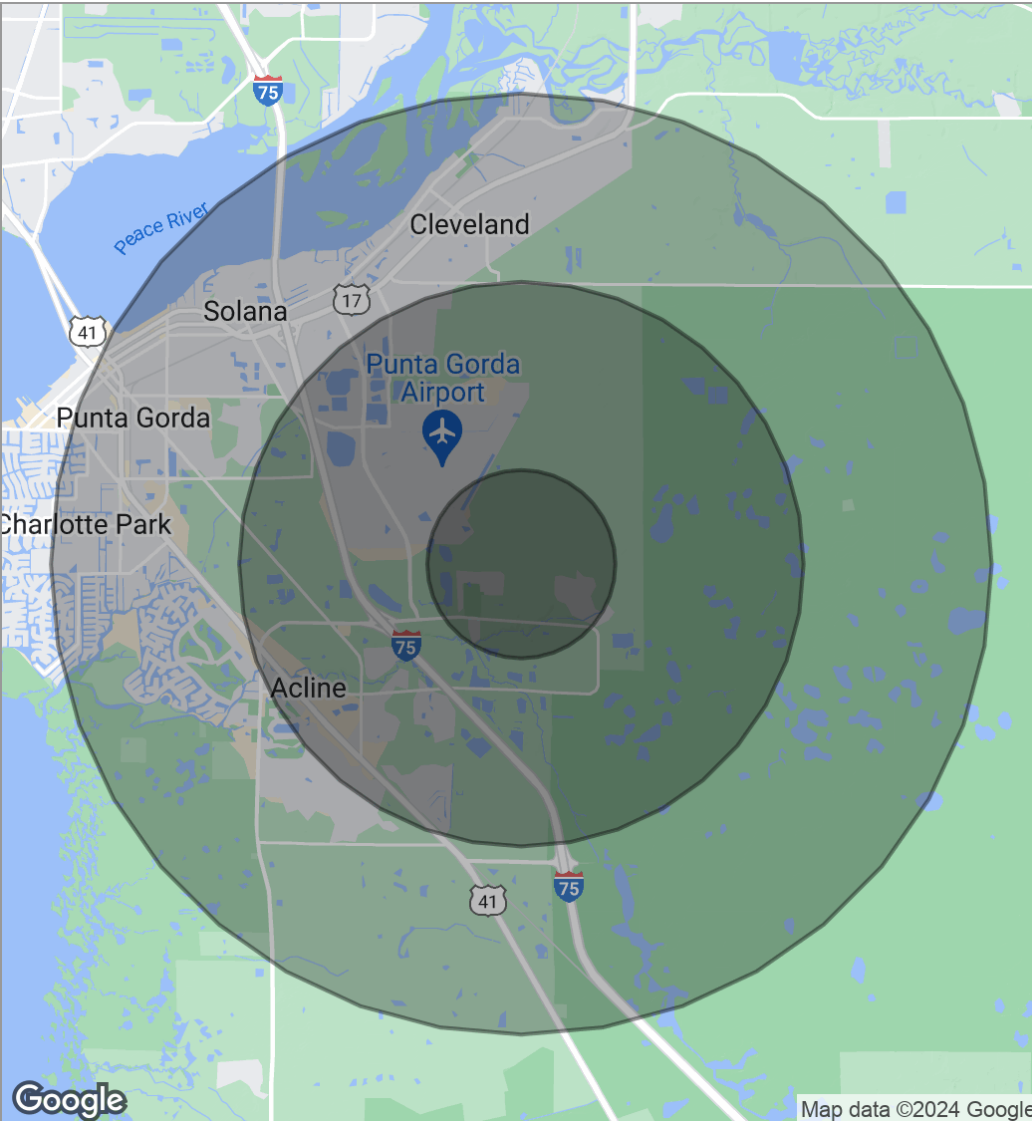
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 525 | 6,501 | 23,609 |
| Median age | 68.3 | 55.6 | 54.1 |
| Median age (male) | 68.0 | 55.5 | 54.2 |
| Median age (Female) | 68.7 | 55.6 | 53.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 273 | 3,256 | 13,183 |
| # of persons per HH | 1.9 | 2.0 | 1.8 |
| Average HH income | \$51,948 | \$58,321 | \$57,113 |
| Average house value | \$176,078 | \$179,210 | \$209,490 |

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 17+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr. currently sits on the board as a community member for the Sarasota School of Arts and Sciences (SSA+S). As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

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