



CENTENNIAL BLVD.

Castoro Drive

Lazzo Drive

Sunset Preserve Way

West Port

**LSI**  
COMPANIES

OFFERING MEMORANDUM

**WEST PORT RENTAL HOME PORTFOLIO**

CHARLOTTE COUNTY, FL

# OFFERING SUMMARY

**Location:** The Hammocks West Port  
Port Charlotte, FL 33953

**County:** Charlotte County

**Asset Type:** Single Family Homes

**Future Land Use:** Murdock Village Mixed Use

**Utilities:** Water and Sewer provided by Charlotte  
County Utilities

**Number of Homes:** 10

**Parcels:** See page 6 for details

LIST PRICE:

**\$3,200,000**

**\$320,000 Per Home**

*Additional homes available, please inquire for details*

# LSI COMPANIES

Land  
Solutions

LSI  
COMMERCIAL

Development  
Solutions

## SALES EXECUTIVES



**Justin Thibaut, CCIM**  
*President & CEO*



**Christi Pritchett, CCIM**  
*Sales Associate*



## 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.

**Christi Pritchett, CCIM** - [cpritchett@lsicompanies.com](mailto:cpritchett@lsicompanies.com) | 941.916.9525

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## INVESTMENT HIGHLIGHTS

**LSI Companies, Inc. is pleased to present the opportunity to acquire 10 newly-constructed single-family homes with fresh certificates of occupancy and builder warranties.**

These homes are located within the Hammocks neighborhood at West Port, a 450-acre master planned community developed by Kolter Land Group with 2,000 homes planned at build-out. The community is governed by a community HOA and the West Port Community Development District.

Each three-bedroom home is constructed of concrete masonry, impact windows, and equipped with quality plumbing fixtures, stainless steel appliances and 9'4" ceilings. Each home has a two-car garage and boasts a 10-year structural warranty.

West Port is located in Charlotte County, FL and is surrounded by numerous recreational facilities and amenities such as Centennial Park and Aquatic Center and Charlotte Sports Park, spring training home of the Tampa Bay Rays.

### INVESTMENT HIGHLIGHTS

- *Ten turn-key homes with rental investment potential.*
- *Each home comes with a fresh certificate of occupancy and builder warranty.*
- *Nearby attractions including Charlotte Sports Park, Charlotte County Fairgrounds, and Sunseeker Resort.*
- *Market rents in West Port average \$2,350 for a 3/2 and up to \$2,600 for a 3/2.5 which is \$1.36 PSF.*



**PORTFOLIO AERIAL**



*West Port*



# INVESTMENT SUMMARY



ADDRESS	SQ. FT.	BEDS	BATH	GARAGE	MODEL	ANNUAL CARRY COST	ESTIMATED EXPENSES	
HOME 1	1,920	3	2.5	2	BISCAYNE-F	\$9,487		
HOME 2	1,920	3	2.5	2	BISCAYNE-F	\$9,487		
HOME 3	1,920	3	2.5	2	BISCAYNE - D	\$9,487	West Port Master HOA	\$104
HOME 4	1,920	3	2.5	2	BISCAYNE - F	\$9,487	Hammocks HOA	\$1,020
HOME 5	1,920	3	2.5	2	BISCAYNE-E	\$9,487	CDD	\$2,488
HOME 6	1,719	3	2	2	CAPTIVA-E	\$9,487	Estimated Property Taxes	\$5,875
HOME 7	1,719	3	2	2	CAPTIVA-F	\$9,487	<b>TOTAL</b>	<b>\$9,487</b>
HOME 8	1,920	3	2.5	2	BISCAYNE - D	\$9,487		
HOME 9	1,719	3	2	2	CAPTIVA-E	\$9,487		
HOME 10	1,920	3	2.5	2	BISCAYNE - D	\$9,487		

\* See page 7 for a summary of community fees

\* Additional homes available, please inquire for specifics

# FEES



COMMUNITY FEES	
<b>HOMEOWNERS ASSOCIATION</b>	<b>COMMUNITY DEVELOPMENT DISTRICT (CDD)</b>
<b>INCLUDES:</b>	<b>INCLUDES:</b>
<ul style="list-style-type: none"> <li>Lawn Maintenance</li> <li>Management of Common Areas</li> <li>Enforcement of Covenants &amp; Restrictions</li> </ul>	<ul style="list-style-type: none"> <li>Maintenance &amp; Irrigation of The Common Areas</li> <li>Maintenance of Community Roads, Sewer &amp; Water Lines</li> <li>Irrigation of Homeowner's Lots</li> </ul>

ANNUAL FEES			
HAMMOCKS HOMEOWNERS ASSOCIATION			\$1,020
MASTER ASSOCIATION			\$104
CDD	Special Assessment Bond	\$1,275.19	\$2,488.51
	Maintenance, Revenue Fund & County Fees	\$1,213.32	
<b>ANNUAL TOTAL</b>			<b>\$3,612.51</b>

ONE-TIME FEES			
CAPITAL CONTRIBUTION			\$300
BREEZE HOME (HOA MANAGER)	Transfer Fee	\$250	\$500
	Estoppel Fee	\$250	
COMMUNITY REDEVELOPMENT ASSESSMENT WITHIN MURDOCK VILLAGE			.75% of Sales Price
COMMUNITY OF PORT CHARLOTTE COUNTY			
<b>TOTAL DUE AT CLOSING</b>			<b>\$800 + .75%</b>

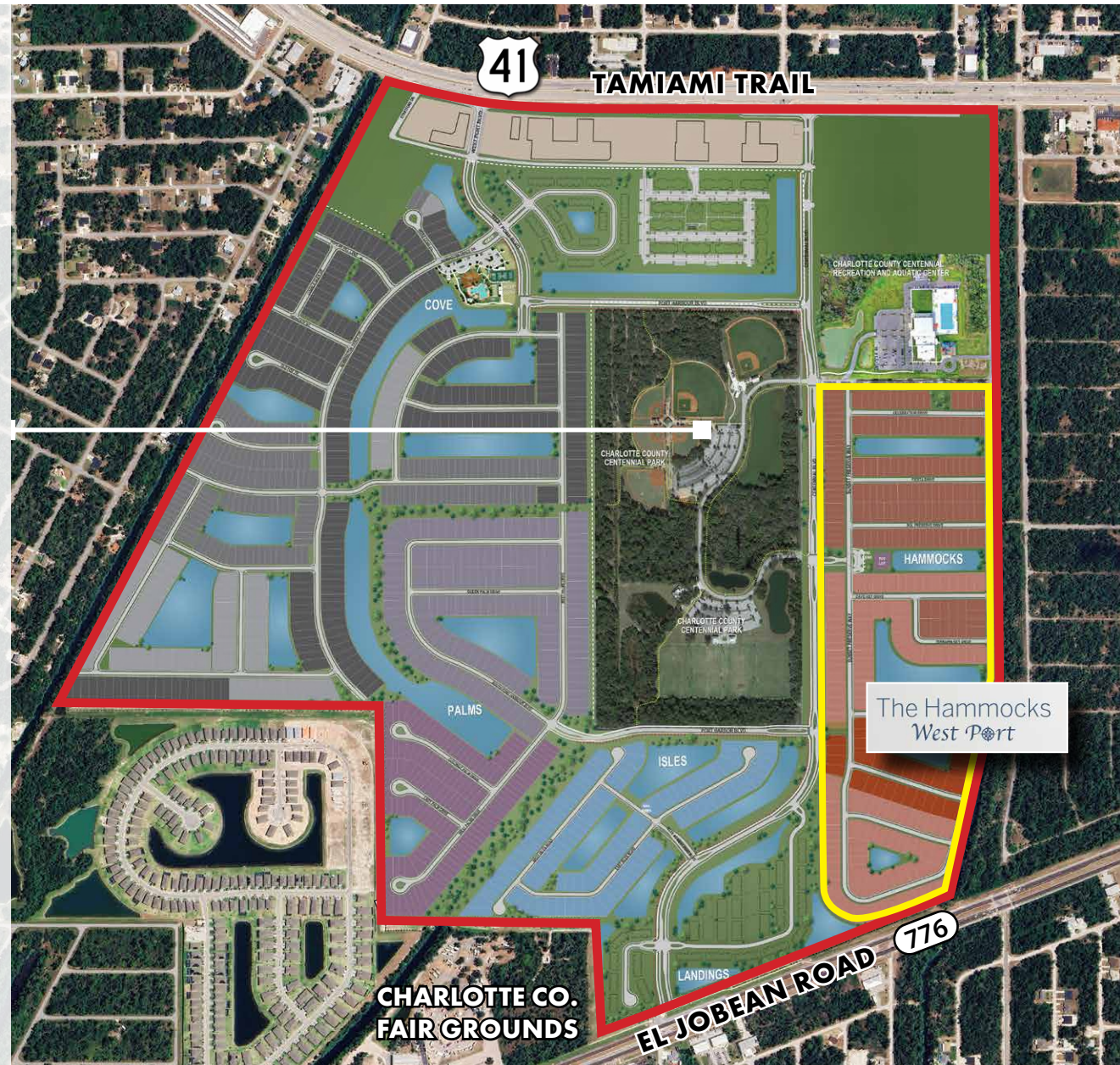
**West Port** offers residents access to a variety of amenities, including Centennial Park's recreational space and fitness center. Nearby attractions include Charlotte Sports Park, Charlotte County Fairgrounds and Sunseeker Resort. The community is close to stunning Gulf Coast beaches, shopping at Port Charlotte Town Center, and outdoor spots like Tippecanoe Environmental Park. With easy access to I-75, top-rated schools, healthcare facilities, and golf courses, West Port combines suburban tranquility with modern conveniences, making it an ideal location for a balanced lifestyle.

### CHARLOTTE CO. CENTENNIAL PARK & REC CENTER

- Over 100 Acres
- Expansive Baseball & Softball Fields
- 18-Hole Disc Golf Course
- Lakes for Fishing
- Nature Trails
- Nature Preserve
- Picnic Shelters
- Pavilion Rentals
- Playground
- Soccer Fields
- Community Garden
- Dog Friendly
- Expansive Facility Opened in 2019 (10,000± SF.)
- Indoor Gymnasium with Basketball Hoops, Volleyball, & Pickleball Nets and Indoor Soccer
- Various Multi-Purpose Rooms for Classes and Private Events
- State-of-the-Art Fitness Center
- Aquatic Facility with 50-Meter Competition Lap Pool and Diving Boards for Casual Users – Plus Organized Swim Meet Events
- Dog Friendly

### TRAILS

- Sidewalks along all neighborhood streets
- A multi-model trail system with extra wide paved areas running along primary through-ways in the community
- Connection to the extensive trail system that winds through the centennial park property





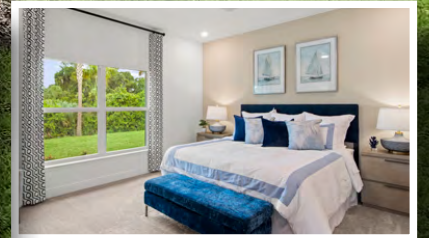
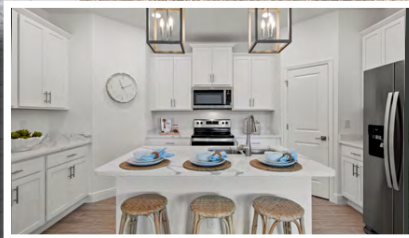
# CONSTRUCTION OVERVIEW



The builder has been providing quality construction for over 50 years and prides itself on being your hometown Florida builder. Each of the homes are built with quality and longevity in mind and boasts a 10-year structural warranty.

Standard construction measures include steel reinforced concrete masonry construction, fiber-reinforced concrete foundations, impact resistant windows, sliding doors, and full-view glass front doors. Pavers, a professionally designed landscape package, a screen-enclosed lanai, and premium exterior paint provide valued curb appeal in addition to a quality-built appearance. Exploring the interior of these attractive homes, you will find features such as Moen® plumbing fixtures, designer cabinetry, granite countertops, stainless steel appliances, knockdown textured walls, closet shelving, and 9'4" ceilings. Tile throughout the main living and wet areas complements carpeted bedrooms and closets to provide a comfortable and appealing home environment.

# CAPTIVA



ELEVATION D



ELEVATION E

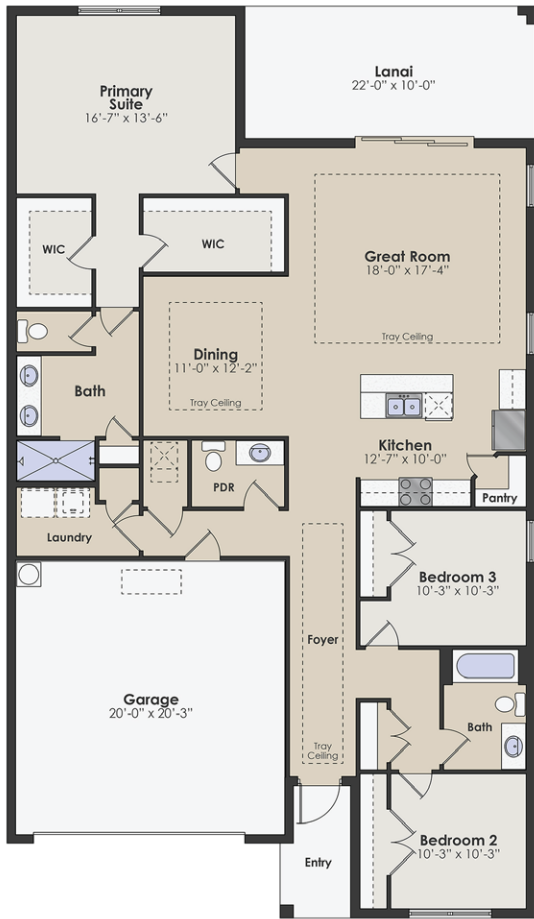


ELEVATION F

## CAPTIVA

3 BED | 2 BATH | 2 CAR GARAGE  
 2,510 SQ. FT. TOTAL | 1,719 SQ. FT. AIR CONDITIONED  
 440 SQ. FT. GARAGE | 117 SQ. FT. ENTRY | 234 SQ. FT. LANAI

# BISCAYNE



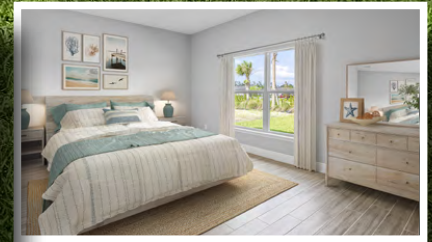
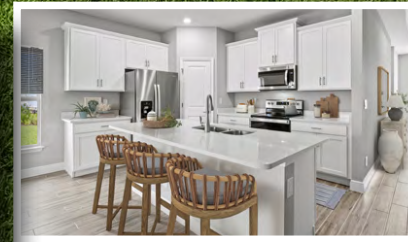
ELEVATION D



ELEVATION E



ELEVATION F



## BISCAYNE

3 BED | 2.5 BATH | 2 CAR GARAGE  
 2,643 SQ. FT. TOTAL | 1,920 SQ. FT. AIR CONDITIONED  
 454 SQ. FT. GARAGE | 49 SQ. FT. ENTRY | 220 SQ. FT. LANAI

# AREAS OF INTEREST



**HCA+**  
Healthcare

HILLSBOROUGH BLVD.

**THE HOME DEPOT** **Walmart**  
**HOBBY LOBBY** **Starbucks** **TJ-MAXX**  
**ABC** **FirstWatch** **ALDI**

Port Charlotte Town Center **JCPenney** **Dillard's**  
**BEALLS** **BEST BUY** **REGAL**  
**Sams Club** **Culver's** **ALDI** **Starbucks**  
**Michaels** **VW** **OUTBACK** **TARGET**

VETERANS BLVD.

- CENTENNIAL PARK POOL
- CENTENNIAL PARK RECREATION CENTER
- CHARLOTTE CO. FAIR GROUNDS
- CHARLOTTE SPORTS PARK

**41** TAMAMIAMI TRAIL

EL JOBEAN ROAD **776**

**Publix** **THE HOME DEPOT** **Total Wine & More**  
**SPROUTS FARMERS MARKET** **LOWE'S** **Chick-fil-e**  
**Walmart** **KOHL'S**  
**HomeGoods** **Panera BREAD** **STAPLES**  
**CVS pharmacy** **Walgreens** **McDonald's** **CVS pharmacy**



**HCA+**  
Healthcare  
**MILLENNIUM PHYSICIAN GROUP**  
 Your Connection to a Healthier Life

- WITHIN 5 MINUTES**
- Charlotte County Fairgrounds - .5 Miles
  - Charlotte Sports Park/Rays Baseball - .5 Miles
  - Murdock Middle School - 1.5 Miles
  - Port Charlotte High School - 1.75 Miles
  - Port Charlotte Town Center - 2 Miles
  - Publix at Quesada Commons - 3.25 Miles

- WITHIN 10 MINUTES**
- Murdock Middle School - 2 Miles
  - Mid-County Regional Library - 3.5 Miles
  - Charlotte Harbor National Golf Club - 4.5 Miles
  - Cranberry Elementary School - 4.9 Miles
  - Meadow Park Elementary School - 5 Miles
  - Fawcett Memorial Hospital - 5.75 Miles

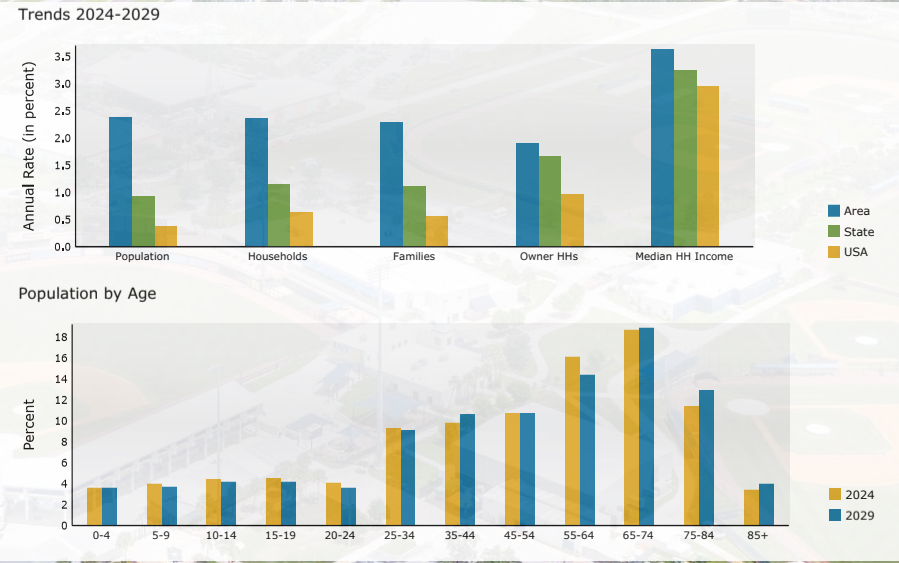
- WITHIN 15 MINUTES**
- El Jobean Boat Ramp - 6 Miles
  - Port Charlotte Beach Park - 7 Miles
  - Punta Gorda Airport - 14 Miles
  - Public Beach - 17 Miles
  - Boca Grande - 18 Miles
  - Southwest FL International Airport - 50 Miles

# AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 ESTIMATED POPULATION	2,010	23,335	83,361
2029 PROJECTED POPULATION	2,783	26,245	90,412
2020 CENSUS POPULATION	547	20,592	77,873
2010 CENSUS POPULATION	447	17,940	67,938
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 ESTIMATED HOUSEHOLDS	845	9,552	35,517
2029 PROJECTED HOUSEHOLDS	1175	10,737	38,551
2020 CENSUS HOUSEHOLDS	213	8,426	33,207
HISTORICAL ANNUAL CHANGE	+6.82%	+2.37%	+1.65%
HOUSING UNITS	1 MILE	3 MILES	5 MILES
2024 TOTAL OCCUPIED HOUSING UNITS	845	9,552	35,517
2024 OWNER OCCUPIED	92%	83%	82%
2024 RENTER OCCUPIED	8%	17%	18%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 AVERAGE HOUSEHOLD INCOME	\$92,397	\$85,996	\$88,388
2029 PROJECTED AVERAGE HOUSEHOLD INCOME	\$112,638	\$102,559	\$104,854
2024 MEDIAN HOUSEHOLD INCOME	\$70,930	\$66,079	\$69,076
2029 PROJECTED MEDIAN HOUSEHOLD INCOME	\$101,133	\$79,001	\$80,758

According to Census data, the Population within 5 miles of West Port increased 8% from 2020 to 2024. The population is expected to grow by 10% over the next five years.

The Average household income is currently \$88,388 and is expected to increase by 18.6% to \$104,854 by 2029.

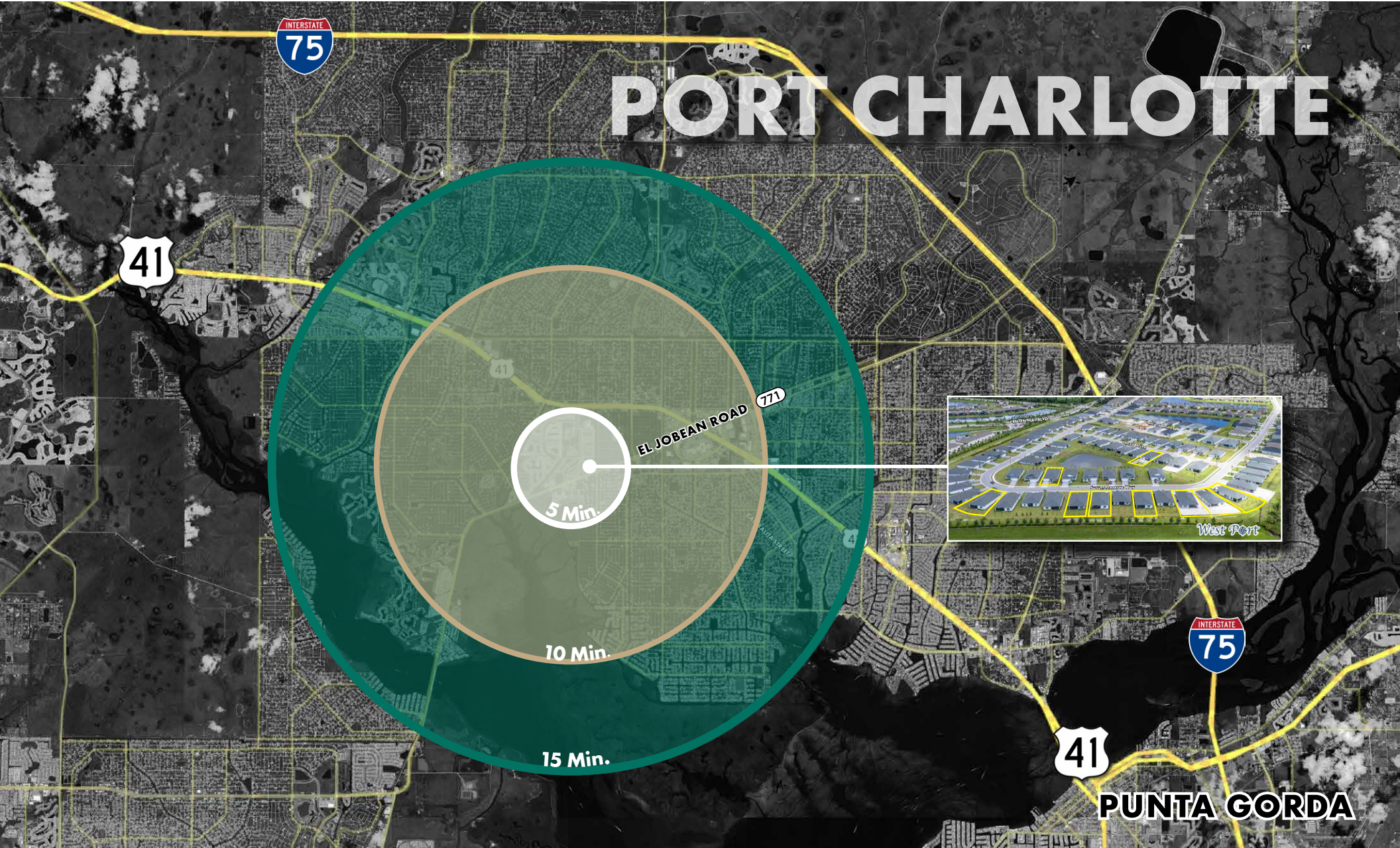


# AREA TOP EMPLOYERS

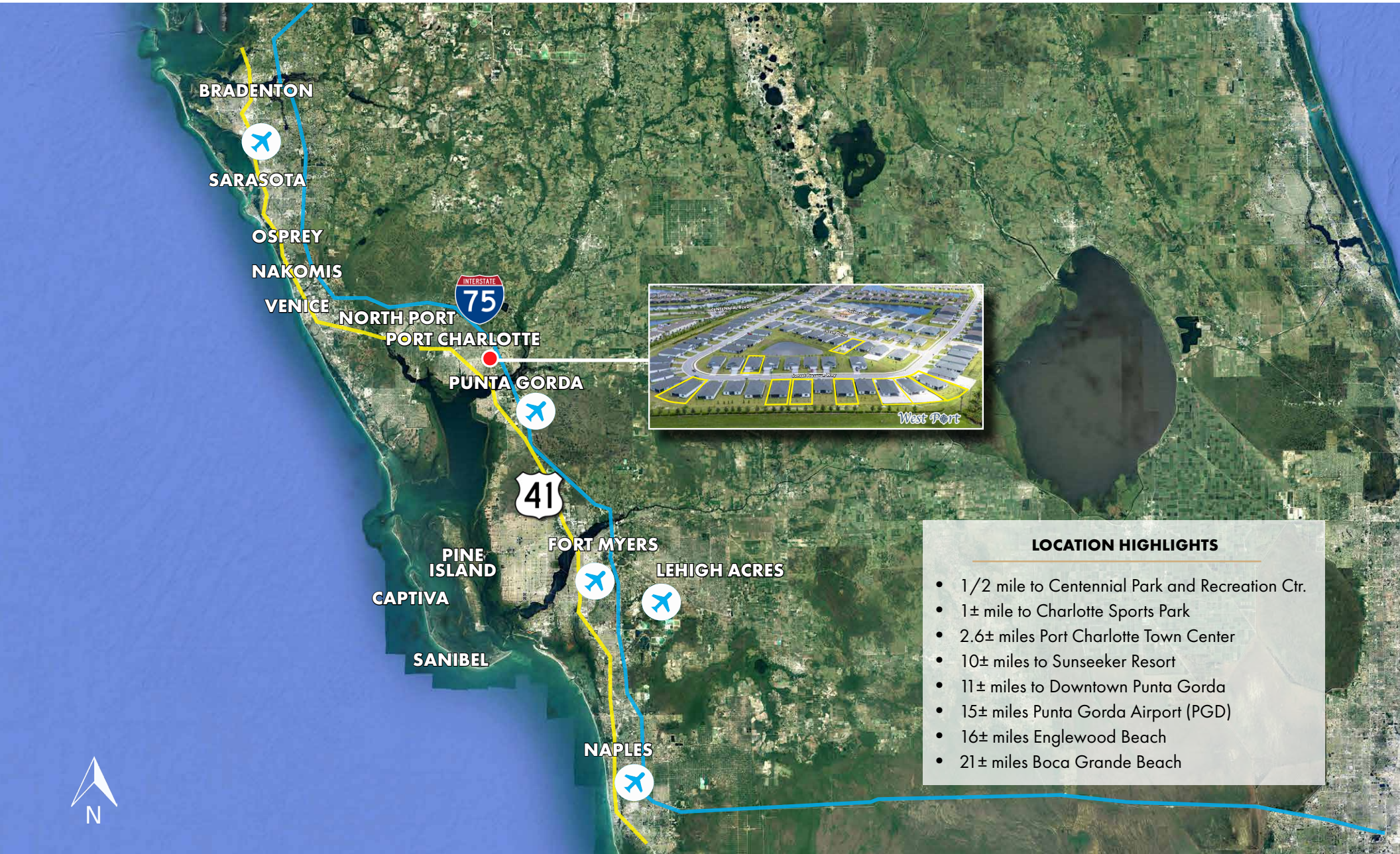
	EMPLOYER	EMPLOYEES
1	CHARLOTTE COUNTY SCHOOL BOARD	2,250
2	CHARLOTTE COUNTY GOVERNMENT	1,422
3	SHORE POINT HEALTH	1,319
4	SUNSEEKER RESORT	1,300
5	PUBLIX	1,219
6	MILLENNIUM PHYSICIAN GROUP	1,128
7	FAWCETT MEMORIAL HOSPITAL	930
8	CHARLOTTE COUNTY SHERIFF'S OFFICE	733
9	WALMART	625
10	CHENEY BROS.	550



# PORT CHARLOTTE



# LOCATION MAP



- LOCATION HIGHLIGHTS**
- 1/2 mile to Centennial Park and Recreation Ctr.
  - 1± mile to Charlotte Sports Park
  - 2.6± miles Port Charlotte Town Center
  - 10± miles to Sunseeker Resort
  - 11± miles to Downtown Punta Gorda
  - 15± miles Punta Gorda Airport (PGD)
  - 16± miles Englewood Beach
  - 21± miles Boca Grande Beach





# LSI COMPANIES

[www.lsicompanies.com](http://www.lsicompanies.com)

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