

**DOWNTOWN
PUNTA GORDA**

AADT 60,000±



Walmart 

Kings Hwy. AADT 17,000±

LSI
COMPANIES

OFFERING MEMORANDUM

VILLAGES AT KINGS COMMERCIAL

15.61± ACRE COMMERCIAL / RETAIL DEVELOPMENT OPPORTUNITY

OFFERING SUMMARY

Address: 185 Kings Highway
Punta Gorda FL 33983

County: Charlotte

Property Type: Vacant Commercial

Size: 15.61± Acres

Total Buildable: 38,700 SF Retail/ Commercial Uses

Zoning: Planned Development

Future Land Use: DRI Mixed Use - Sandhill DRI

Utilities: Water and Sewer along Kings Hwy.

Parcel ID: 402306227019; 402306276002;
402306676146

PRICING

\$3,637,849 | \$5.35 PSF

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES TEAM



Billy Rollins, CCIM, ALC
Sr. Broker



Christi Pritchett, CCIM
Broker Associate



PLEASE DIRECT ALL OFFERS TO:

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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.

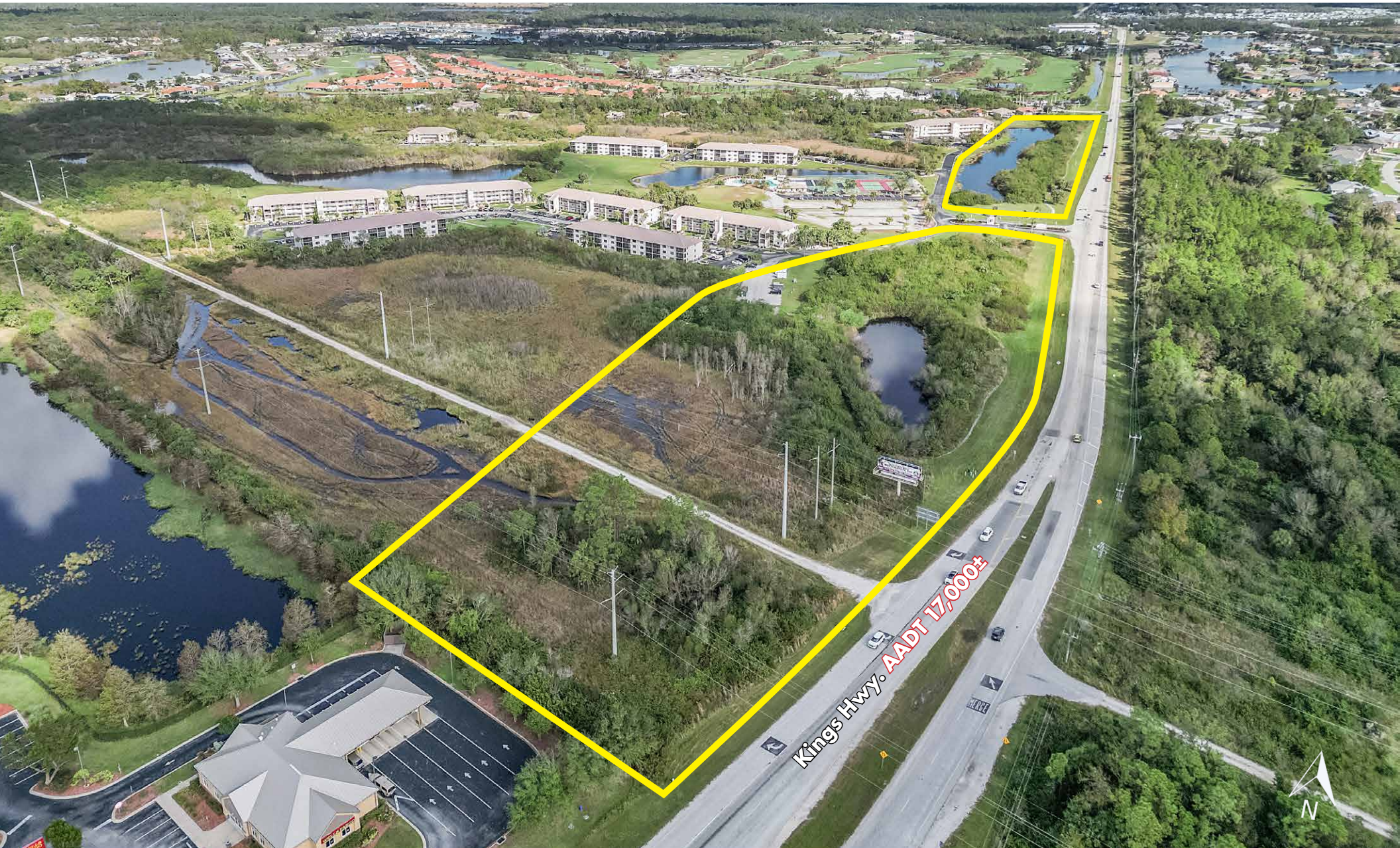
EXECUTIVE SUMMARY

LSI Companies is pleased to present the Commercial acreage at Villages at Kings, a mixed-use project within the Sandhill Development of Regional Impact (DRI).

The development order for the Sandhill DRI allows a mix of entitlements, which include residential, industrial and commercial uses. These premier commercial parcels offer great visibility, easy access and close proximity to I-75 and the interchange.



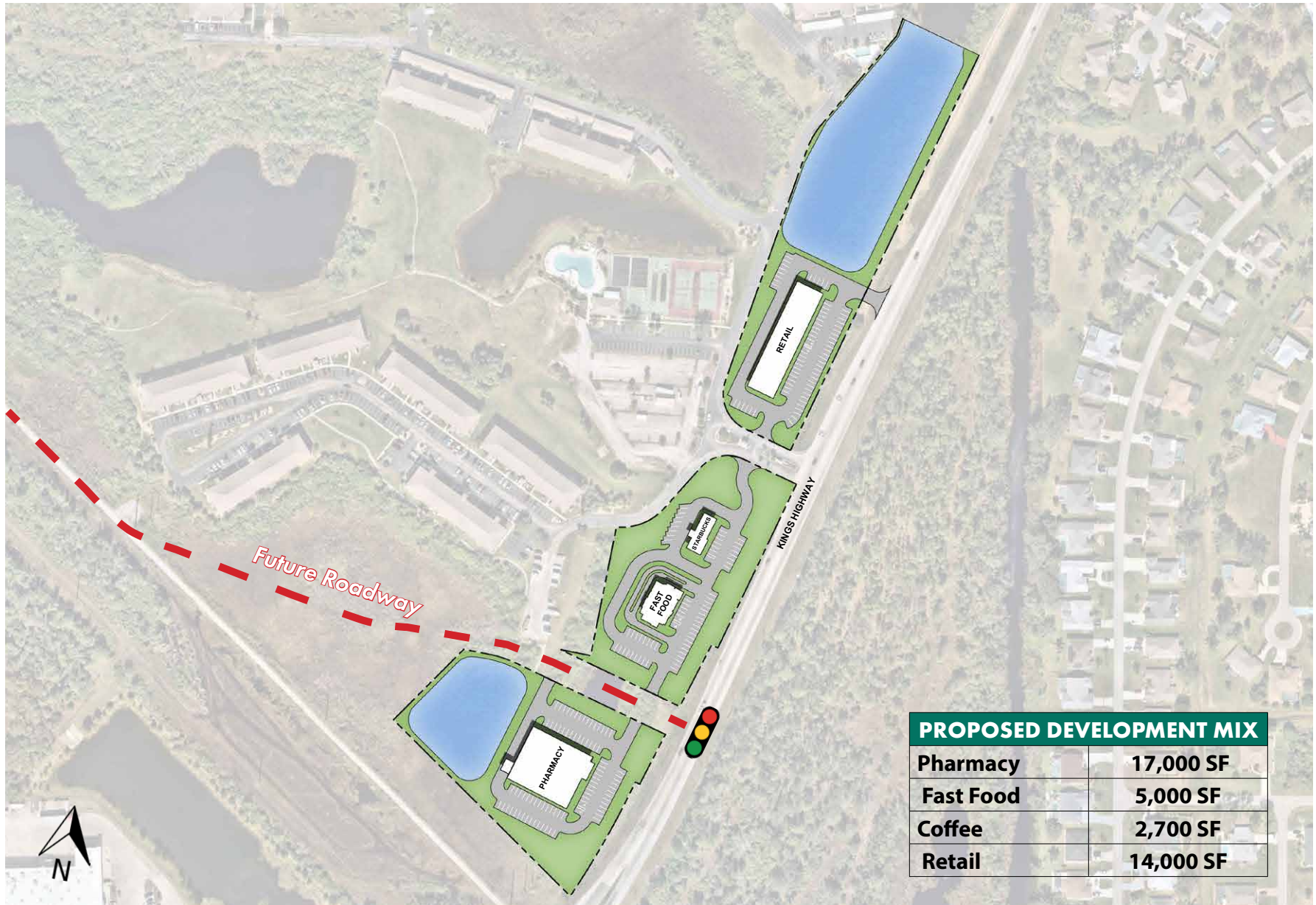
PROPERTY AERIAL



PROPERTY AERIAL



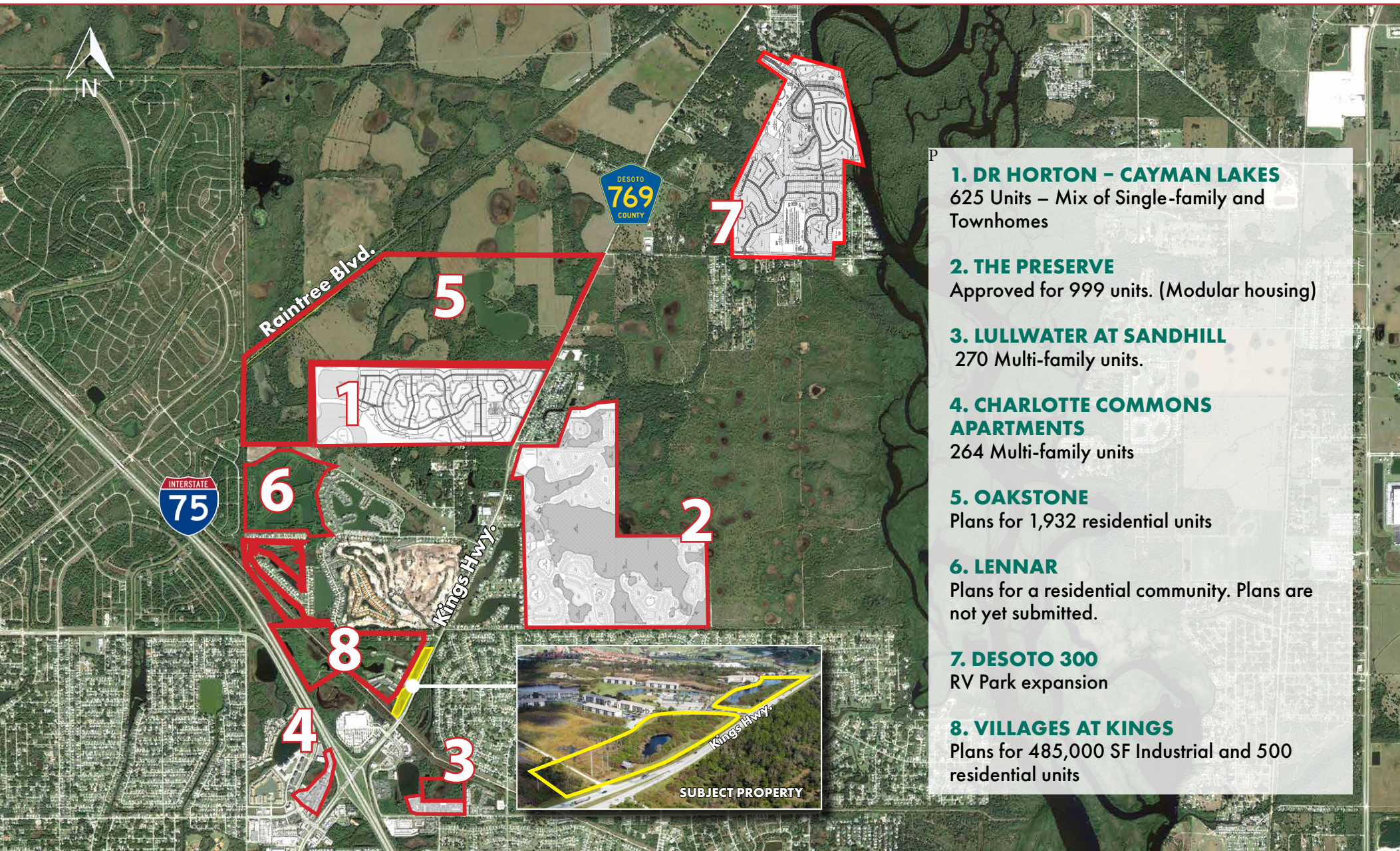
CONCEPT PLAN



AREA HIGHLIGHTS



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

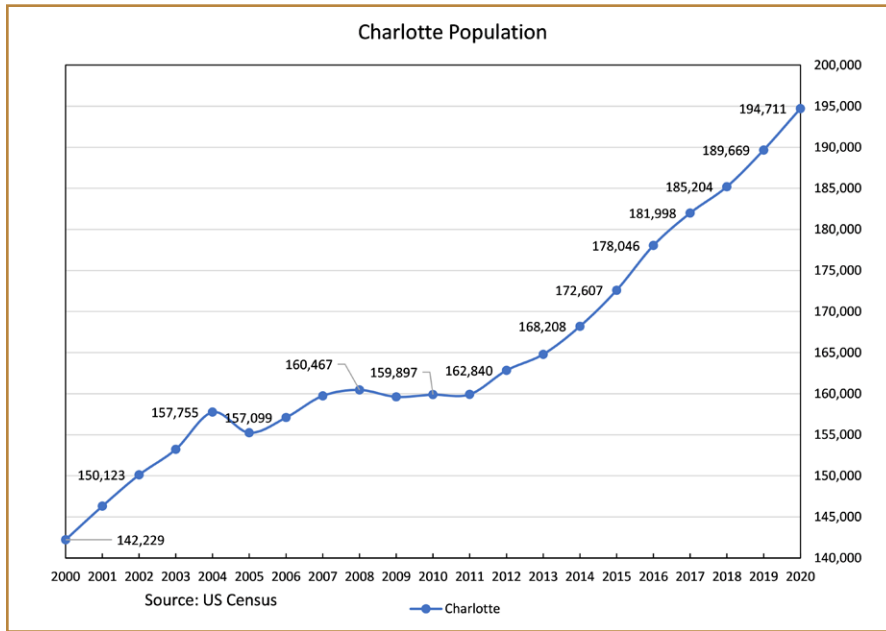
8. VILLAGES AT KINGS

Plans for 485,000 SF Industrial and 500 residential units

RETAIL MAP

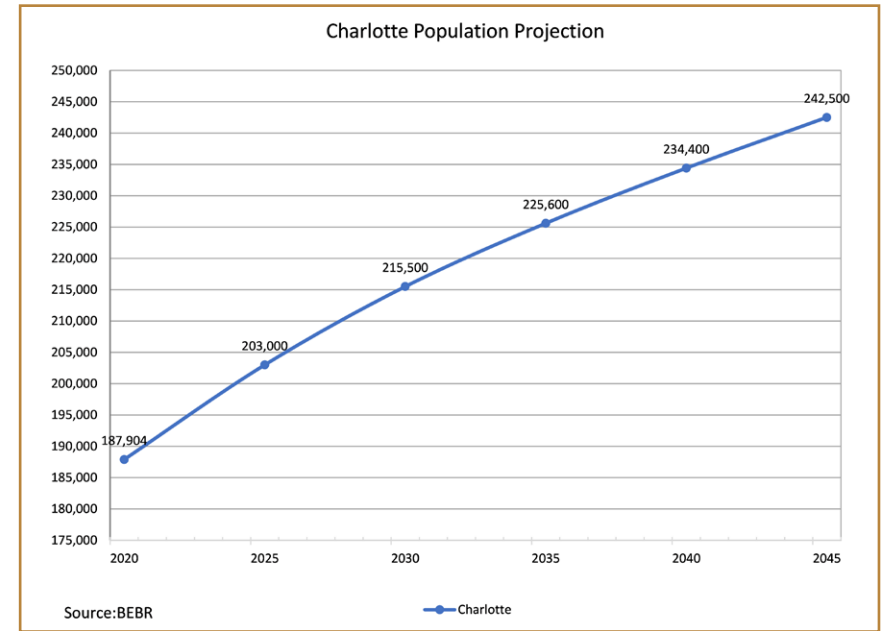


CHARLOTTE POPULATION



POPULATION

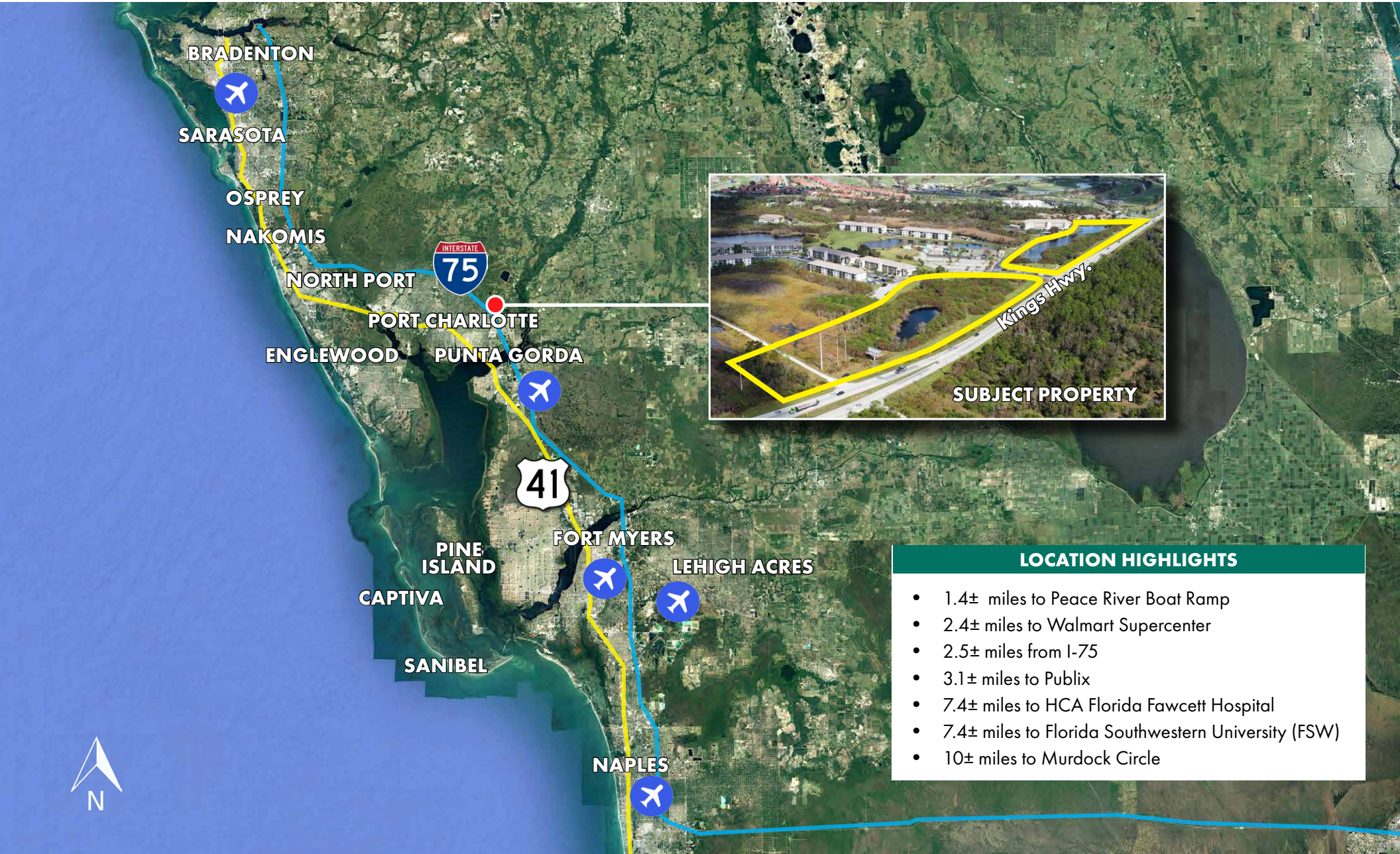
Southwest Florida continues to be one of the fastest growing areas in the nation. Growth is attributed to in-migration mostly from Northeastern and Midwestern states. However, foreign migration and intrastate migration are also significant factors for growth. U.S. Census Population Estimates, released 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

- 1.4± miles to Peace River Boat Ramp
- 2.4± miles to Walmart Supercenter
- 2.5± miles from I-75
- 3.1± miles to Publix
- 7.4± miles to HCA Florida Fawcett Hospital
- 7.4± miles to Florida Southwestern University (FSW)
- 10± miles to Murdock Circle



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LIMITATIONS AND DISCLAIMERS

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