

# INTERCHANGE DEVELOPMENT SITE | 60 ACRES

## PRESENTED BY:

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## FOR SALE:

### PRICE:

\$25,000,000

*Tucker's Pointe*

OFFERING MEMORANDUM

Tuckers Grade, Punta Gorda, FL 33955



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EXCLUSIVELY PREPARED BY

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A man in a blue shirt is seen from the back, looking towards a blurred office environment. In the background, several people are seated at tables near large windows that let in bright light. The scene is out of focus, emphasizing the foreground subject.

# EXECUTIVE SUMMARY

# EXECUTIVE SUMMARY



SVN Commercial Partners proudly presents Tuckers Pointe Planned Development in Punta Gorda, Florida, a premier opportunity for mixed-use development. Strategically positioned at the Tuckers Grade interchange (Exit 158) on I-75, this site offers exceptional visibility and accessibility to the growing local population and travelers between Naples and Tampa. As the closest intersection of US-41 and I-75 along the Southwest Florida coast, Tuckers Pointe is ideally situated to become a vibrant hub of activity.

This dynamic project includes 300 planned multifamily units and an expansive commercial tract with approved density for a myriad of uses. Adjacent developments by Lennar and Toll Brothers will bring 1,389 homes to the area, with 354 homes already under construction and prices ranging from \$349,024 to \$674,995. Supporting infrastructure is in place, including utilities to the site, off-site stormwater management, and mitigated wetlands, making this a ready-to-develop location.

With Punta Gorda ranked among the top five fastest-growing cities in the U.S. by Business Insider, Tuckers Pointe offers a unique opportunity to secure a foothold in a thriving market. Available for purchase as a 3-parcel package (contact for individual parcel sale), this exceptional development combines convenience, growth potential, and coastal charm in one unparalleled location.

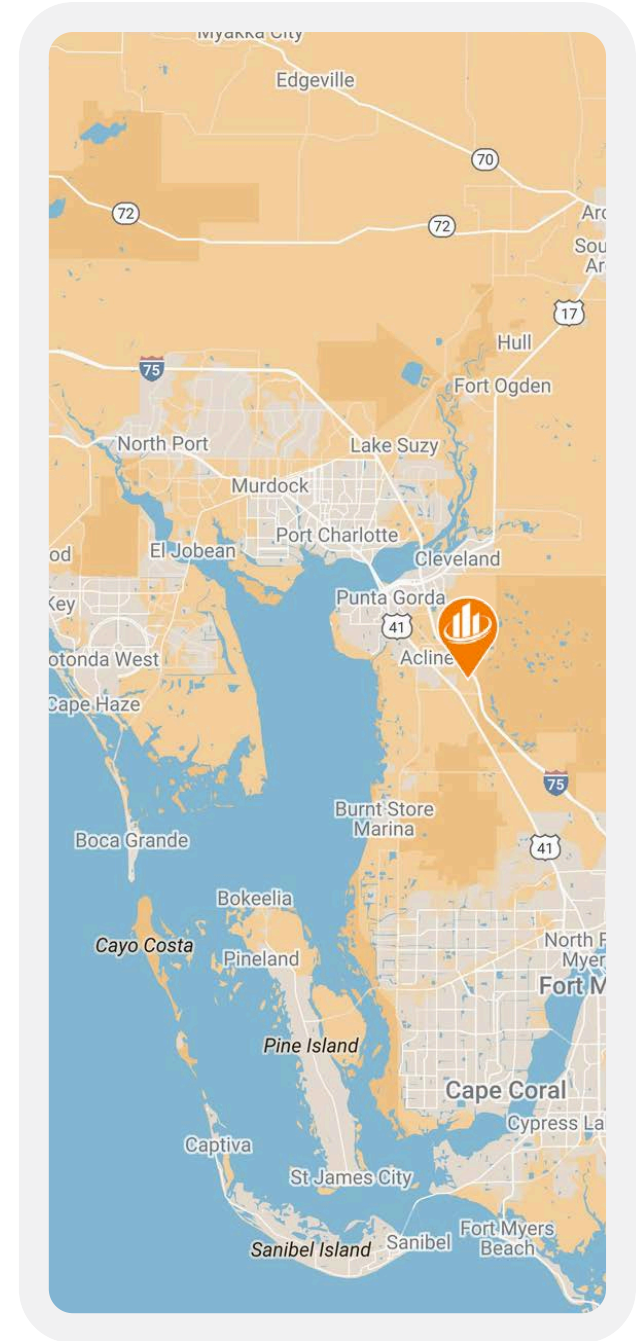
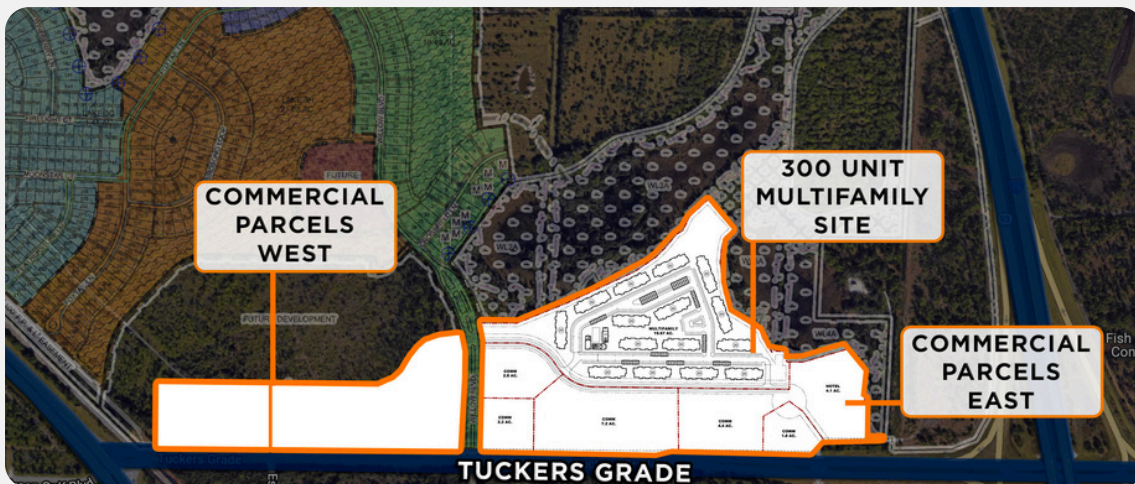
## PROPERTY SUMMARY

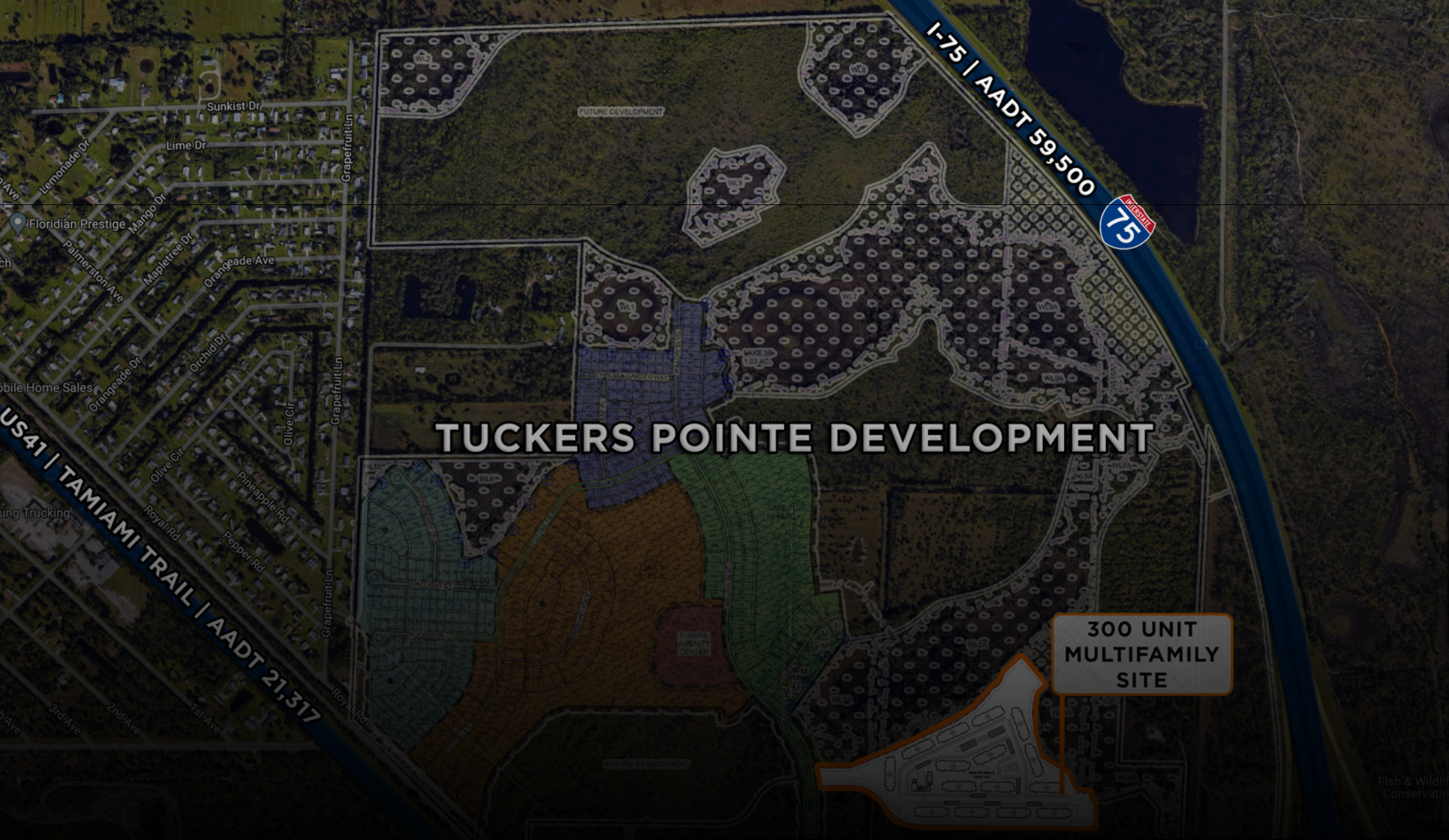
<b>ADDRESS:</b>	TUCKERS GRADE, PUNTA GORDA, FL 33955
<b>PARCEL:</b>	412306389001 & 412335300008
<b>DENSITY:</b>	300 Units
<b>LOT ACRES:</b>	+/-58 AC
<b>COUNTY:</b>	CHARLOTTE
<b>MARKET:</b>	PUNTA GORDA
<b>MUNICIPALITY:</b>	COUNTY
<b>ZONING:</b>	PD- PLANNED DEVELOPMENT
<b>PRICE:</b>	\$25,000,000
<b>TRAFFIC COUNT AADT:</b>	US-41   22,500 TUCKERS GRADE   15,800
<b>UTILITIES:</b>	DELIVERED TO PROPERTY LINE

[LINK TO VIDEO](#)

# COMPLETE HIGHLIGHTS

- Interchange Master Planned Development
  - 1389 Residential units with 354 in active development.
  - 354 Units under construction starting at \$350k
  - 38 Acres of Commercial along Tuckers Grade
- Utilities delivered to the property line
- Excellent Access to the Site via Tuckers Grade at I-75 Interchange (Mile Marker 158)
- Off-site Stormwater helps provide more net usable development
- Punta Gorda was named in the top 5 fastest-growing cities in the US by Business Insider
- 6.5 miles to Historic Downtown Punta Gorda & 5 miles to Punta Gorda Airport
- 20 miles to Fort Myers & 35 Miles Fort Myers Airport
  - 45 Miles to Sarasota & 62 Miles to SRQ Airport
- Located out of flood zone and high wind zones





# TUCKERS POINTE DEVELOPMENT

300 UNIT  
MULTIFAMILY  
SITE

AREA  
OVERVIEW

TAMPA

SARASOTA

VENICE

NORTH PORT

PORT CHARLOTTE

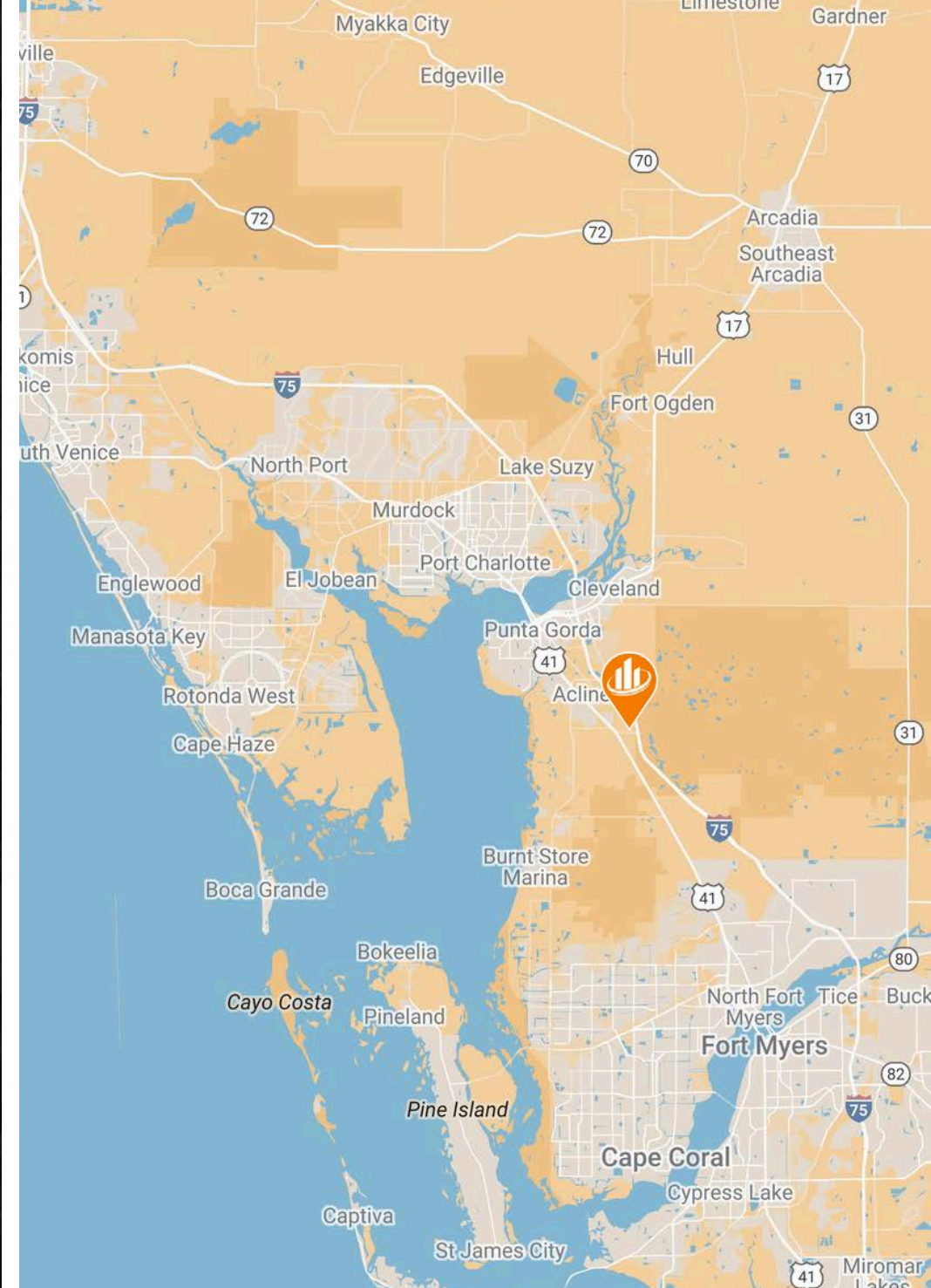
PUNTA GORDA

FORT MYERS

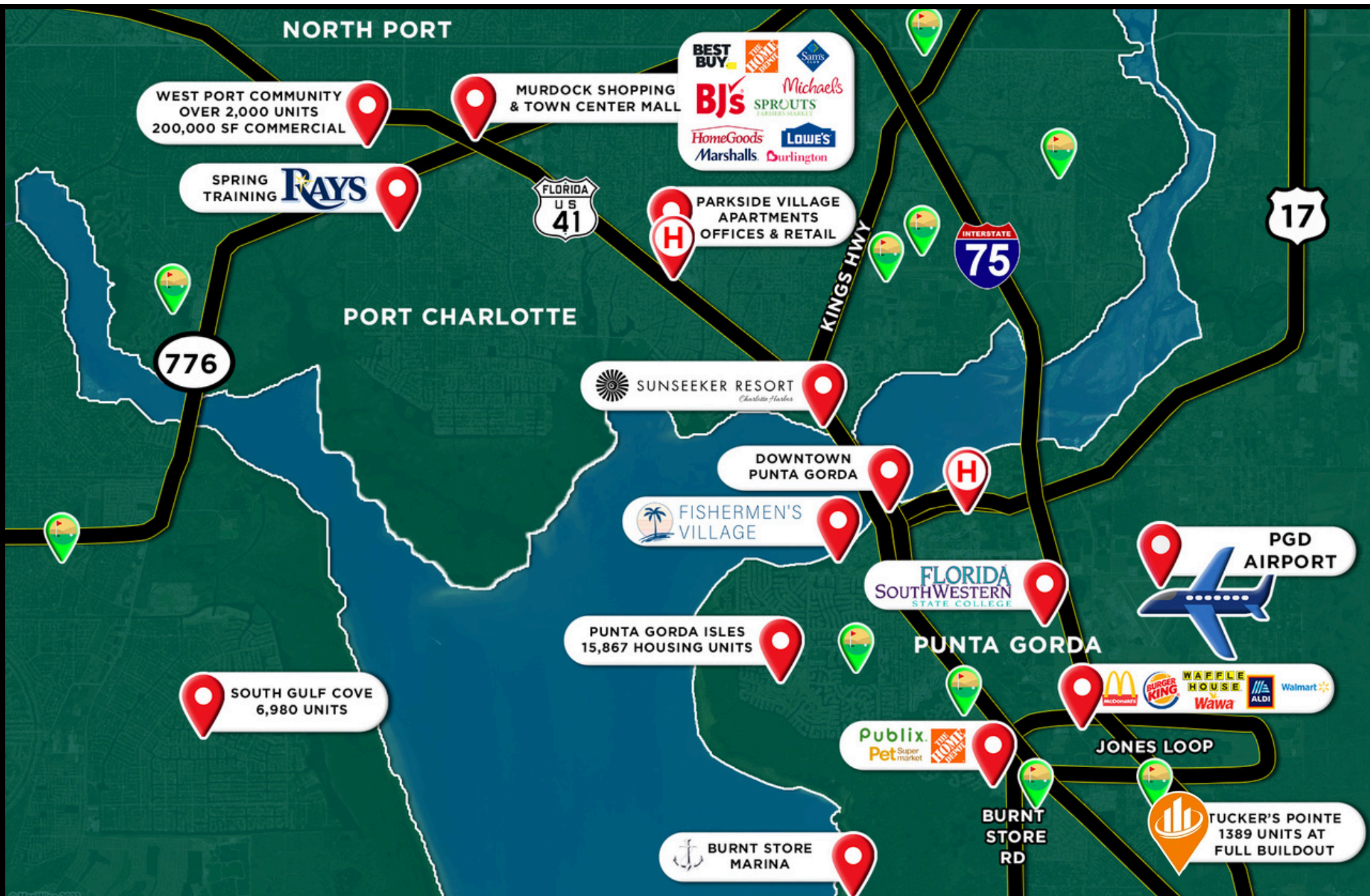
CAPE CORAL

ESTERO

NAPLES



# AREA AMENITIES



# RETAIL MAP



# JONES LOOP DEVELOPMENT UPDATE

## New shopping center coming to Punta Gorda at Jones Loop Road

BY NANCY SEMON OCTOBER 31, 2024 PHOTO CREDIT: LQ COMMERCIAL



# GULF SHORE BUSINESS

SOUTHWEST FLORIDA'S BEST VIEW OF BUSINESS

[CLICK HERE](#)



COMING SOON

AMERICA'S BEST  
CONTACTS & EYEGLASSES

MATTRESS  
Warehouse



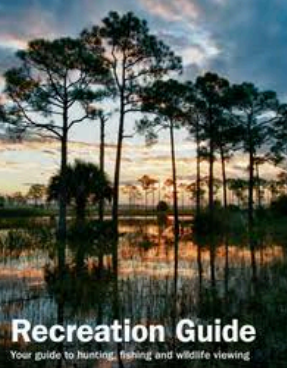
# BABCOCK/WEBB WILDLIFE PRESERVE

FOR FULL RESOURCE GUIDE

CLICK HERE



## Babcock-Webb Wildlife Management Area



### Recreation Guide

Your guide to hunting, fishing and wildlife viewing



Florida Fish and Wildlife  
Conservation Commission  
MyFWC.com

## What You Can Do

Indulge your passion for adventure at Babcock-Webb. Wide-open vistas of undeveloped pine flatwoods create a scenic backdrop for a range of outdoor pursuits. Everyone from hunters and anglers to hikers and birdwatchers share a love of conservation and the outdoors, and a respect for the land and each other. Come explore!

### Planning Your Visit

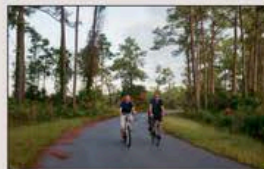
There is something to do year-round at Babcock-Webb, whether your favorite time of year is winter quail season, spring bird migration or fall wildflower display in the flatwoods. Find all the information you need to plan your trip by visiting [MyFWC.com/Recreation](http://MyFWC.com/Recreation). Note that hunts occur on scheduled days, in specific areas. Wear bright orange clothing if you use trails during a hunt. Planning a picnic? Share your snacks with friends, not wildlife. Animals accustomed to human food can become dangerous.



### Wildlife Viewing

Babcock-Webb's expansive vistas offer good opportunities for wildlife viewers, particularly in the early morning and evening. White-tailed deer and alligators are often spotted. Watch and listen for red-shouldered hawks, northern bobwhites, ground doves and eastern meadowlarks at this Great Florida Birding and Wildlife Trail site ([floridabirdingtrail.com](http://floridabirdingtrail.com)). Busy groups of

federally endangered red-cockaded woodpeckers may be found in the vicinity of their nest trees, marked with white bands by biologists. During the April to July nesting season, keep 70-80 feet (the length of a semi-trailer truck) from these trees. A variety of Florida's wading birds (including sandhill cranes, ibis, egrets and herons) may be spotted in the open waters or marshy edges of Webb Lake and in wetlands throughout the area. Look aloft for bald eagles, osprey, swallow-tailed kites, and black and turkey vultures. Also expect the gamut of woodpeckers and a nice selection of breeding warblers (pine, palm and prairie warblers, parula, and common yellowthroat).



### Hiking and Biking

Thirty-seven miles of mostly unimproved roads allow you to experience Babcock-Webb at your own pace. A two-mile nature trail passes ponds and marshes popular with alligators and wading birds. Roads and trails may be soggy during rainy times of year.

### Camping

Primitive sites are available at the Webb Lake campground during hunting season (see map on reverse side). During the remainder of the year, camping is allowed each weekend from 5 p.m. Friday until 9 p.m. Sunday and on Martin Luther King Jr. Day, Memorial Day, Independence Day and Labor Day.



### Horseback Riding

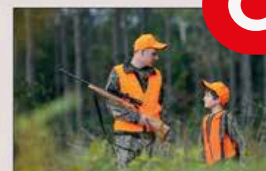
Follow in the footsteps of the cracker cowboys by exploring the area on horseback. The network of named and numbered roads is open to equestrians and spans a variety of scenic habitats. A group-use site is located at the Field Trial Area. Picnic shelters, grills, restrooms and horse stables may be reserved by calling the area office at (863) 648-3200.

### Driving on Babcock-Webb

During hunting season (approximately mid-October through mid-January) the entire area is open to vehicle access. At other times of year, you can drive only on designated roads in the recreation area shown on the map. A scenic driving tour with interpretive signs and shady picnic tables runs along the western border of Webb Lake.

### Hunting

Babcock-Webb is popular with hunters from all over south Florida; peak use is late-October through mid-November. The area's deer population is on the rise due to careful habitat management. Northern bobwhite are hunted on the Field Trial Area from traditional wagons or on horseback. Hunting is also available on the nearby Yucca Pens Unit of Babcock-Webb WMA.



### Shooting Range

A popular activity is target shooting at the Cecil M. Webb Public Shooting Range, where rifle, shotgun and pistol positions are available.

### Fishing

Fish from the pier or banks at 395-acre Webb Lake for largemouth bass, bluegill, redear sunfish, speckled perch, black crappie and channel catfish. Fish have been stocked and feeders installed on Webb Lake to help fish grow. Bluegill eight inches or larger are common, and they occasionally exceed 10 inches in length. Catch-and-release is the rule for black bass to protect this outstanding fishery. Check on-site for specific size and bag limits for other species. Three boat ramps provide access for canoes, kayaks and boats; gasoline-powered motors are not allowed. Marlin Ponds 1, 2 and 3 provide excellent opportunities for bank fishing.



### How to get to Babcock-Webb

Travel five miles south of Punta Gorda on Interstate 75; take exit 158 (Tucker Grade). At exit ramp, turn east (left) and drive 0.25 mile to area entrance.

### What it costs to visit

A Daily-Use Permit or WMA Permit is required to enter this area. For information on entry fees visit [MyFWC.com/Recreation](http://MyFWC.com/Recreation). To hunt or fish you must possess the appropriate license and permit.

### Need a hunting or fishing license?

Toll-free at (888) HUNT-FLORIDA (486-8356) or (888) FISH-FLORIDA (347-4356), or go to [MyFWC.com/License](http://MyFWC.com/License)

### Area lodging, camping and restaurants

Charlotte County Chamber of Commerce (941) 639-2222; [charlottecountychamber.org](http://charlottecountychamber.org)  
Punta Gorda/Englewood Beach Visitor and Convention Bureau (941) 743-1900;  
[PureFlorida.com](http://PureFlorida.com)  
Lee County Visitor & Convention Bureau (239) 338-3500 or 800-237-6444;  
[formyvers-kanhel.com](http://formyvers-kanhel.com)

### Want to know more?

[MyFWC.com/Recreation](http://MyFWC.com/Recreation)

Printed 6/19

## Fred C. Babcock/ Cecil M. Webb Wildlife Management Area



### A Journey Through Time

For 10,000 years, the land we know today as the Babcock-Webb Wildlife Management Area (WMA) lay within the realm of the Calusa Indians, a powerful tribe whose domain stretched across nearly all of southwest Florida. Today, this WMA is one of the few remaining expanses of natural landscape in rapidly urbanizing southwest Florida. Babcock-Webb's significant populations of both rare and common wildlife attract recreational enthusiasts of all descriptions.

Although the Calusa no doubt hunted deer in these flatwoods, they were primarily a maritime people — their villages and towns were located along the Gulf coast and interior rivers and lakes. The Calosahatche River ("River of the Calusa") just to the south still bears their name.

Spanish invasion of Florida in the early 1500s proved catastrophic to the Calusa and all of Florida's native peoples. Diseases carried to North America by the European invaders, and later, slave raiding and wars against the Indians, killed or pushed almost all Native Americans out of Florida in just several hundred years.

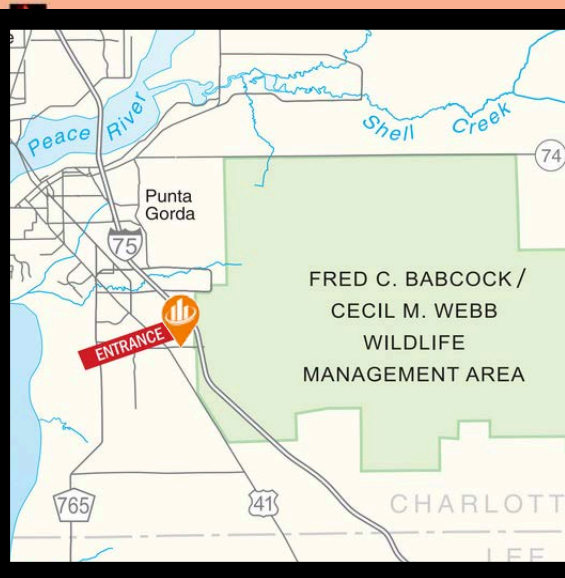
What we think of as the modern development of this region began in 1881 when Hamilton Disston bought 4 million acres of "swamp and overflowed lands" in south Florida. This land was advertised in northern newspapers at unbelievably cheap prices, and cattle, timber and phosphate mining became major industries in the area.

In 1914, Pittsburgh lumberman Edward Babcock bought two townships east of Punta Gorda along Telegraph-Cypress Road for a hunting preserve and a cattle ranch (now part of Babcock-Webb WMA). In 1931 Babcock leased the timber rights on his property. Railroad grades were built throughout the flatwoods to accommodate the lumbering industry, and virtually all old growth pine trees were eventually cut.

In the late 1930s, the Commission of Game and Fresh Water Fish (predecessor of the Florida Fish and Wildlife Conservation Commission [FWC]) began to purchase land for wildlife management and in 1941 purchased 19,200 acres from Fred Babcock (Edward's son). Today, the WMA embraces more than 65,000 acres of outstanding wildlife habitats, including pine flatwoods, hammocks, cypress strands and freshwater marshes.



## Restoration: the forces that make this landscape work



## Water

The landscape of Babcock-Webb was sculpted more than a million years ago when an ancient sea receded. The land alternately flooded and dried in response to rainfall fluctuations. Wild animals adapted their nesting and feeding cycles to these seasonal variations, just as they did to cycles of fire. During wet summers, south Florida was a mosaic of interconnected wetlands, home to all manner of water-loving wildlife. Excess water flowed off the land we now know as Babcock-Webb WMA, through interconnecting sloughs and marshes.



Historic water flow across Babcock-Webb WMA

Over the last 100 years the construction of roads, dikes and dams interrupted the natural flow of water over this landscape. This caused unnatural quantities of surface water to back up on Babcock-Webb, flooding wildlife habitat. Today, FWC biologists better understand regional drainage patterns. They work closely with adjacent landowners to set the timing and volume of seasonal flow via existing wetlands and water control structures, thus mimicking natural water movement through the land.

## Vegetation

As you explore Babcock-Webb, you may occasionally see tractors and other heavy equipment at work. They may seem out of place in a natural setting, but they are valuable tools biologists use to restore and maintain ecosystems for native plants and animals.

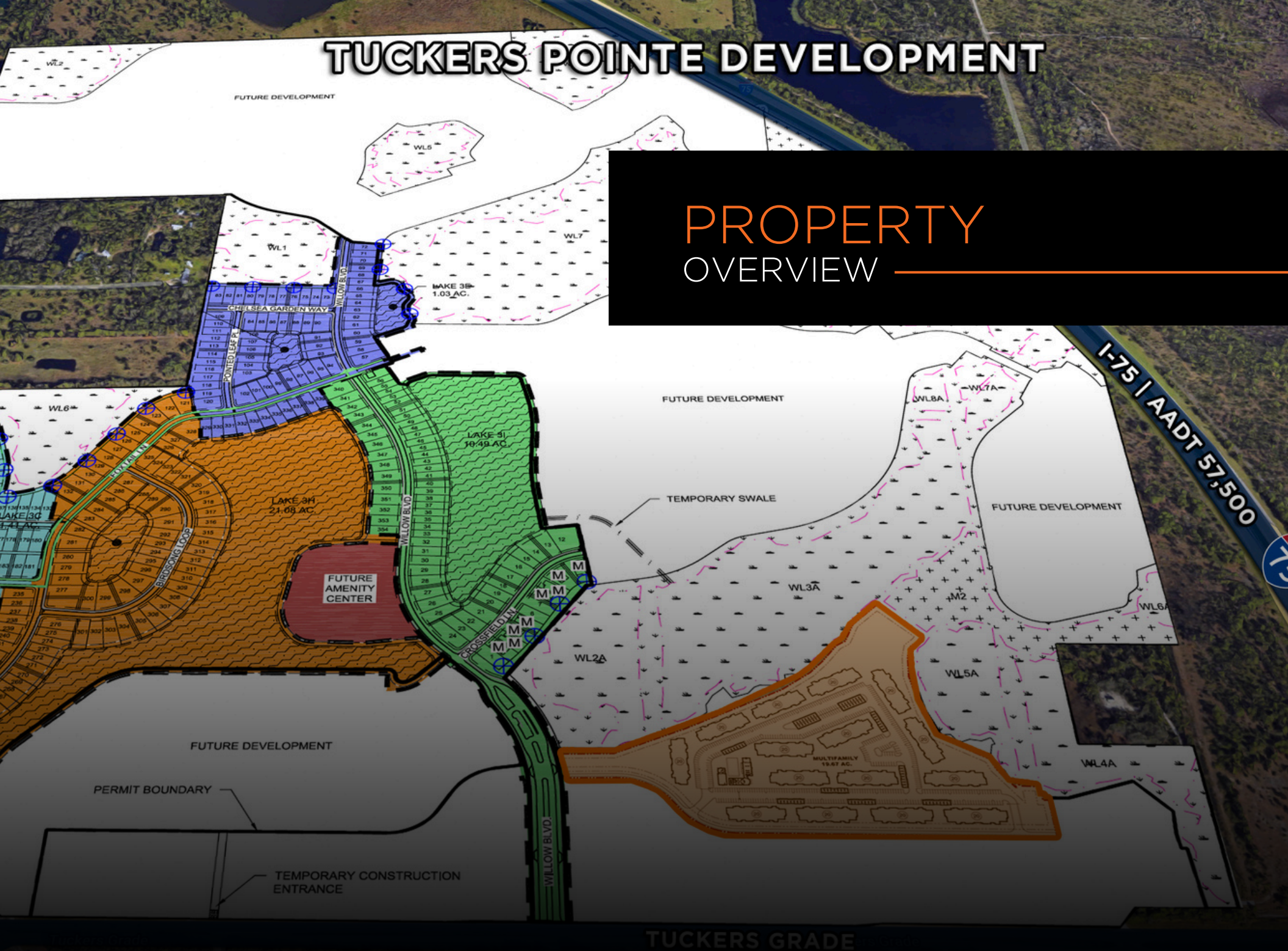


Roller-chopping prior to burning

For example, healthy pine flatwoods feature trees of different ages, adequately spaced so that plenty of sunlight can reach the forest floor. Pine seedlings, a mix of grasses, and scattered, low-growing saw palmettos thrive in these openings. To return flatwoods to this ideal condition, biologists thin crowded forests and open the forest floor by mowing or chopping overgrown palmetto and gallberry thickets prior to burning. This prevents intense, destructive fires, protects adjacent properties and creates conditions suitable for a wide variety of native plants and animals. Managers also remove nonnative invasive plants such as melaleuca, cogon grass and Brazilian pepper.

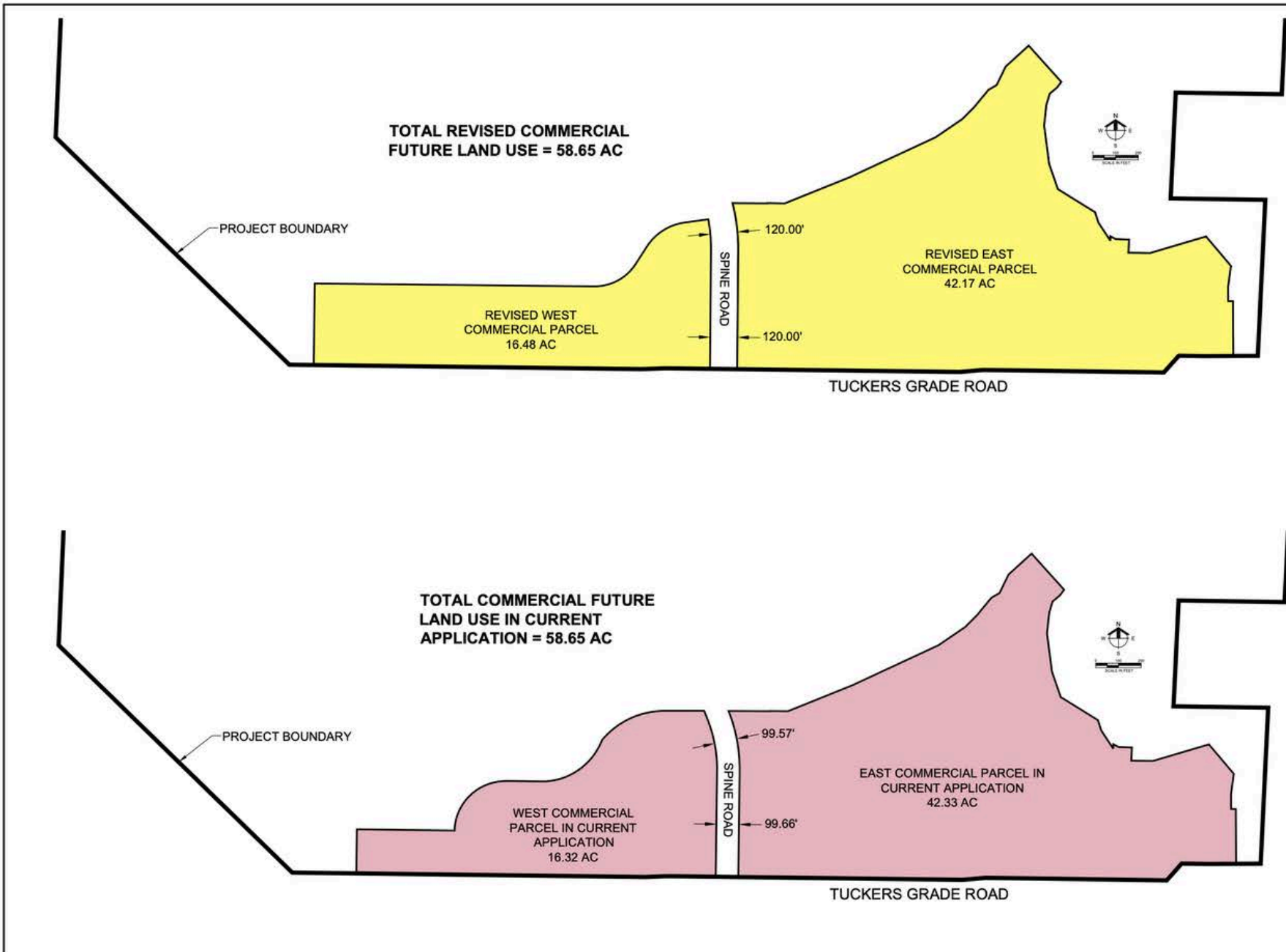
# TUCKERS POINTE DEVELOPMENT

## PROPERTY OVERVIEW









**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100  
POST OFFICE DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7965 - SURVEYING LB-6949

PREPARED FOR

**GREENPOINTE COMMUNITIES, LLC**

7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

PHONE (904) 562-1358  
FAX (904) 565-2481

PROJECT DESCRIPTION

**TUCKERS POINTE**

CHARLOTTE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND  
INTENDED FOR CONCEPTUAL  
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE  
INTENSITIES OR DENSITIES MAY  
CHANGE SIGNIFICANTLY BASED  
UPON SURVEY, ENGINEERING,  
ENVIRONMENTAL AND / OR  
REGULATORY CONSTRAINTS AND /  
OR OPPORTUNITIES.

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FILE NAME J:\23961\23961-001-001-001.DWG

LOCATION J:\23961\23961-001-001-001.DWG

PLOT DATE THU 4-1-2021 9:33 AM

PLOT BY JENNIFER SAPIEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

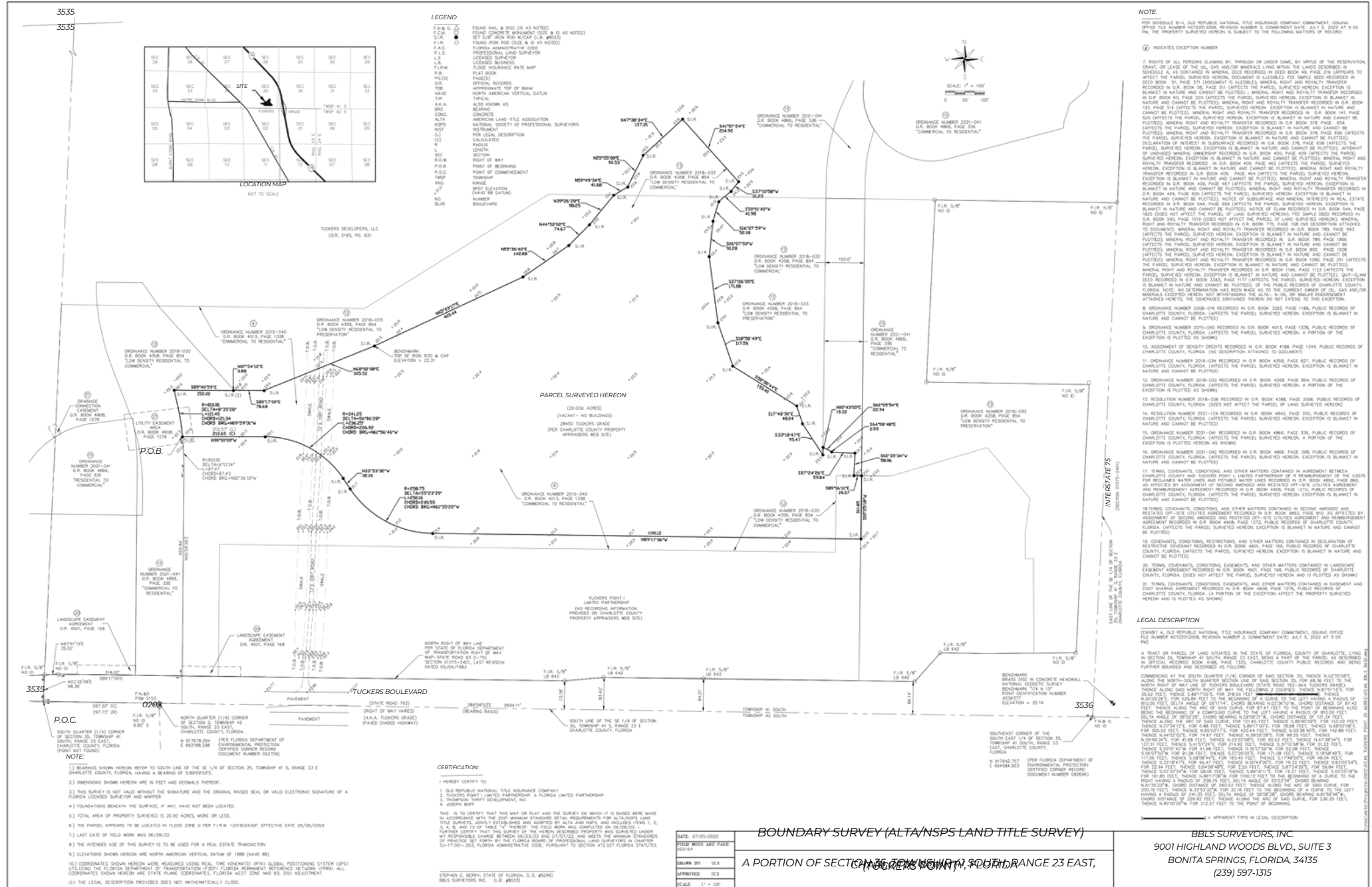
4-1-21 MATCHING CPA TOTAL ACRES

PLAN STATUS

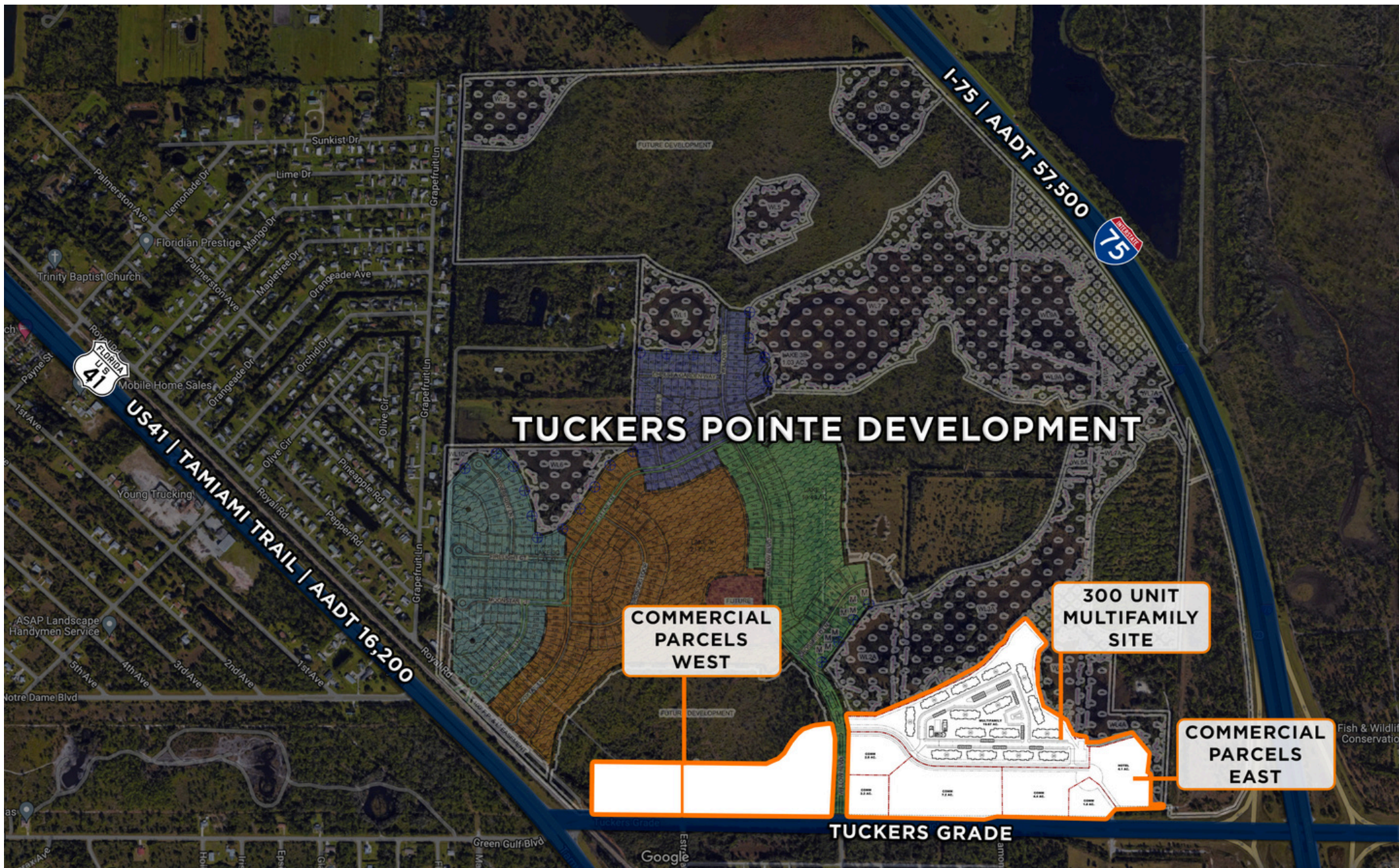
COMMERCIAL AREA

PROJECT / FILE NO. SHEET NUMBER

23961



# SITE PLAN



A group of business professionals are gathered around a dark wooden conference table, reviewing documents and a laptop. The scene is brightly lit, likely from a large window in the background. Several hands are visible, pointing at various data visualizations on the papers. In the foreground, a large donut chart is prominent, showing a central value of 185% and segments for 35%, 15%, and 10%. Other documents feature bar charts, smaller donut charts, and a table with numerical data. A yellow sticky note with the text 'GLOBAL CO. PRODUCT ONE' is placed on one of the documents. Two glasses of water are on the table. The overall atmosphere is professional and collaborative.

# DEMOGRAPHICS

## SUMMARY

GLOBAL  
CO. PRODUCT  
ONE

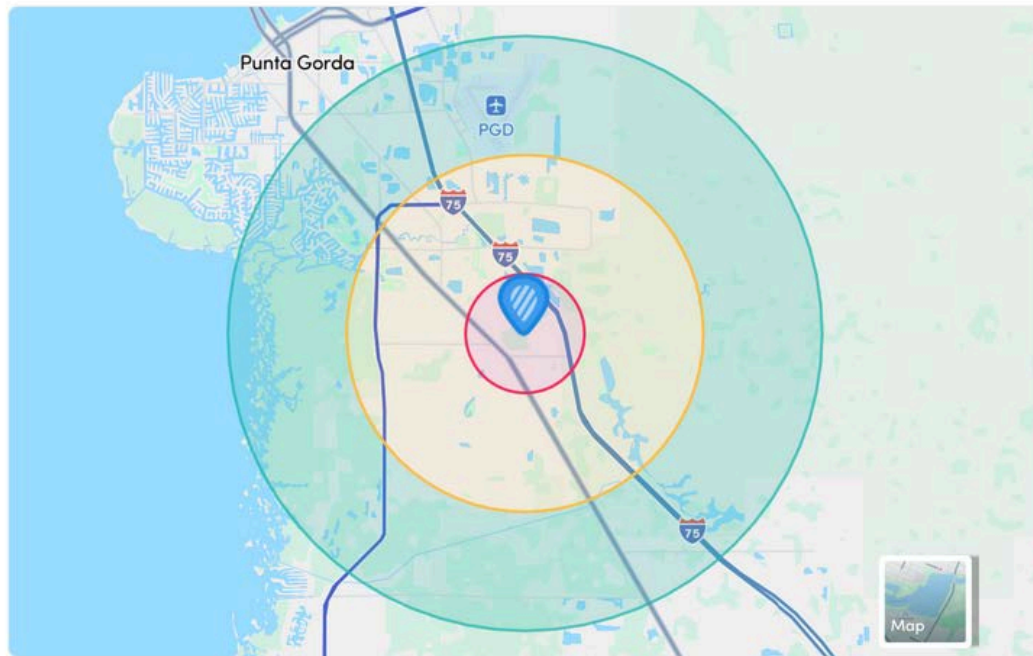
Difference	
\$4,800	20%
\$5,300	22%
\$6,200	25%
\$7,100	28%
\$8,000	30%
\$8,900	32%
\$9,800	35%
\$10,700	38%
\$11,600	40%
\$12,500	42%
\$13,400	45%
\$14,300	48%
\$15,200	50%

120

# DEMOGRAPHIC SUMMARY

## Demographic & Consumer Spend Overview

	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast
Total Population <span>2023</span>	898	941	9,329	10,066	15,506	16,790
Workday Population <span>2023</span>	947	--	6,816	--	16,454	--
Total Households <span>2023</span>	420	444	4,267	4,606	7,294	7,917
Avg. Household Income <span>2023</span>	\$81.5k	\$92.2k	\$89.1k	\$99.3k	\$96.8k	\$107.1k
Total Consumer Spend <span>2022</span>	\$231.6k	\$264.2k	\$3.9m	\$4.5m	\$85.7m	\$96.3m





MEET THE  
TEAM

## MEET THE TEAM | SVN COMMERCIAL PARTNERS

---



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