



2530 TAMIAMI TRAIL PUNTA GORDA

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PUNTA GORDA, FL 33950

Ray Brunner
Senior CRE Advisor
415.608.1942
ray.brunner@svn.com

Margeaux Vallee
Marketing Director
941.366.1004
mvallee@svn.com



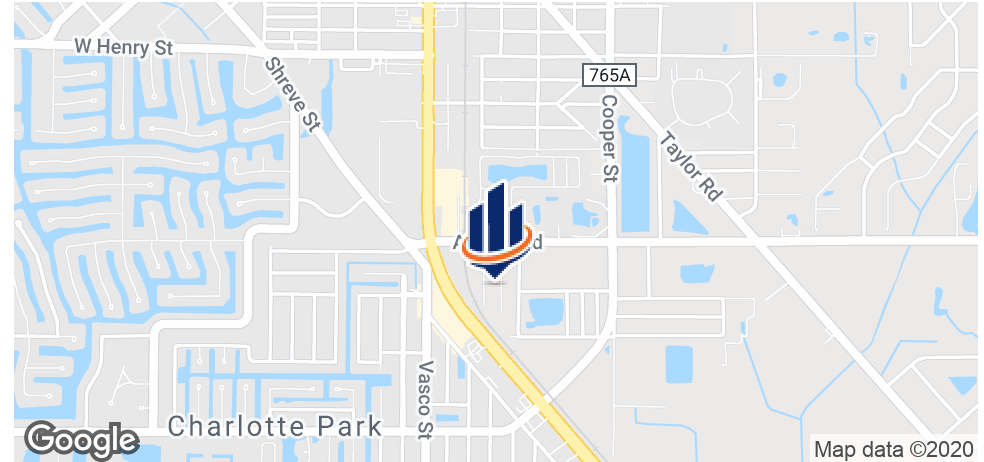
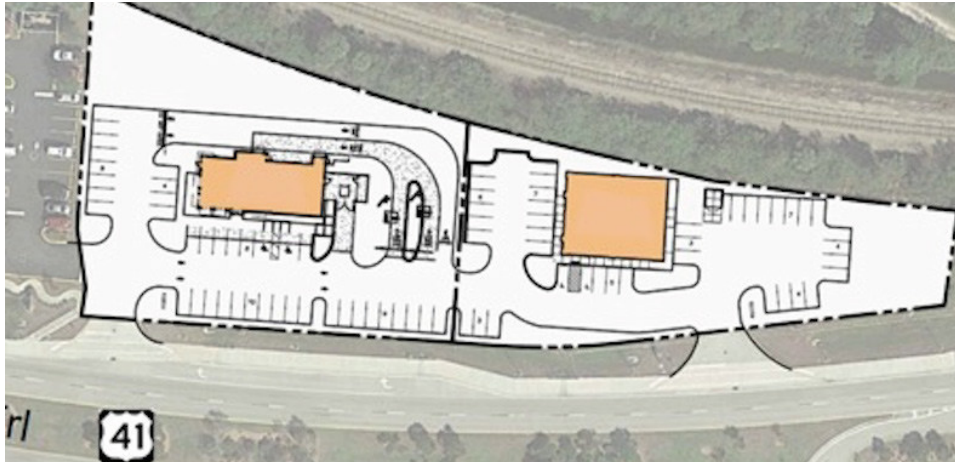
AADT-29,500

Airport Rd

US 41/ Tamiami Trail

Shreve

Property Summary



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.8 Acres
Zoning:	HC
Market:	Port Charlotte
Submarket:	Punta Gorda
Traffic Count:	35,000
Price / SF:	-

PROPERTY OVERVIEW

Shovel ready vacant land with over 575 feet of frontage on Tamiami Trail. Two curb cuts in place and entitled. All Utilities on the property, SWFWMD permits in hand and storm water retention completed. Access from a signaled intersection. Adjacent to CVS & Publix. Over 65000 cars through the intersection daily.

City Water, Sewer, Electricity, and Cable lines are all in place. Property is 100% shovel ready. Elevated, storm water management permits in hand and retention in place, engineering drawings and site plan completed.

Priced as one parcel at 1.8 Acres. May be split into two parcels, price will be determined by location desired.

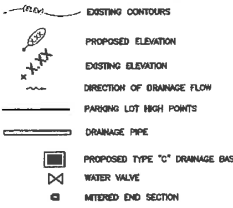
PROPERTY HIGHLIGHTS

- 575 Feet of US 41 Frontage
- Signaled Intersection
- CVS adjacent
- 35000 Cars daily at frontage
- 65,000 Cars daily at intersection.
- 100% Shovel Ready.
- Storm Water permits in hand and Retention in place.

DETAILED CROSS SECTION

2-DP 3/24/09

NOTE:
 • DUAL-WALL ADS PIPE MAY BE SUBSTITUTED FOR RCP
 • ALL UTILITY INFRASTRUCTURE AND BUILDING SHOWN ARE EXISTING APPROVED CONDITIONS BUT NOT CONSTRUCTED TO DATE



FLOOD ZONE INFO.
 FLOOD ZONE: AE
 BASE FLOOD ELEVATION = 9.00' NAVD

NOTE:
 PLEASE SEE ENGINEERING REPORT FOR FULL ANALYSIS OF PRE-DEVELOPMENT VS. POST-DEVELOPMENT WATER MANAGEMENT AND APPROVED ERP VS. MODIFIED ERP.

25 YEAR 24 HOUR RAINFALL	8 INCHES
25 YEAR 24 HOUR STORM STAGE	8.06 FT-NAVD
100 YEAR 3 DAY RAINFALL	8 INCHES
100 YEAR 3 DAY STORM STAGE	8.27 FT-NAVD
MINIMUM FINISH FLOOR ELEVATION	9.25 FT-NAVD
PRE-DEVELOPMENT RUN-OFF	4.38 CFS

PROPOSED WATER MANAGEMENT SUMMARY

CONTROL ELEVATION	3.00 FT-NAVD
25 YEAR 24 HOUR RAINFALL	8 INCHES
25 YEAR 24 HOUR STORM STAGE	7.53 FT-NAVD
100 YEAR 3 DAY RAINFALL	10 INCHES
100 YEAR 3 DAY STORM STAGE	7.25 FT-NAVD
MINIMUM FINISH FLOOR ELEVATION	9.25 FT-NAVD
PRE-DEVELOPMENT RUN-OFF	4.66 CFS

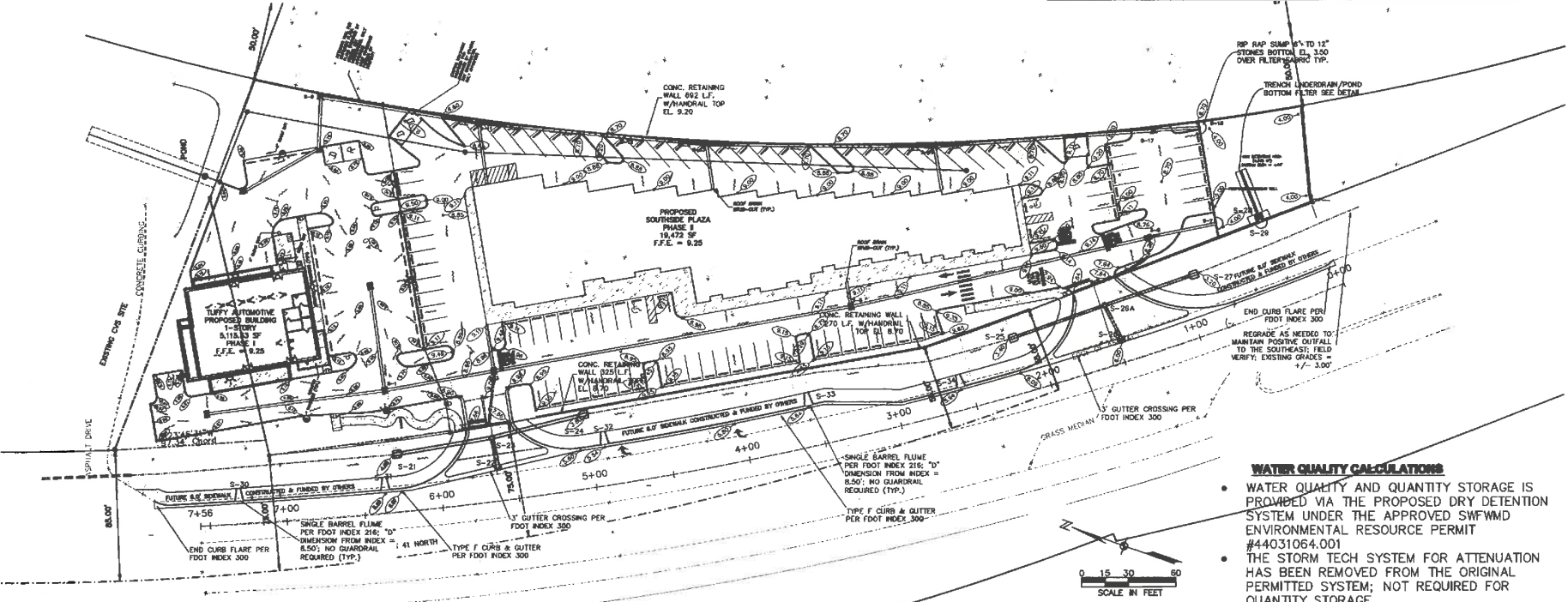
FROM	DESCRIPTION	INVERT (NGVD)	GRATE/RIM EL. (NGVD)	TO	DESCRIPTION	INVERT (NGVD)	GRATE/RIM EL. (NGVD)	LENGTH (FT)	SIZE (IN)	TYPE	SLOPE (%)
S-3	TYPE 'C' INLET	4.00	8.50	S-5	TYPE 'C' INLET	4.00	8.50	231	24"	ADS	0.00
S-4	12" WRENCH DRAIN	5.00	7.64	S-3	TYPE 'C' INLET	4.00	8.50	34	12"	ADS	2.47
S-5	TYPE 'C' INLET	4.00	8.50	S-6	TYPE 'C' INLET	4.00	8.50	226	24"	ADS	6.00
S-6	12" WRENCH DRAIN	5.00	7.64	S-6	TYPE 'C' INLET	4.00	8.50	40	12"	ADS	2.25
S-7	TYPE 'C' INLET	4.00	8.50	S-7	RP RAP SUMP	4.00	N/A	42	24"	ADS	0.00
S-8	TYPE 'C' INLET	4.00	8.50	S-11	TYPE 'C' INLET	4.00	8.50	111	24"	ADS	0.00
S-11	TYPE 'C' INLET	4.00	8.50	S-13	TYPE 'C' INLET	4.00	8.50	140	24"	ADS	0.00
S-13	TYPE 'C' INLET	4.00	8.50	S-15	TYPE 'C' INLET	4.00	8.50	142	24"	ADS	0.00
S-15	TYPE 'C' INLET	4.00	8.50	S-17	TYPE 'C' INLET	4.00	8.50	138	24"	ADS	0.00
S-17	TYPE 'C' INLET	4.00	8.50	S-18	RP RAP SUMP	4.00	8.50	28	24"	ADS	0.00
S-28	CONTROL STRUCTURE	3.25	8.59	S-28	PIPE END	3.25	N/A	2	15"	RCP	0.00

TUFFY AUTOMOTIVE DRAINAGE DATA TABLE

FROM	DESCRIPTION	INVERT (NGVD)	GRATE/RIM EL. (NGVD)	TO	DESCRIPTION	INVERT (NGVD)	GRATE/RIM EL. (NGVD)	LENGTH (FT)	SIZE (IN)	TYPE	SLOPE (%)
STR1	FOOT TYPE 'C'	3.33	8.75	S-1	FOOT TYPE 'C'	4.75	8.50	115	15"	RCP	0.50
STR2	FOOT TYPE 'C'	5.09	8.50	S-1	FOOT TYPE 'C'	4.75	8.50	69	15"	RCP	0.50
STR3	FOOT TYPE 'C'	5.18	8.50	STR3	FOOT TYPE 'C'	4.95	8.50	52	15"	RCP	0.50
STR4	FOOT TYPE 'C'	4.95	8.60	S-8	FOOT TYPE 'C'	4.75	8.50	31	15"	RCP	0.85

F.O.T. DRAINAGE DATA TABLE

FROM	DESCRIPTION	INVERT (NGVD)	GRATE/RIM EL. (NGVD)	TO	DESCRIPTION	INVERT (NGVD)	GRATE/RIM EL. (NGVD)	LENGTH (FT)	SIZE (IN)	TYPE	SLOPE (%)
S-21	MITERED END SECTION	4.00	N/A	S-23	JUNCTION MANHOLE	3.20	7.13	63	14" x 23"	ERCP	1.27
S-22	TYPE 'C' INLET	3.20	2.50	S-23	JUNCTION MANHOLE	3.20	7.13	18	14" x 23"	ERCP	0.00
S-23	JUNCTION MANHOLE	3.20	7.13	S-24	MITERED END SECTION	3.80	N/A	62	14" x 23"	ERCP	0.97
S-25	MITERED END SECTION	3.40	N/A	S-26A	JUNCTION MANHOLE	3.30	7.00	62	18"	RCP	0.16
S-26A	JUNCTION MANHOLE	3.30	7.00	S-26	TYPE 'C' INLET	3.40	N/A	24	18"	RCP	0.42
S-26A	JUNCTION MANHOLE	3.30	7.00	S-27	MITERED END SECTION	3.30	N/A	60	18"	RCP	0.17
S-28	CONTROL STRUCTURE	3.25	8.59	S-28	PIPE END	3.25	N/A	2	15"	RCP	0.00



WATER QUALITY CALCULATIONS

- WATER QUALITY AND QUANTITY STORAGE IS PROVIDED VIA THE PROPOSED DRY DETENTION SYSTEM UNDER THE APPROVED SWFWM ENVIRONMENTAL RESOURCE PERMIT #44031064.001
- THE STORM TECH SYSTEM FOR ATTENUATION HAS BEEN REMOVED FROM THE ORIGINAL PERMITTED SYSTEM; NOT REQUIRED FOR QUANTITY STORAGE

CLIENT:
DYNAMO, LLC
 211 S. WALNUT ST.
 MINNEAPOLIS, MN 55402
 PHONE: 763.208.0488
 FAX: 763.208.0483

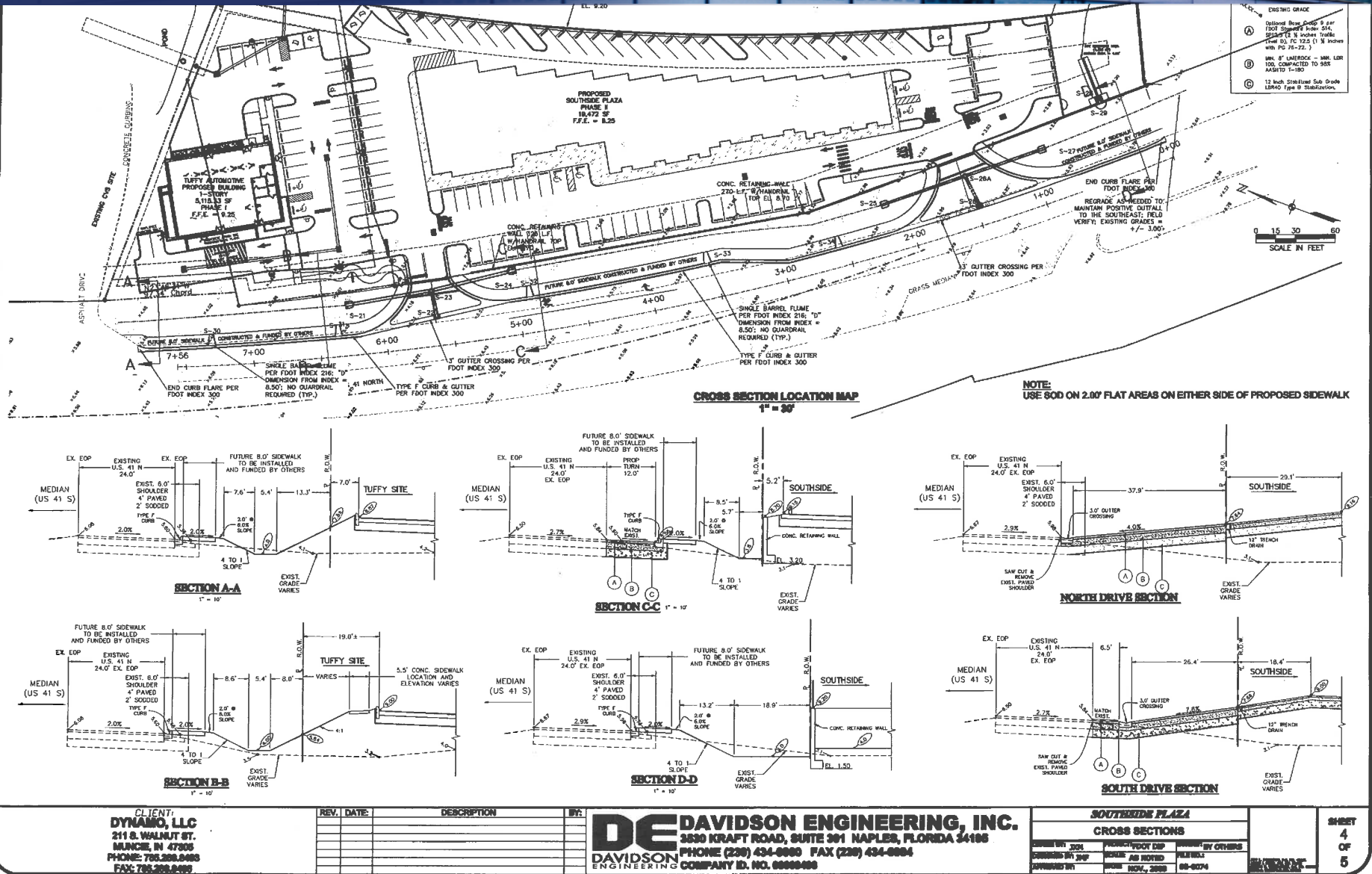
REV.	DATE	DESCRIPTION	BY

DE DAVIDSON ENGINEERING, INC.
 2630 KRAFT ROAD, SUITE 301 NAPLES, FLORIDA 34105
 PHONE (239) 434-6888 FAX (239) 434-6884
 COMPANY ID. NO. 00000400

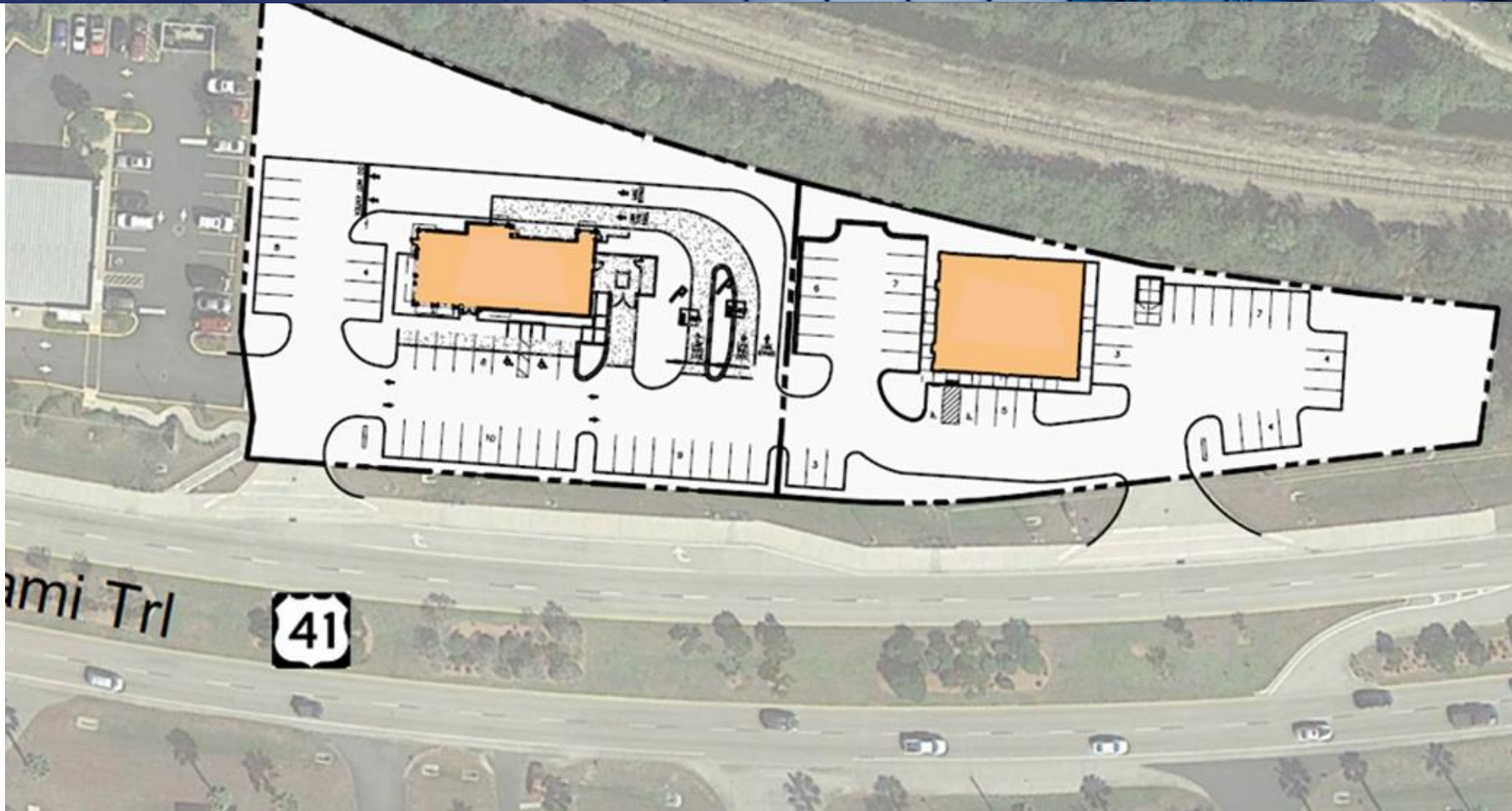
SOUTHSIDE PLAZA			
FOOT STORMWATER IMPROVEMENT PLAN			
DESIGNED BY: JPH	PROJECT NO.: 2008-001	DATE: NOV, 2008	SCALE: AS NOTED
CHECKED BY: JPH	PROJECT NO.: 2008-001	DATE: NOV, 2008	SCALE: AS NOTED
APPROVED BY:	PROJECT NO.: 2008-001	DATE: NOV, 2008	SCALE: AS NOTED

SHEET
3
 OF
5

DETAILED CROSS SECTION



APPROVED PLAN TWO UNITS



Demographic Snapshot

78,449

Population



Average Household Size

60.4

Median Age

\$45,282

Median Household Income

12%

No High School Diploma



32%

High School Graduate



33%

Some College



24%

Bachelor's/Grad/Prof Degree

BUSINESS



3,240

Total Businesses



32,465

Total Employees

EMPLOYMENT



White Collar

63%



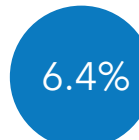
Blue Collar

18%



Services

19%



Unemployment Rate

INCOME



\$45,282

Median Household Income



\$31,690

Per Capita Income



\$171,907

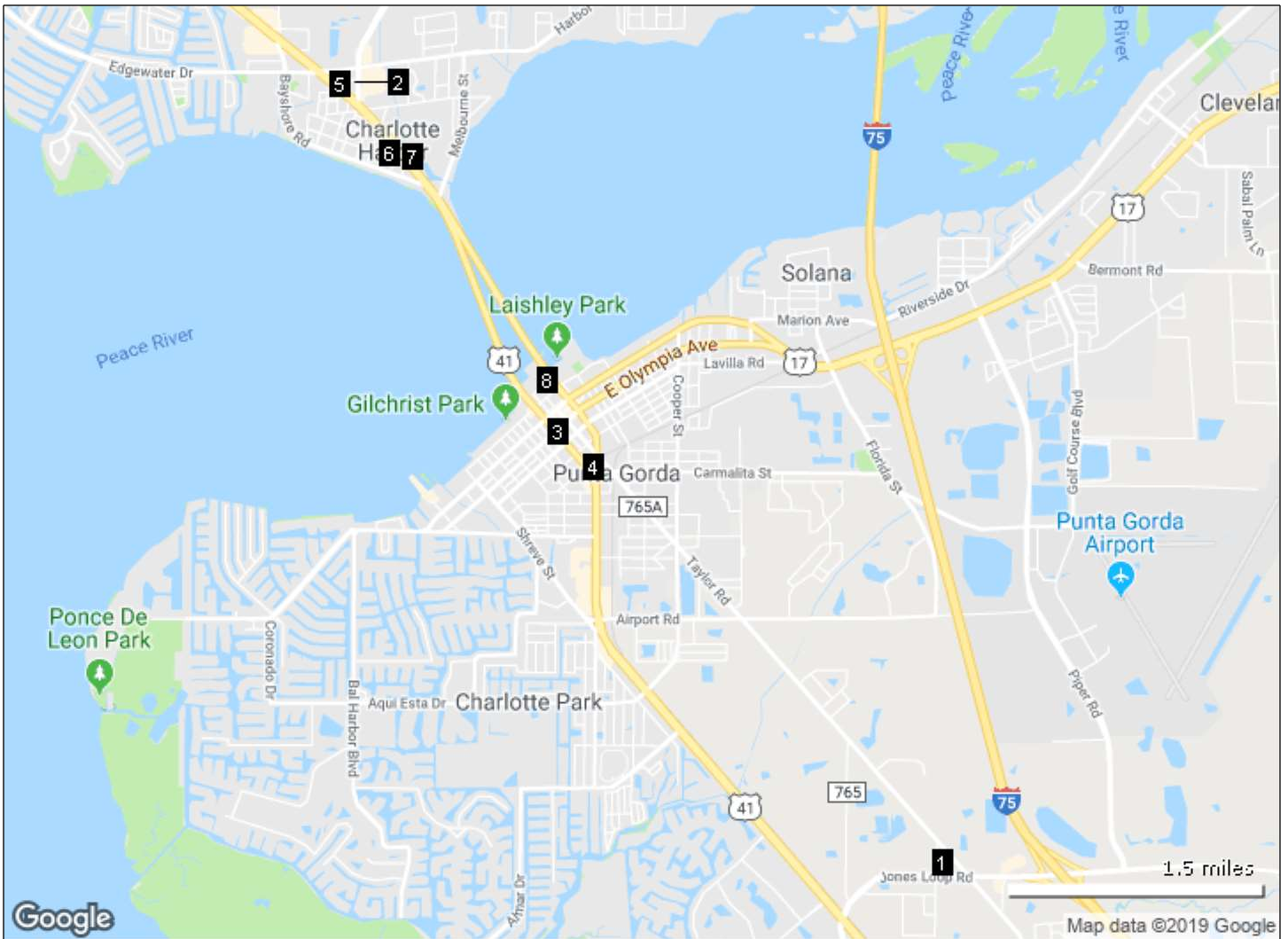
Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.9%)

The smallest group: \$150,000 - \$199,999 (3.5%)

Indicator	Value	Difference	
<\$15,000	12.3%	+1.8%	
\$15,000 - \$24,999	11.6%	+0.4%	
\$25,000 - \$34,999	13.0%	+0.9%	
\$35,000 - \$49,999	17.5%	+0.1%	
\$50,000 - \$74,999	19.9%	-1.2%	
\$75,000 - \$99,999	10.0%	-1.6%	
\$100,000 - \$149,999	8.5%	-1.1%	
\$150,000 - \$199,999	3.5%	+0.3%	
\$200,000+	3.8%	+0.4%	



	Address	City	Property Info	Sale Info
1	9160 Indian Springs Cemetery Rd	Punta Gorda	8 AC Land	Sold: \$2,000,000 (\$250,000/AC)
2	4311 Kings Hwy	Port Charlotte	0.97 AC Land	Sold: \$1,950,000 (\$2,010,309.28/AC)
3	259 W Olympia Ave	Punta Gorda	0.22 AC Land	Sold: \$175,000 (\$795,454.55/AC)
4	911 Tamiami Trl	Punta Gorda	1.17 AC Land	Sold: \$1,250,000
5	4536 Tamiami Trl	Port Charlotte	0.93 AC Land	Sold: \$1,950,000 (\$2,096,774.19/AC)
6	4809-4813 Tamiami Trl	Port Charlotte	3.25 AC Land	Sold: \$1,250,000 (\$384,615.38/AC)
7	4838 Tamiami Trl	Port Charlotte	1.50 AC Land	Sold: \$575,000 (\$383,333.33/AC)
8	77 N Tamiami Trl	Punta Gorda	0.41 AC Land	Sold: \$400,000 (\$975,609.76/AC)

Property Comps 2016-2019

Property Address	City	Time	Sale Price	Price Per AC Land	Land
4536 Tamiami Trail	Port Charlotte	1386	\$1,950,000.00	\$2,089,594.30	\$47.97
130 Herald Ct	Punta Gorda	1014	\$99,000.00	\$1,731,904.66	\$39.76
1445 Park Beach Cir	Punta Gorda	247	\$295,000.00	\$1,092,611.21	\$25.08
911 Tamiami Trail	Punta Gorda	1096	\$1,250,000.00	\$1,068,376.07	\$24.53
77 N Tamiami Trail	Punta Gorda	728	\$400,000.00	\$975,588.10	\$22.40
806 Marion Ave E	Punta Gorda	253		\$807,291.67	\$18.53
259 W Olympia Ave	Punta Gorda	1934	\$175,000.00	\$803,944.57	\$18.46
105-121 E McKenzie St	Punta Gorda	407	\$500,000.00	\$666,666.67	\$15.30
125 Berry St	Punta Gorda	1380	\$165,000.00	\$660,000.00	\$15.15
4157 Tamiami Trail	Port Charlotte	441	\$684,000.00	\$605,307.32	\$13.90
302 Wood St	Punta Gorda	595	\$60,000.00	\$546,435.65	\$12.54
	Number	11	10	11	11
	Average	862	\$557,800.00	\$1,004,338.20	\$23.06
			86%		
2530 Tamiami Trail			\$1,850,000.00	\$1,027,777.78	\$23.59

Advisor Bio 1



RAY BRUNNER

Senior CRE Advisor

ray.brunner@svn.com

Direct: 415.608.1942 | Cell: 415.608.1942

PROFESSIONAL BACKGROUND

Ray Brunner's career covers over forty years in Senior Management positions, real estate leasing and development.

Most notably GAP Stores where he held various positions including VP of Merchandising & Design and General Manager of GAP KIDS, Esprit Europe where he was President of European Retail operations and oversaw the development and roll out of company owned retail stores, Adidas America where he served as President of retail operations and executed a retail roll out for company owned stores, Eddie Bauer where he was VP of Real Estate and Store Operations, and DWR where he was a member of the founding team and served as President and CEO. His background provides an in-depth understanding of land and building acquisition for both retail locations and distribution facilities. He is considered an expert at retail site selection and growth strategies.

In the last three years he has transacted over \$30,000,000 in business and currently manages over \$70,000,000 in active listings.

EDUCATION

Education: Attended Western Connecticut State College and did his graduate work at UCLA.

MEMBERSHIPS

Life Member of Mensa.

Member of the Presidents Association of the American Management Association.

SVN | LOTUS

4161 Tamiami Trail #501
Port Charlotte, FL 34321
941.366.1004

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