

PRIME WATERFRONT MULTIFAMILY LOT

(APPROVED 12 UNIT LUXURY
CONDO PLANS AVAILABLE)

99 NORTH MARION COURT
PUNTA GORDA, FL 33950



PRICE: \$950,000

PRESENTED BY

HUNTER MCCARTHY

TEL: 941.421.9569

HUNTER.MCCARTHY@REMAX.NET

MARGEUX MCCARTHY

TEL: 401.688.0822

M.MCCARTHY@REMAX.NET

WWW.REMAXCOMMERCIAL.COM

REMAX
COMMERCIAL®

CONFIDENTIALITY AND DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the Remax Commercial® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the Remax Commercial® Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the Remax Commercial® Advisor.

Neither the Remax Commercial® Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Remax Commercial® Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Remax Commercial® Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Remax Commercial® Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PREPARED BY

HUNTER MCCARTHY

TEL: 941.421.9569

HUNTER.MCCARTHY@REMAX.NET

MARGEUX MCCARTHY

TEL: 401.688.0822

M.MCCARTHY@REMAX.NET

REMAX
COMMERCIAL

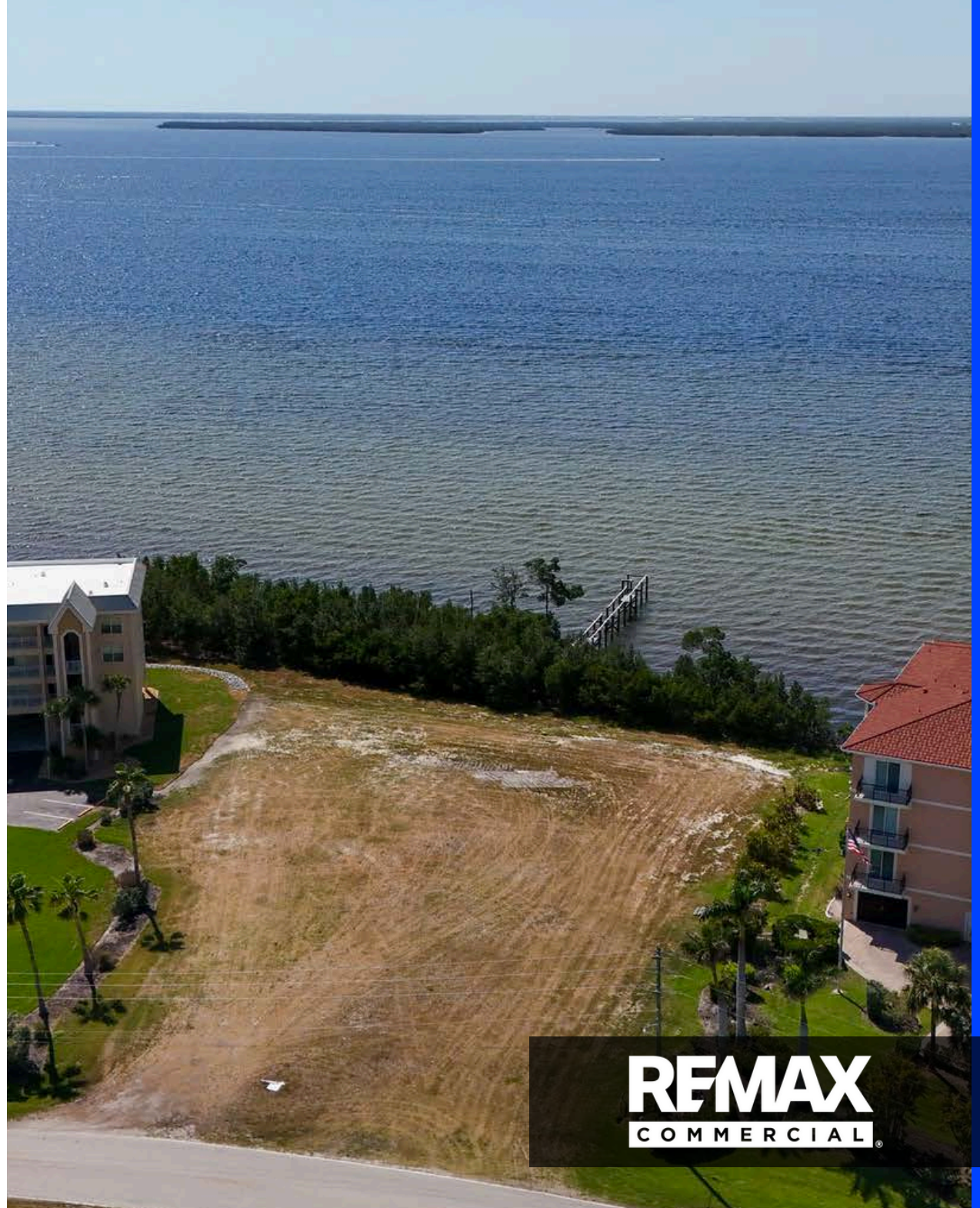


TABLE OF CONTENTS

- 04** EXECUTIVE SUMMARY
- 08** PROPERTY PHOTOS
- 12** PREVIOUS PLANS
- 18** AREA OVERVIEW
- 23** OUR TEAM

REMAX
COMMERCIAL®

EXECUTIVE SUMMARY



REMAX
COMMERCIAL

PROPERTY SUMMARY

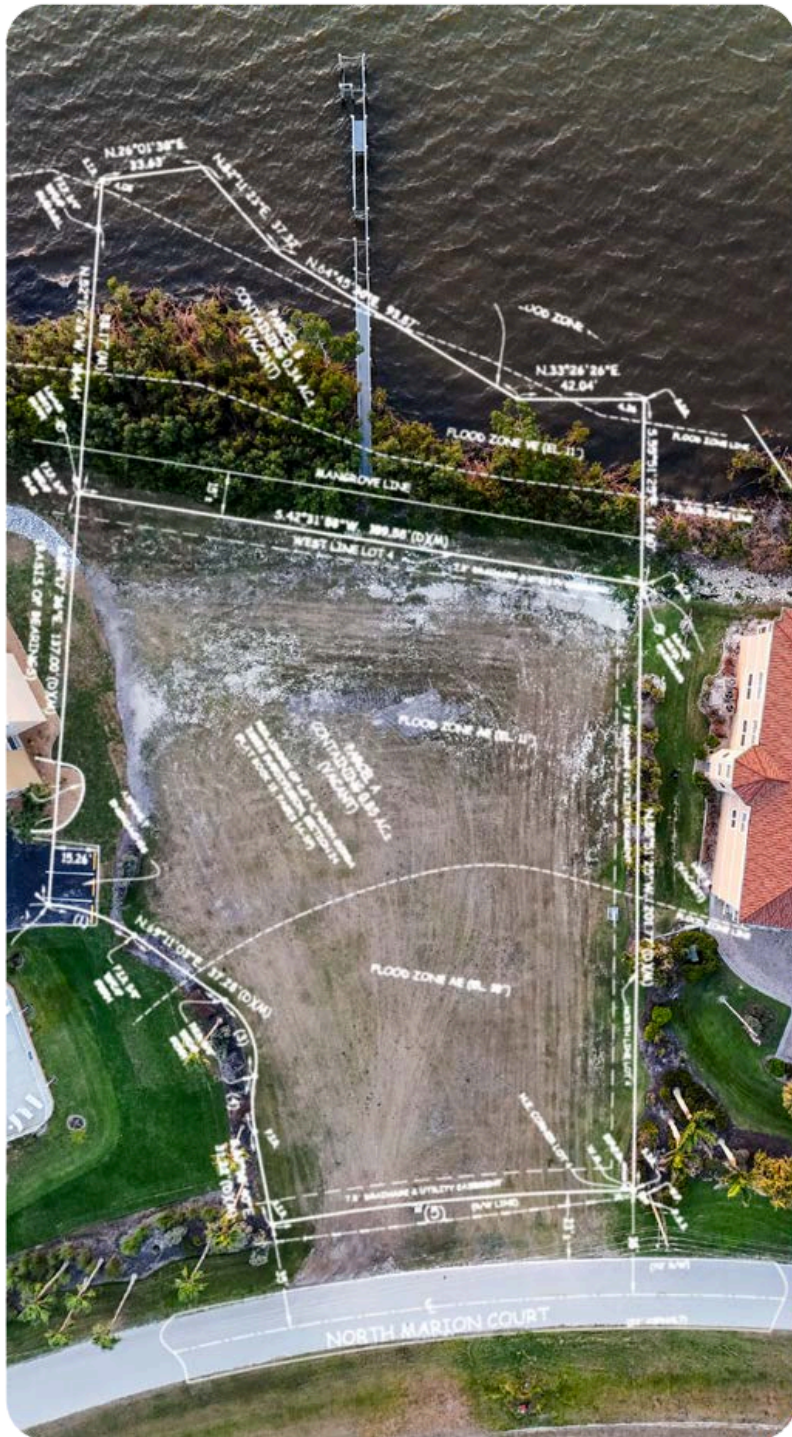
99 N Marion Ct offers a rare opportunity to develop a luxury residential project directly on Charlotte Harbor. This 1.19 waterfront parcel was approved for 12 luxury condominium units under GM-15 zoning. The site features over 190 feet of open water frontage with panoramic harbor views and has been cleared. Public water and sewer available at the property line.

Prior development plans were completed for a 12-unit high-end condominium project, allowing a buyer to pick up where the previous team left off or bring a fresh design to a market that continues to see growing demand for water front living.

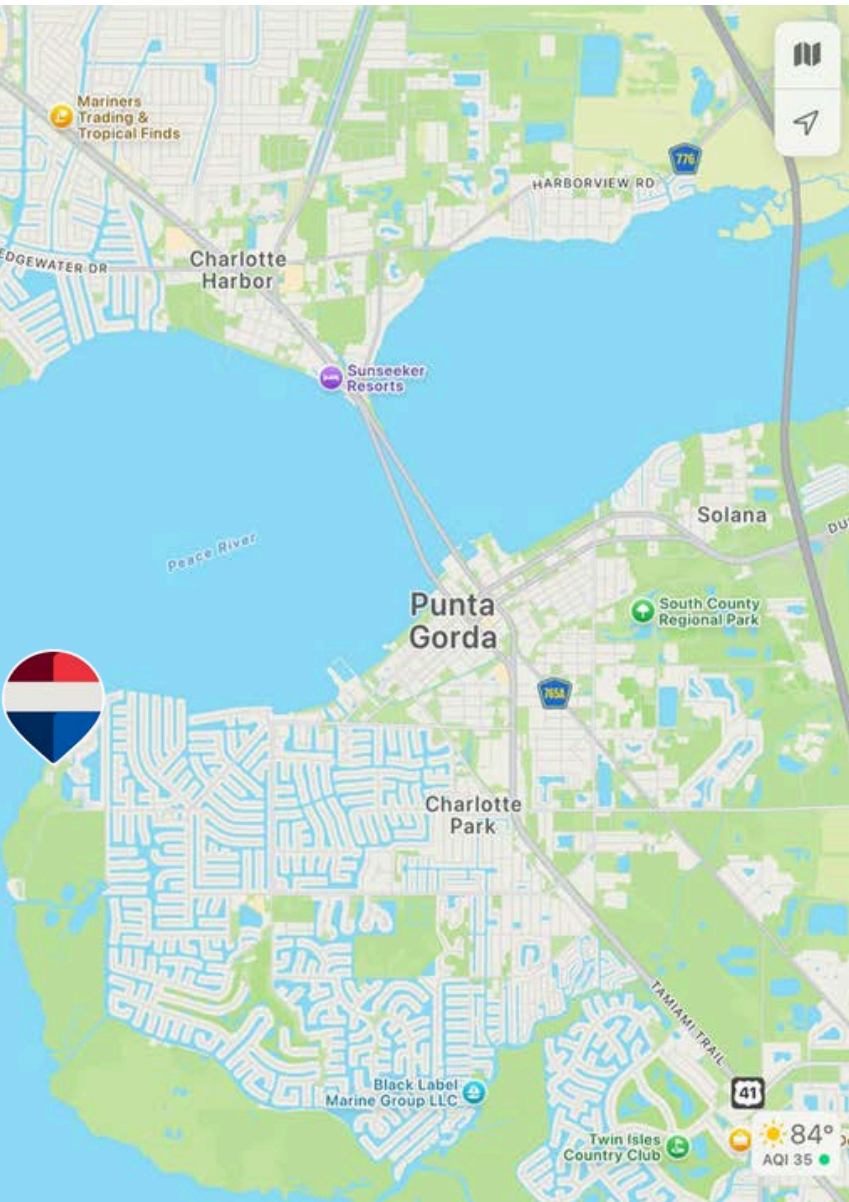
Located directly across from Vivante, Punta Gorda's premier luxury condo community, and within an area experiencing strong residential momentum, this is one of the last remaining harbor front infill opportunities of its scale.

KEY METRICS

ADDRESS:	99 North Marion Court, Punta Gorda, FL 33950
PARCELS:	412210851028 & 412210401004
DENSITY:	12 Units
ACREAGE:	1.19 AC
COUNTY:	Charlotte
MUNICIPALITY:	City of Punta Gorda
ZONING:	TGM-15 & EP
PROPERTY TAXES:	\$10,847.19



COMPLETE HIGHLIGHTS



- Approved for 12 luxury condominium units
- 0.85-acre zoned GM-15 & 0.34 Zoned Environmental Preserve District
- 190 feet of Charlotte Harbor frontage
- Cleared and level Public water and sewer at site
- Located in Punta Gorda Isles, an established waterfront community
- Existing development plans available for 12-unit project
- Walking distance to Ponce de Leon Park with beach, pier, and public boat ramp
- Across from Vivante, Punta Gorda's premier luxury condominium community
- Minutes from Fishermen's Village, downtown Punta Gorda, and Sunseeker
- Resort
- Surrounded by active and completed multifamily developments
- Located between Sarasota and Naples, offering more attainable luxury waterfront development potential

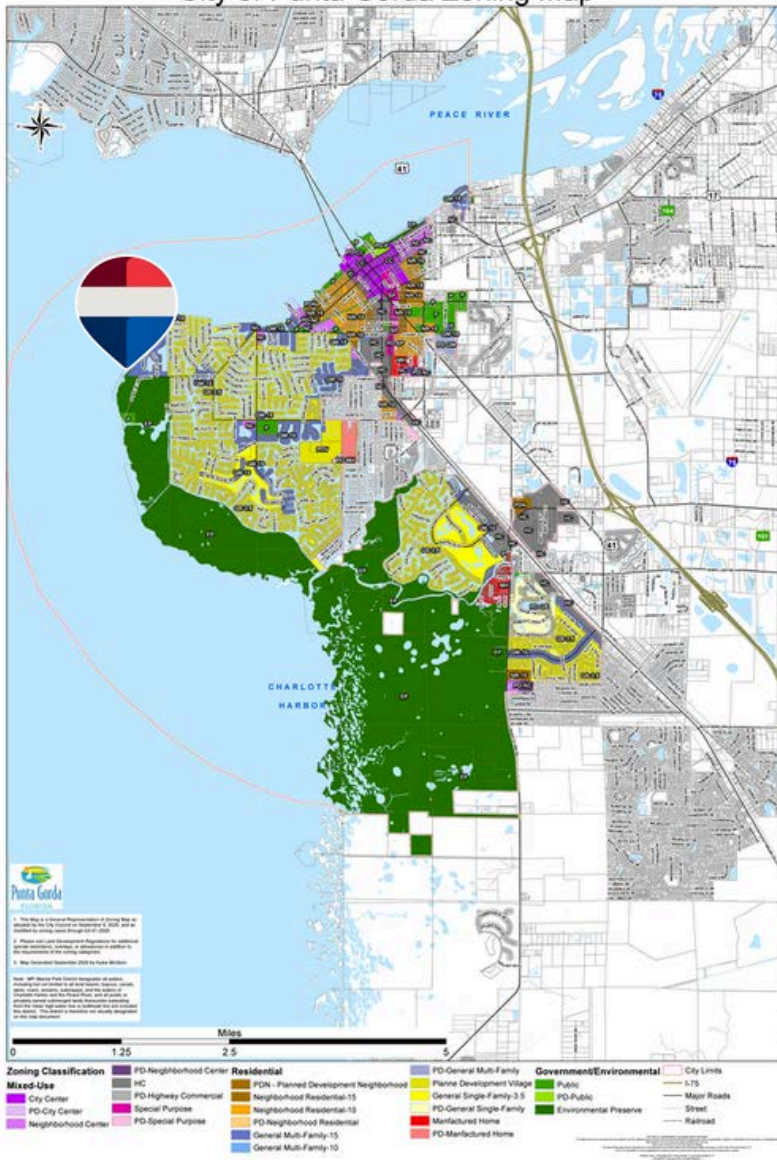
SIZE: 1.19 AC

ZONING: GM-15 & EP

DENSITY: 12 UNITS

ZONING SUMMARY

City of Punta Gorda Zoning Map



General Multi-Family (GM-15) Zoning

Key Features:

- Density: Allows up to 15 dwelling units per acre.
- Permitted Uses:
 - Single-family detached homes
 - Two-family dwellings (duplexes)
 - Townhouses
 - Multi-family dwellings (apartments or condominiums)



Environmental Preserve (EP) Zoning

Purpose:

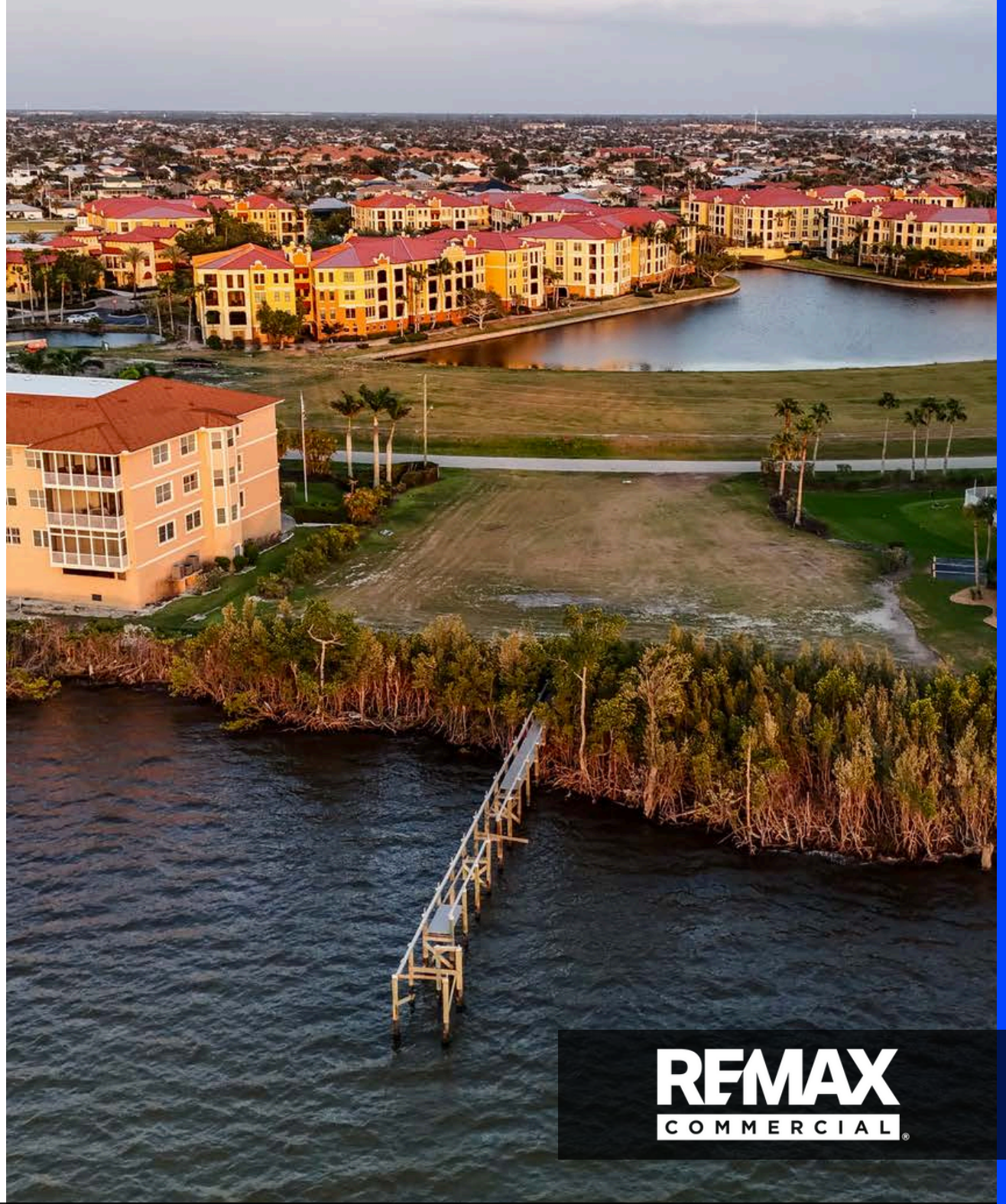
The EP zoning district is intended to protect and preserve environmentally sensitive areas, including wetlands, floodplains, and habitats for endangered species. It restricts development to ensure the conservation of natural resources and ecological functions.

Key Features:

- Permitted Uses:
 - Conservation areas
 - Passive recreation (e.g., nature trails, bird watching)
 - Limited infrastructure necessary for environmental management
- Development Restrictions: Strict limitations on building and land alteration activities to minimize environmental impact.

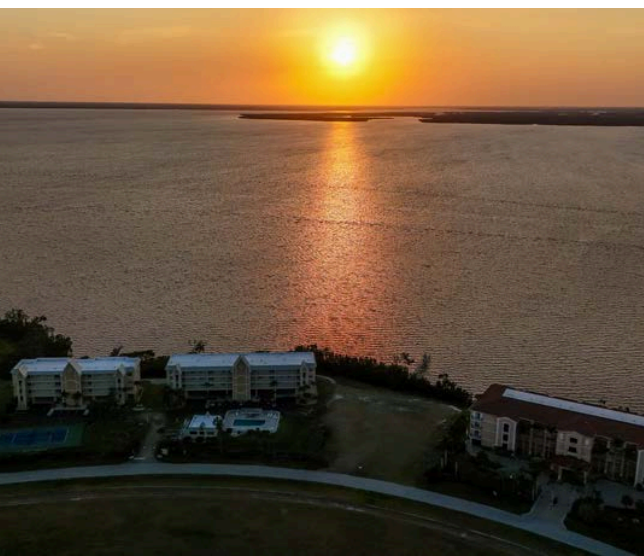
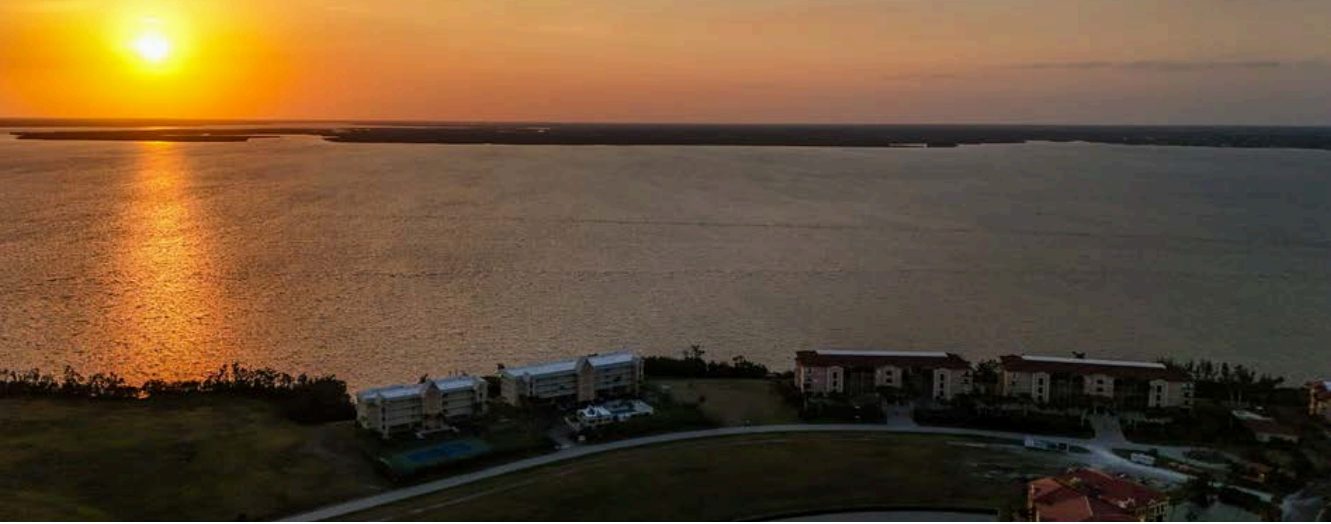
For more detailed information on development standards and permitted uses, please refer to the City of Punta Gorda's Land Development Regulations

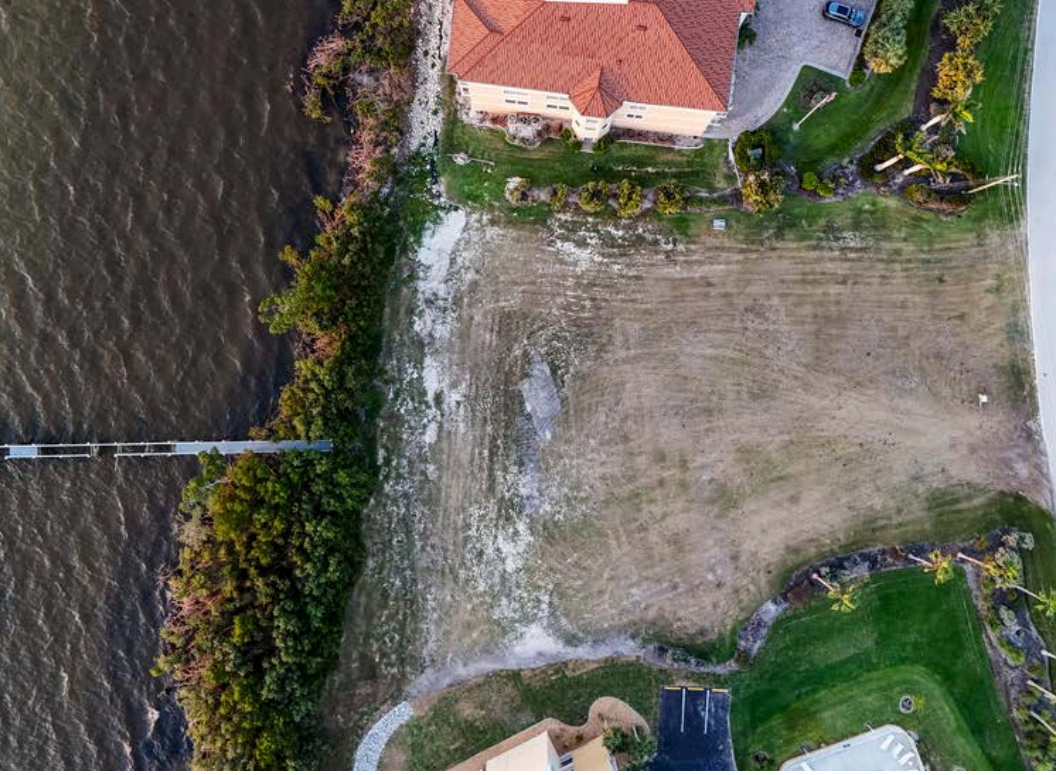
PROPERTY PHOTOS



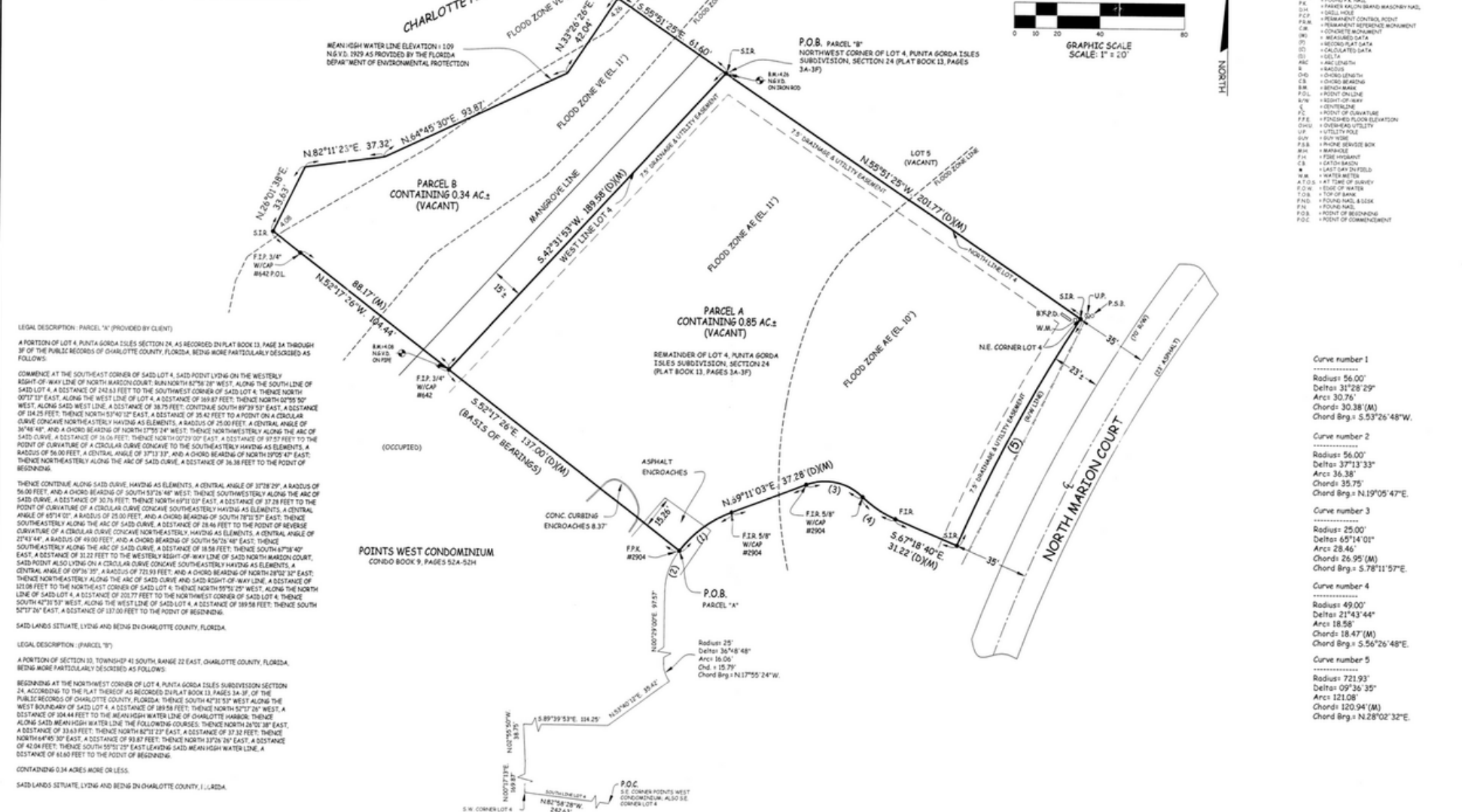
PROPERTY PHOTOS

REMAX
COMMERCIAL





BOUNDARY SURVEY CERTIFIED TO:
 CHICAGO TITLE INSURANCE COMPANY
 MOORE AND WAKSLER, P.L.
 JAMES E. MOORE III, AS TRUSTEE OF THE NORTH MARION TRUST



LEGAL DESCRIPTION: PARCEL "A" (PROVIDED BY CLIENT)
 A PORTION OF LOT 4, PUNTA GORDA ISLES SECTION 24, AS RECORDED IN PLAT BOOK 13, PAGE 34 THROUGH 37 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 4, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MARION COURT 60' NORTH 82°38'30" WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 242.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, THENCE NORTH 0°50'50" WEST, ALONG SAID WEST LINE, A DISTANCE OF 38.75 FEET; CONTINUE SOUTH 89°39'53" EAST, A DISTANCE OF 124.25 FEET; THENCE NORTH 57°40'12" EAST, A DISTANCE OF 35.42 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHEASTERLY HAVING AS ELEMENTS, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 30°18'40", AND A CHORD BEARING OF NORTH 77°51'24" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.06 FEET; THENCE NORTH 0°07'00" EAST, A DISTANCE OF 97.57 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEASTERLY HAVING AS ELEMENTS, A RADIUS OF 96.00 FEET, A CENTRAL ANGLE OF 37°13'13", AND A CHORD BEARING OF NORTH 0°07'47" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.38 FEET TO THE POINT OF BEGINNING.
 THENCE CONTINUE ALONG SAID CURVE, HAVING AS ELEMENTS, A CENTRAL ANGLE OF 37°28'29", A RADIUS OF 96.00 FEET, AND A CHORD BEARING OF SOUTH 57°28'48" WEST, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.76 FEET; THENCE NORTH 69°11'07" EAST, A DISTANCE OF 37.28 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY HAVING AS ELEMENTS, A CENTRAL ANGLE OF 65°14'01", A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF SOUTH 7°13'57" EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY HAVING AS ELEMENTS, A CENTRAL ANGLE OF 27°44'44", A RADIUS OF 60.00 FEET, AND A CHORD BEARING OF SOUTH 52°52'40" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.58 FEET; THENCE SOUTH 37°38'40" EAST, A DISTANCE OF 31.22 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH MARION COURT, SAID POINT ALSO LYING ON A CIRCULAR CURVE CONCAVE SOUTHEASTERLY HAVING AS ELEMENTS, A CENTRAL ANGLE OF 09°36'35", A RADIUS OF 723.93 FEET, AND A CHORD BEARING OF NORTH 28°23'32" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 120.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, THENCE NORTH 0°50'50" WEST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 203.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, THENCE SOUTH 42°18'50" WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 389.58 FEET; THENCE SOUTH 82°18'50" EAST, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.
 SAID LANDS SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA.
 LEGAL DESCRIPTION: (PARCEL "B")
 A PORTION OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 4, PUNTA GORDA ISLES SUBDIVISION SECTION 24, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 34-37, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE SOUTH 47°11'33" WEST, ALONG THE WEST BOUNDARY OF SAID LOT 4, A DISTANCE OF 189.86 FEET; THENCE NORTH 52°23'20" WEST, A DISTANCE OF 104.44 FEET TO THE MEAN-HIGH WATER LINE OF CHARLOTTE HARBOR, THENCE ALONG SAID MEAN-HIGH WATER LINE THE FOLLOWING COURSE: THENCE NORTH 2°02'38" EAST, A DISTANCE OF 33.63 FEET; THENCE NORTH 82°12'22" EAST, A DISTANCE OF 37.32 FEET; THENCE NORTH 64°46'30" EAST, A DISTANCE OF 93.87 FEET; THENCE NORTH 33°28'29" EAST, A DISTANCE OF 42.04 FEET; THENCE SOUTH 59°51'20" EAST, LEAVING SAID MEAN-HIGH WATER LINE, A DISTANCE OF 64.60 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.34 ACRES MORE OR LESS.
 SAID LANDS SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA.

THE PHOENIX SURVEYING COMPANY, INC.
 CONSULTANTS * SURVEYORS * PLANNERS
 3466 DEFWAY CIRCLE, PORT CHARLOTTE, FL 33952
 PH: (941) 629-4801 FAX: (941) 627-5168
 E-MAIL: phoenixsurveying@hotmail.com

BOUNDARY SURVEY

REVISION	DATE
REVISED LEGAL DESCRIPTION AND UPDATED DRAWING	9-10-10
ADDED FLOOD ZONE LINES	9-10-10

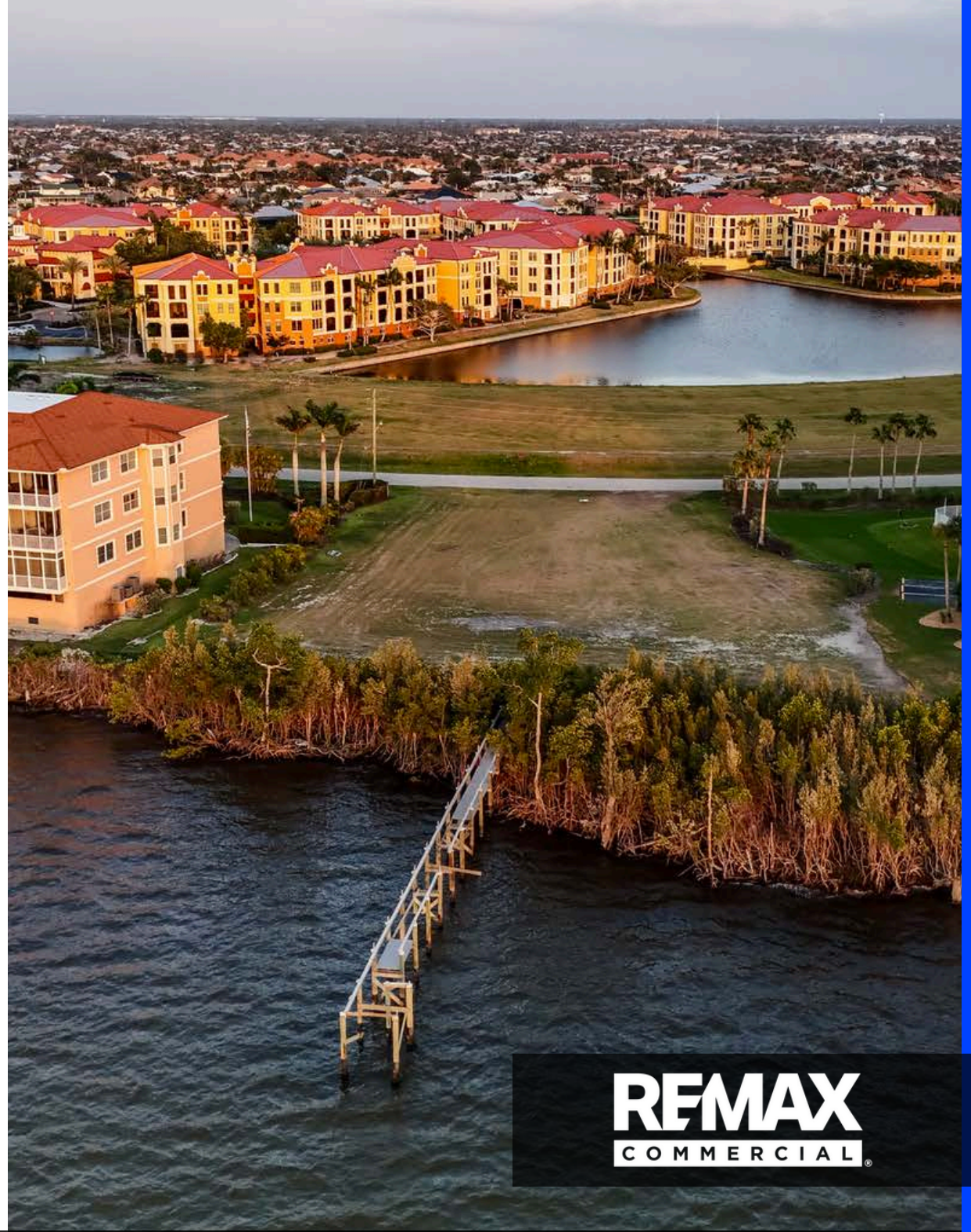
SURVEYOR'S NOTATIONS:
 BEARINGS ARE BASED ON DEED DATA.
 ALL PLATTED EASEMENTS ARE SHOWN.
 UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
 JURISDICTIONAL WETLANDS, IF ANY, HAVE NOT BEEN LOCATED.
 ELEVATIONS ARE BASED ON N.G.V.D. 1929.
 FLOOD ZONES ARE AS SHOWN.

NOTE: THE UNDERSIGNED AND THE PHOENIX SURVEYING COMPANY, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE SURVEY AS SHOWN HEREON WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE. THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND AN EMBOSSED SURVEYOR'S SEAL. ANY ADDITIONS AND/OR DELETIONS TO THIS SKETCH ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE WORKING TECHNIQUE STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 48B27, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472007, FLORIDA STATUTES.

[Signature] DATE: 09-29-10
 R.T. STANGLAND, JR. F.S.M. L.B. #5597
 FLORIDA REGISTRATION # 6044

PREVIOUS PLANS



PREVIOUS PLANS

REMAX
COMMERCIAL

DEVELOPMENT SUMMARY

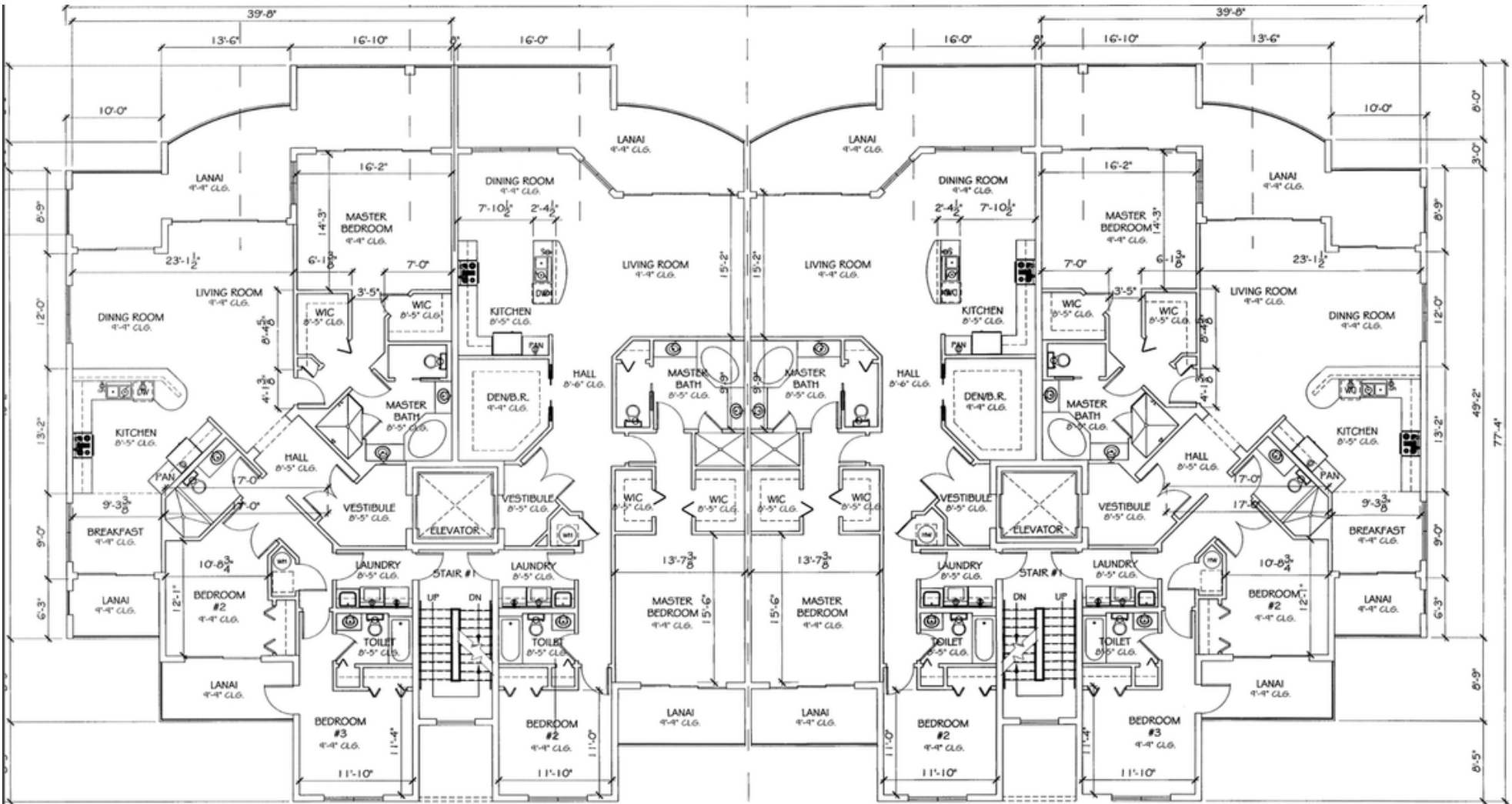
- Approved development plans for a boutique 12-unit luxury condominium project
- Four-story building with ground-level covered parking and three residential floors
- 4 residential units per floor, totaling 12 units across three levels
- Private elevator access directly into each residential unit
- Open-concept floorplans with expansive terraces and panoramic harbor views
- Ground level features resident lobby, secured parking garage, bicycle storage, and mechanical rooms
- Waterfront amenities include a fishing pier, pool, landscaped sun deck, and outdoor gathering spaces
- Gated vehicular access with guest parking incorporated into the site design
- Coastal modern architectural design emphasizing large windows and waterfront exposure
- Building footprint positioned to maximize Charlotte Harbor frontage for all units
- Site includes stormwater management systems to meet prior city development requirements
- Plans were originally approved by the City of Punta Gorda in 2006
- New developer will need to work with the City to update the plans and design to meet current building codes and development standards

Plans approved in 2006. Future development will require updates to comply with current City of Punta Gorda building codes.

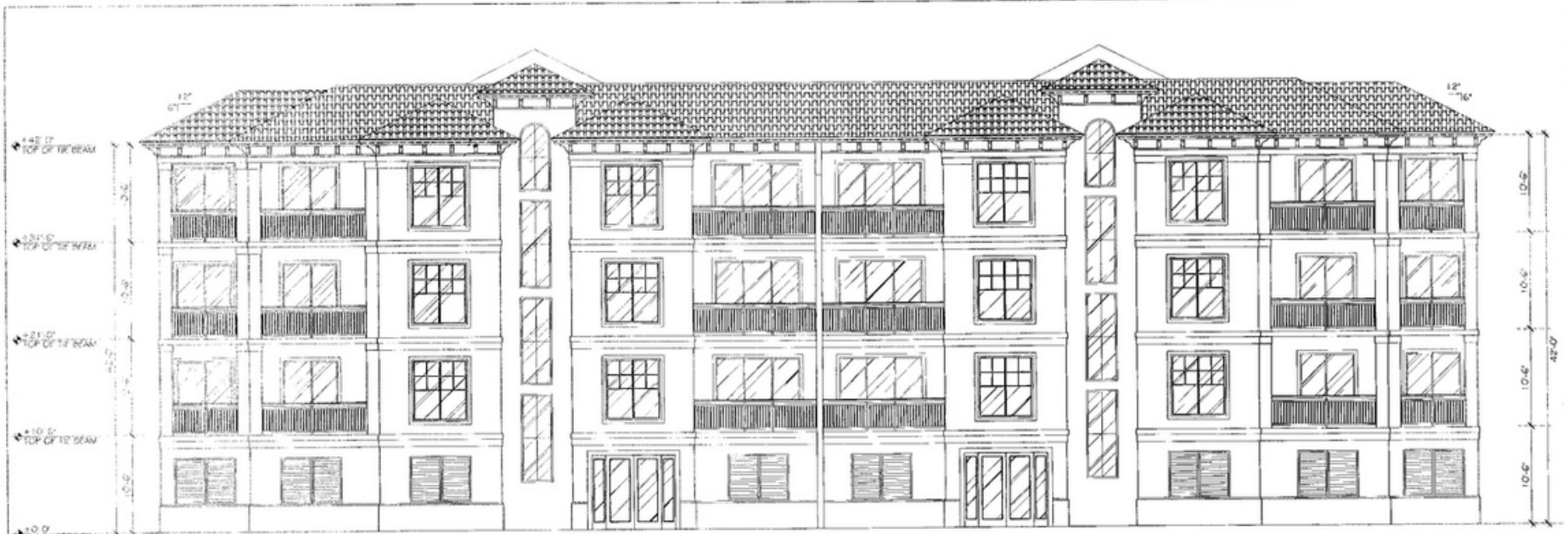
CONCEPTUAL DESIGN



FLOOR PLAN 1ST-3RD FLOOR



REAR ELEVATION



FRONT ELEVATION

SCALE: 3/16"=1'-0"

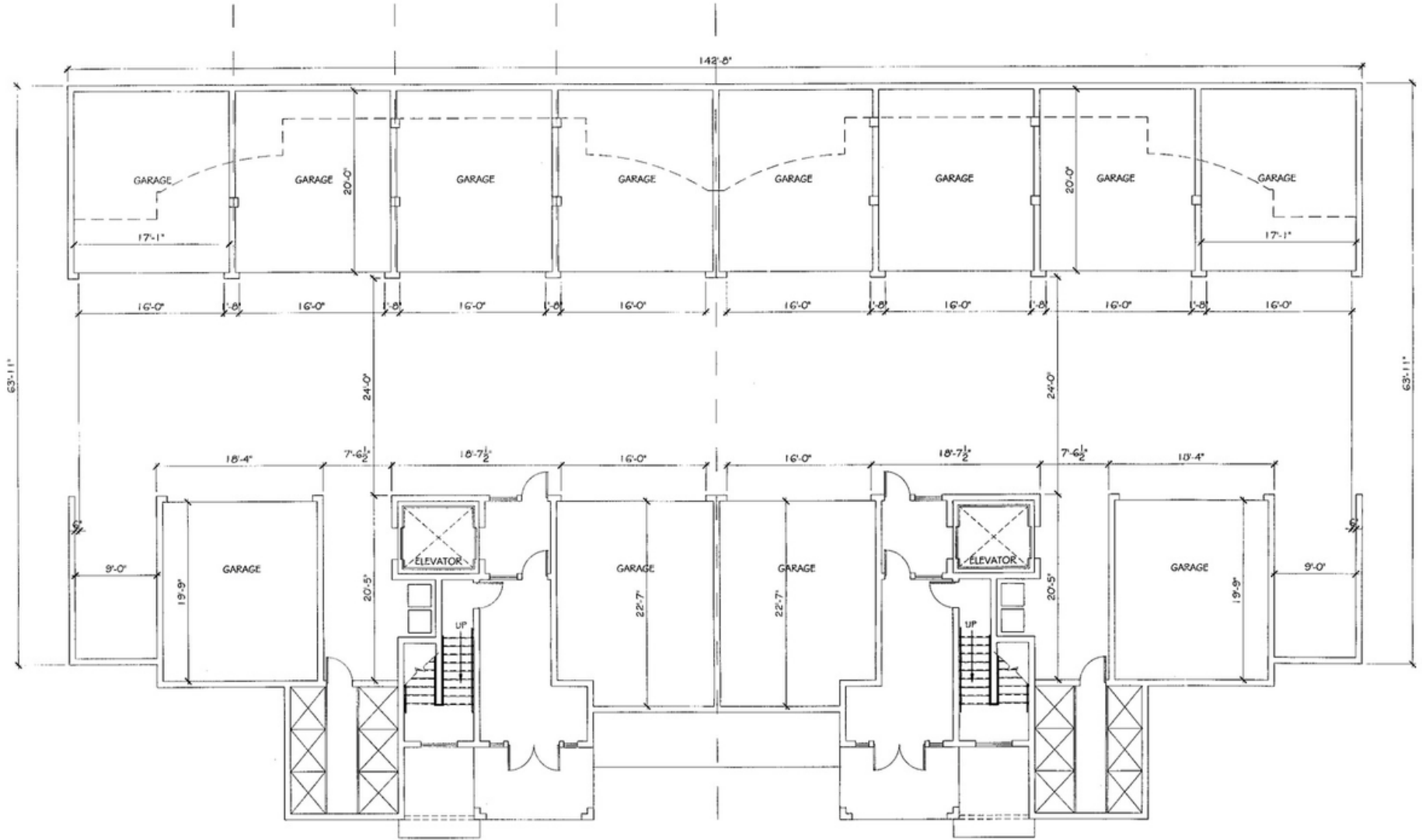


REAR ELEVATION

SCALE: 3/16"=1'-0"

REV.	DESCRIPTION

GARAGE



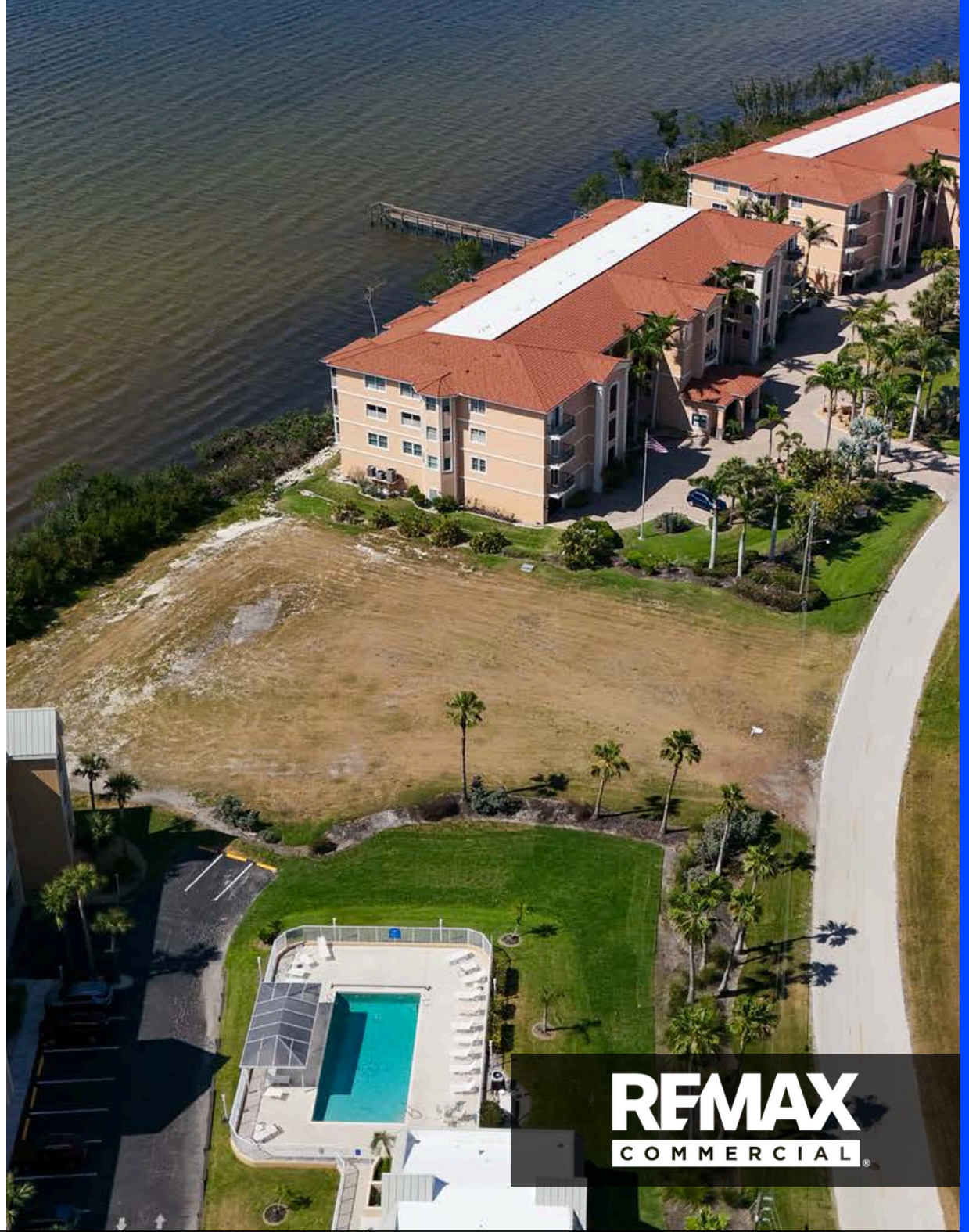
GROUND FLOOR PLAN

SCALE: 3/16"=1'-0"

REV.

DESCRIPTION

AREA OVERVIEW



AREA OVERVIEW

REMAX
COMMERCIAL

TAMPA



SARASOTA



VENICE



NORTH PORT



PORT CHARLOTTE



PUNTA GORDA



FORT MYERS



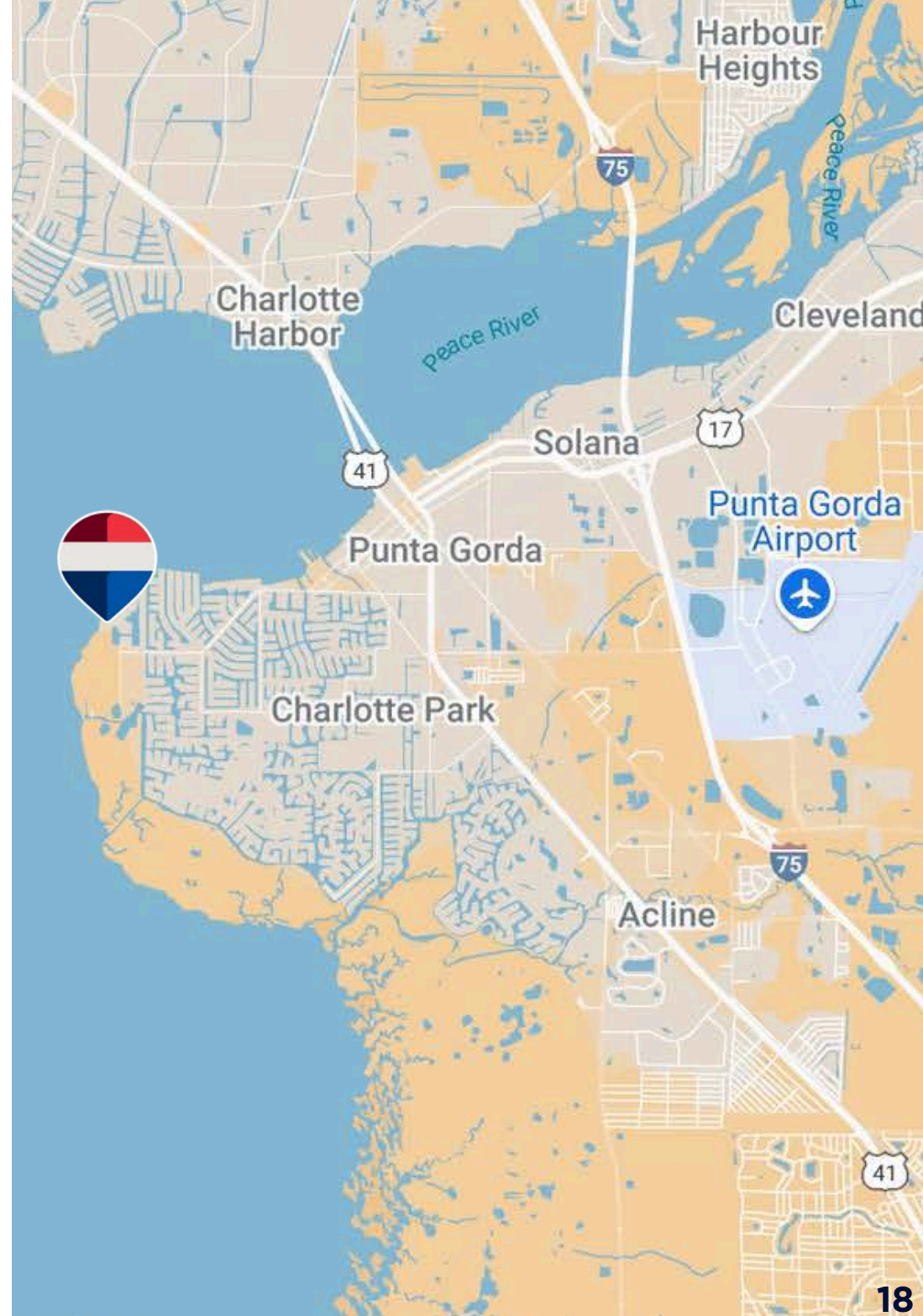
CAPE CORAL



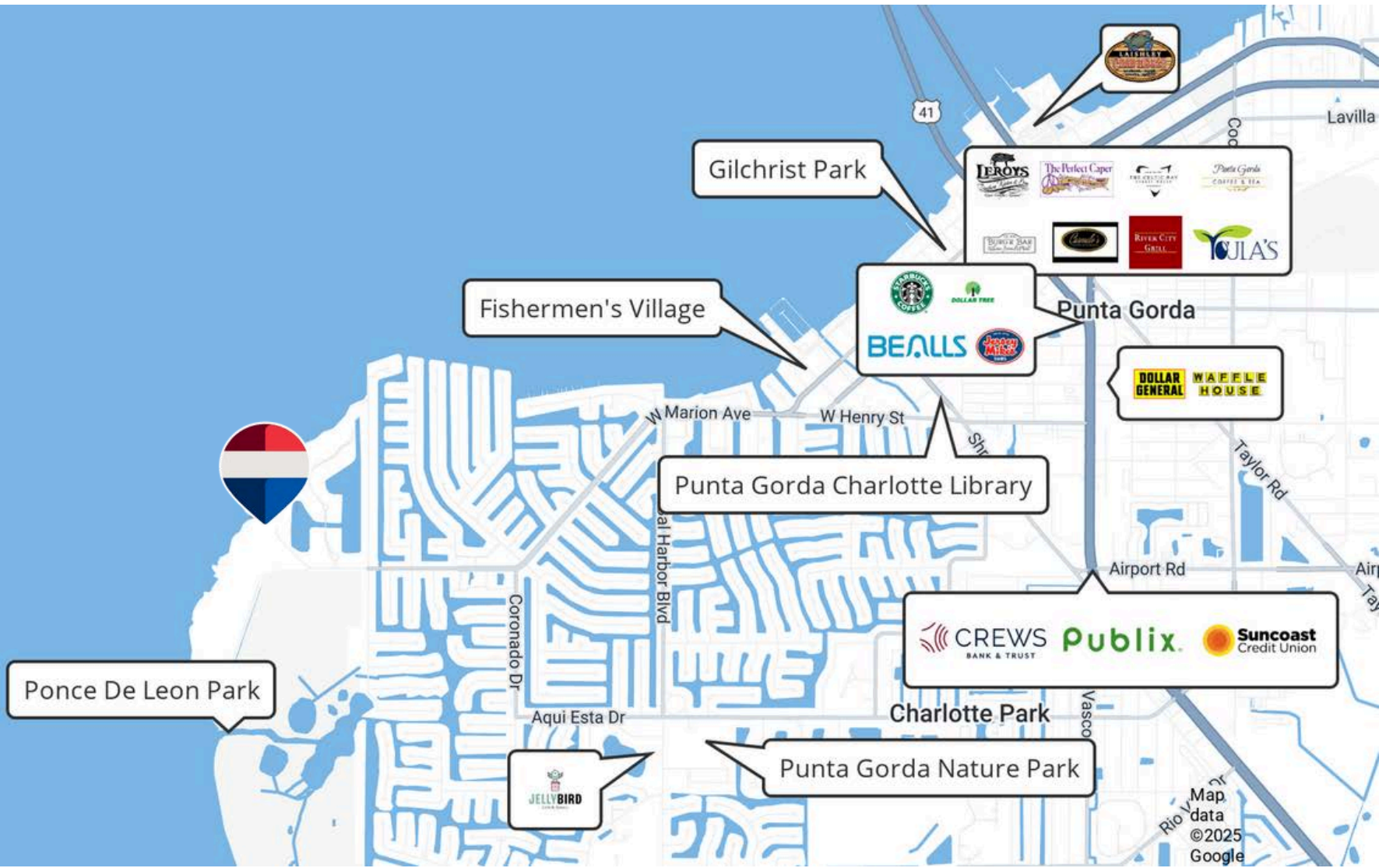
ESTERO



NAPLES



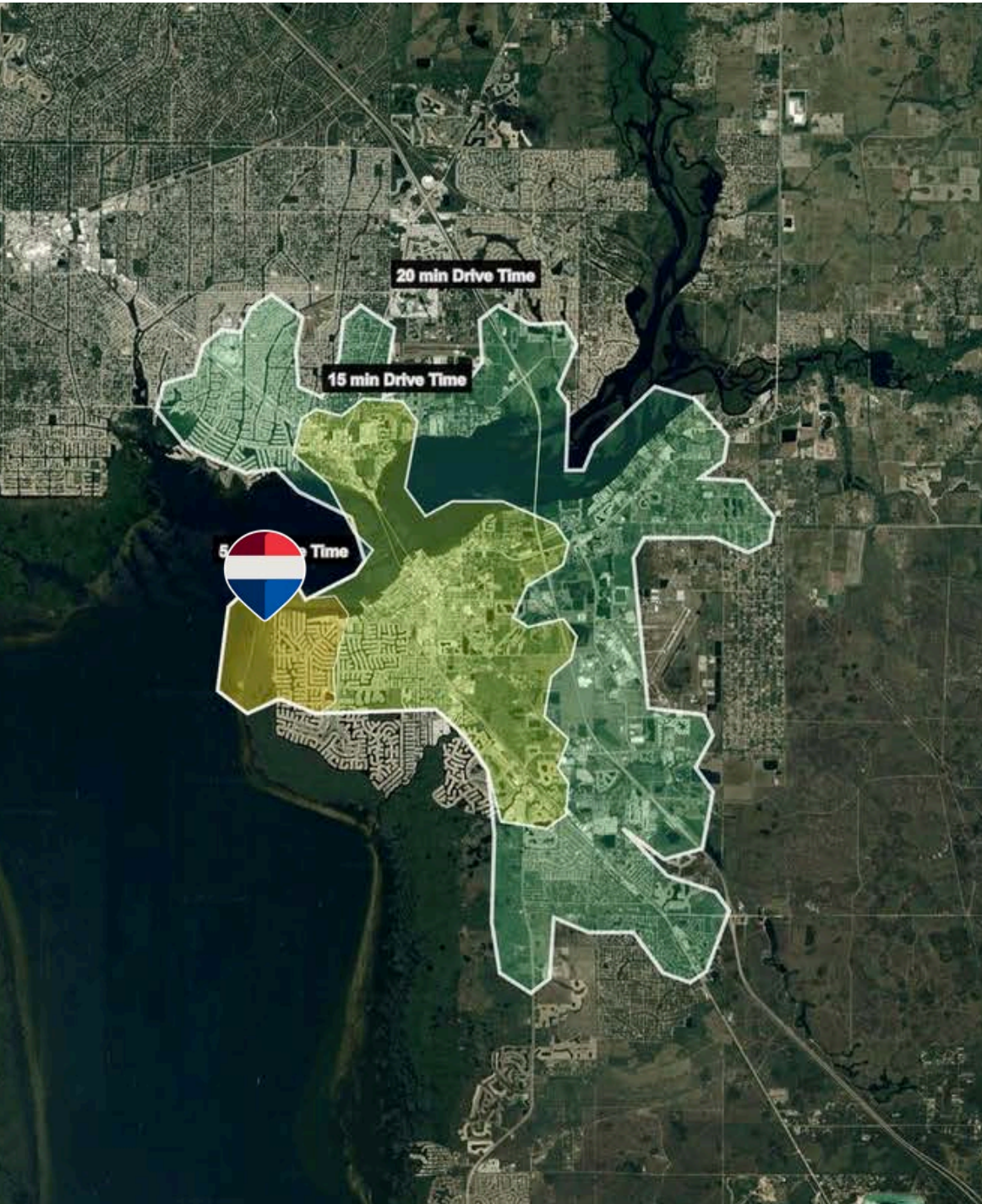
AREA AMENITIES



RETAIL MAP



DEMOGRAPHICS



2023 Summary	5 MIN	10 MIN	15 MIN
Population	4,191	22,764	48,116
Households	2,289	11,756	23,466
Med Home Value	\$615,045	\$442,139	\$372,321
Median Age	67	62	57
Median HH Income	\$117,310	\$94,197	\$85,664
Avg HH Income	\$174,781	\$134,417	\$120,365



\$1.09B
TOTAL
CONSUMER
SPEND
(15 MIN)




119.3%
POPULATION
GROWTH 5YR
(5 MIN)



\$175k
AVG HH
INCOME
(5 MIN)



\$615k
MED HOME
VALUE
(5 MIN)



67
MEDIAN AGE
(5 MIN)

OUR TEAM



OUR TEAM

REMAX
COMMERCIAL®

OUR TEAM



HUNTER MCCARTHY
COMMERCIAL ADVISOR

Tel: 941.421.9569 | hunter.mccarthy@remaxnet



MARGEAUX MCCARTHY
COMMERCIAL ADVISOR

Tel: 401.688.0822 | m.mccarthy@remax.net



**PRIME
WATERFRONT
MULTIFAMILY LOT**

**99 NORTH MARION COURT
PUNTA GORDA, FL 33950**

CONTACT

HUNTER MCCARTHY
Tel: 941.421.9569
hunter@mccarthy-cre.com

MARGEUX MCCARTHY
Tel: 401.688.0822
mvm@mccarthy-cre.com

REMAX
COMMERCIAL[®]

REMAX HARBOR REALTY