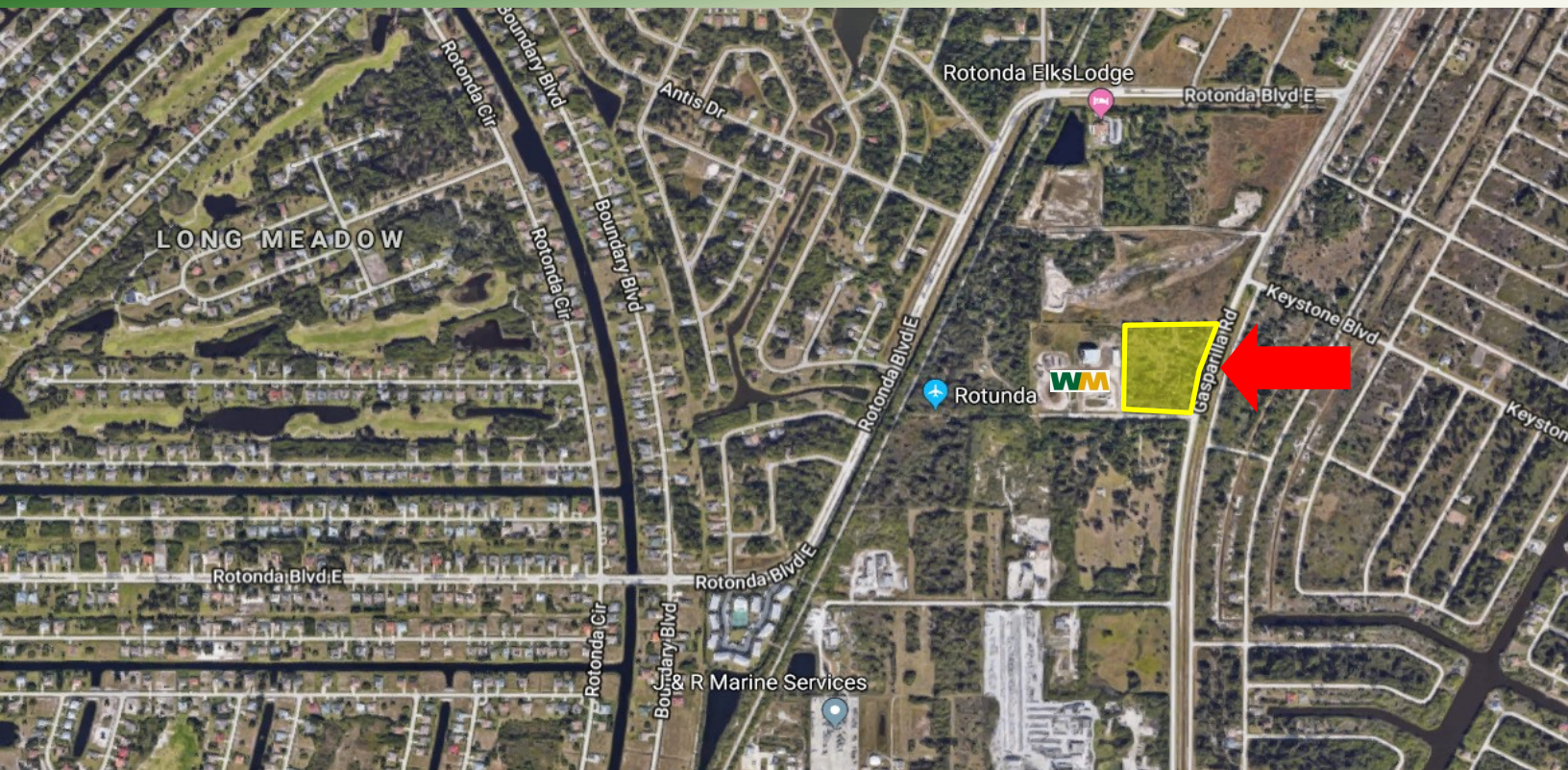


OFFERING MEMORANDUM

ROTONDA WEST INDUSTRIAL SITE



SITE OPPORTUNITY: 7.7 acre industrial site located on Hwy 771 in West Charlotte County, Florida. The property has over 690+ ft. of direct road frontage on Hwy 771. One of the last remaining undeveloped intensive industrial sites in West Charlotte County. Part of the (LBG) Lemon Bay Grove 1 industrial subdivision.

ZONING: 7.7 Acres of II (Industrial Intensive) - Allows multiple industrial & commercial uses. Current zoning information attached.

ACCESS & VISIBILITY: Located at 9151 Gasparilla Rd and 5301 Redwood Drive in Placida, Florida 33946. The property has excellent visibility and access via Hwy 771. Easy access to Hwy 776 to the northeast less than three miles away. The property also has excellent access via Redwood Road bordering the property on the south side.

ROAD FRONTAGE: 690+/- feet of road frontage on Hwy 771 and over 450+/- ft. of road frontage to the north on Redwood Rd

UTILITIES: Property has 12" potable water & 8" pressurized sewer main along with a 10" reclaimed water line provided by Charlotte County Utilities running along Hwy 771. Florida Power & Light has electric also in place running along Hwy 771. Utilities currently meet capacity.

TECHNICAL: The property's located in the (9AE) flood zone w/ a base flood elevation of 9ft. Elevation aerial on page 2.

ENVIRONMENTAL: No known environmental issues of concern. No Scrub Jay per US Fish and Wildlife search. Phase I and Phase II complete and clean of issues.



OWNERSHIP: Intermed LLC

PRICE: \$900,000 or \$2.68 psf

Noel E. Andress, CCIM
Owner/Director
PH: 239-283-1717 or Direct: 239-994-0624
nandress@comcast.net

Sage N. Andress, ALC, CCIM
Tampa Director
PH: 813-416-4254
Sage.sunmark@outlook.com



OFFERING MEMORANDUM - AERIALS

ROTONDA WEST INDUSTRIAL SITE

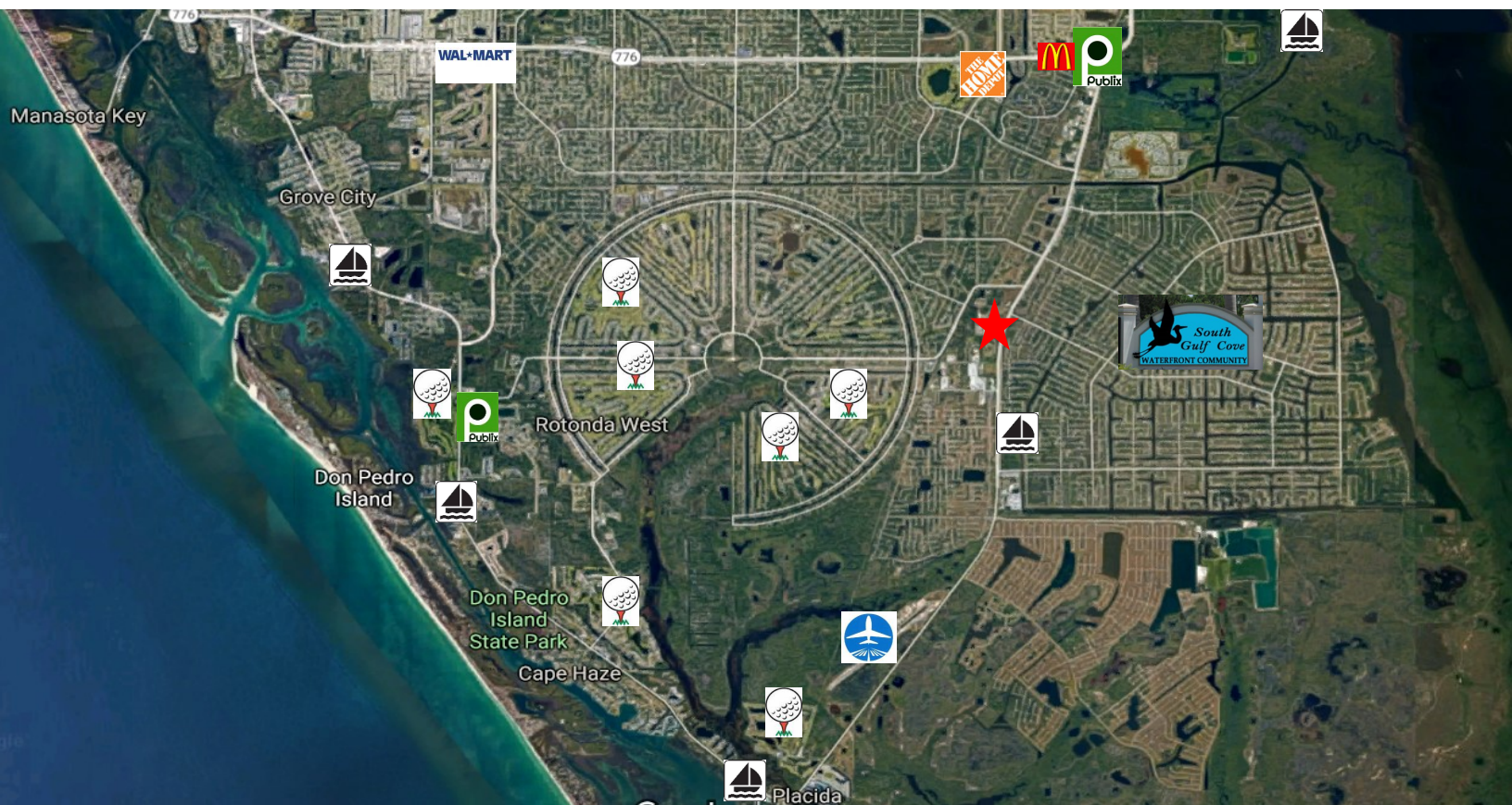


FUTURE LAND USE MAP

- LIGHT GREY - LOW INTENSITY INDUSTRIAL
- LIGHT PINK - MULTI FAMILY
- YELLOW - RESIDENTIAL
- RED - COMMERCIAL

CURRENT ZONING OF 7.77 ACRES

INDUSTRIAL INTENSIVE



OFFERING MEMORANDUM

ROTONDA WEST INDUSTRIAL SITE

LEGAL DESCRIPTION:

ZZZ 204121 P7-4 20 41 21 P7-4 2.37A M/L BEG AT INTXN OF N ROW REDWOOD RD & W ROW CR 771 TH NE ALG ARC 689.06FT W 159.61FT SE ALG ARC 687.86FT E 153.98FT TO POB 1898/316 2176/690 2884/2135

AND

ZZZ 204121 P6-1 20-41-21 P-6-1 5.4A M/L BEG AT NE COR LEMON BAY GROVES UNIT 2 TH W 285 FT N 660FT FOR POB TH CONT N 710FT E 450FT M/L S 690FT ALG A LINE 150 FT W OF SR 771 ROW W 260.75FT M/L TO POB P6-1 81/538 448/894 779/212 2445/1284 2535/1173 2884/2135

CHARLOTTE COUNTY INDUSTRIAL INTENSIVE ZONING REGULATIONS

Sec. 3-9-44. - Industrial intensive (II).

- (a) *Intent.* The purpose and intent of this district is to allow various heavy industrial uses including those that produce noise, odors, noxious or toxic by-products, increased hazards of fire or explosion, or are generally incompatible with lower intensity land uses. Industrial processes are not required to take place within enclosed buildings. Work areas, and the storage of materials and finished products may be permitted within an enclosed yard with appropriate screens and buffering.
- (b) *Permitted uses (P) and structures:*
 - (1) All other manufacturing uses not listed below.
 - (2) Asphalt plant, concrete batch plant.
 - (3) Biofuel production, less than five thousand (5,000) gallons per day.
 - (4) Biofuel production, five thousand (5,000) to fifteen thousand (15,000) gallons per day.
 - (5) Biofuel production, greater than fifteen thousand (15,000) gallons per day.
 - (6) Boat, travel trailer, and motor vehicle sales, including recreational vehicles and campers.
 - (7) Boat, travel trailer and motor vehicle repair, services, and storage, including recreational vehicles and campers.
 - (8) Building trades contractor's office with storage yard on-premises and heavy equipment.
 - (9) Commercial laundry.
 - (10) Commercial vehicle rental.
 - (11) Dairy, grain, fruit, field crop, and vegetable processing.
 - (12) Distribution center, wholesaling, warehousing.
 - (13) Dry cleaner.
 - (14) Emergency services.
 - (15) Essential services. (See section 3-9-71, essential services.)
 - (16) Farm equipment sales and service.
 - (17) Flammable liquid storage.
 - (18) Gas station.

OFFERING MEMORANDUM

ROTONDA WEST INDUSTRIAL SITE

CHARLOTTE COUNTY INDUSTRIAL INTENSIVE ZONING REGULATIONS CONTINUED...

- (19) Government uses and facilities.
- (20) Heavy machinery, equipment rental, sales, service.
- (21) Heliport, helistop.
- (22) Industrial marina.
- (23) Light manufacturing and assembly not in a completely enclosed building.
- (24) Lumberyard.
- (25) Mass transit station.
- (26) Motor vehicle wash.
- (27) Nonretail food production.
- (28) Paid or public parking lot, garage, structure.
- (29) Printing, lithographing, publishing and similar establishments.
- (30) Research, testing facility.
- (31) Sales and storage of mobile homes.
- (32) Sawmill, machine shop.
- (33) Sexually oriented business. (See section 3-9-84, sexually oriented businesses.)
- (34) Telecommunications facility, fifty (50) feet or less in height. (See section 3-9-68, communication towers.)
- (35) Telecommunications facility, greater than fifty (50) feet in height. (See section 3-9-68, communication towers.)
- (36) Truck stop.
- (37) Vocational, trade, or business school.
- (c) *Permitted accessory uses and structures:* Uses and structures which are customarily accessory and clearly incidental to permitted and conditional uses and structures are also permitted in this district; however, no residential facility shall be permitted in the district except for watchmen or caretakers whose work requires residence on the premises.
- (d) *Conditional use (C):* (For rules and regulations for any use designated as a conditional use, see section 3-9-69, conditional uses and structures.)
 - (1) Automobile wrecking and salvage yard. (See section 3-9-76, junklike conditions prohibited.)
 - (2) Laboratories, class 1, 2, 3.
 - (3) Mini transfer station. (See section 3-9-70, debris and waste facilities.)
 - (4) Minor yard trash processing facility. (See section 3-9-70, debris and waste facilities.)
 - (5) Outdoor storage yard.
 - (6) Private off-site parking.
 - (7) Recovered materials processing facility. (See section 3-9-70, debris and waste facilities.)

OFFERING MEMORANDUM

ROTONDA WEST INDUSTRIAL SITE

CHARLOTTE COUNTY INDUSTRIAL INTENSIVE ZONING REGULATIONS CONTINUED...

- (8) Residential household hazardous waste collection center. (See section 3-9-70, debris and waste facilities.)
- (8) Waste tire collection center. (See section 3-9-70, debris and waste facilities.)
- (e) *Prohibited uses and structures:* Any uses or structures not specifically or by reasonable implication permitted herein or permitted by special exception are prohibited in this district:
 - (1) Any use not conforming to industrial performance standards.
 - (2) Hospitals or clinics, except clinics in connection with industrial activity.
 - (3) Place of worship. (See section 3-9-82, places of worship.)
 - (4) Residential dwelling units, except as provided under accessory uses.
- (f) *Special exceptions:* (For procedure, see section 3-9-6.2, special exceptions.)
 - (1) Agricultural industrial activities, leather tanning, wool processing, meat curing.
 - (2) Airport.
 - (3) All conditional uses and structures that cannot meet all conditions set forth in this Code.
 - (4) Animal and poultry slaughter, stockyards, rendering.
 - (5) Composting facility. (See section 3-9-70, debris and waste facilities.)
 - (6) Explosives manufacturing.
 - (7) Explosives storage.
 - (8) Fertilizer manufacturing.
 - (9) Materials recovery facility. (See section 3-9-70, debris and waste facilities.)
 - (10) Paper and pulp manufacturing.
 - (11) Petroleum refining.
 - (12) Soil treatment facility. (See section 3-9-70, debris and waste facilities.)
 - (13) Solid waste combustor. (See section 3-9-70, debris and waste facilities.)
 - (14) Solid waste disposal facility. (See section 3-9-70, debris and waste facilities.)
 - (15) Transfer station. (See section 3-9-70, debris and waste facilities.)
 - (16) Used oil processing facility. (See section 3-9-70, debris and waste facilities.)
 - (17) Waste tire processing facility. (See section 3-9-70, debris and waste facilities.)
 - (18) Waste tire site. (See section 3-9-70, debris and waste facilities.)
 - (19) Such other uses as determined by the zoning official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
 - c. Not specifically prohibited in that district.

OFFERING MEMORANDUM

ROTONDA WEST INDUSTRIAL SITE

CHARLOTTE COUNTY INDUSTRIAL INTENSIVE ZONING REGULATIONS CONTINUED...

The board of zoning appeals (BZA) shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designee shall be appealable pursuant to section 3-9-6, board of zoning appeals. It is expressly intended by these regulations that any use permitted as a principal use or by special exception in another zoning district or districts which is not specifically listed in this section is excluded by its omission and cannot be a special exception considered or approved by the BZA as one (1) permitted by reasonable implication and intent of the district.

(g) *Development standards :*

II		
Lot (min.)		Adjacent to nonindustrial uses
Area (sq. ft.)	40,000	40,000
Width (ft.)	200	200
Setbacks (min. ft.)		
Front	10	15
Side (interior)	0	0
Side (street)	10	15
Rear (interior)	10	15
Rear (street)	10	15
Abutting water	20	20
Bulk (max.)		
Lot coverage of all buildings	50%	50%
Height (ft.)	60	60
Density (units/acre)	0	0

OFFERING MEMORANDUM

ROTONDA WEST INDUSTRIAL SITE

CHARLOTTE COUNTY INDUSTRIAL INTENSIVE ZONING REGULATIONS CONTINUED...

All uses shall conform to the industrial performance standards as set forth in section 3-9-75.

Landscape buffers and screening shall be required in this district in accordance with the provisions of article XXII, chapter 3-5, of the Code as the same may be amended.

If the II district abuts a residential district, no structure other than screening required pursuant to article XXII, chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than twenty-five (25) feet or the building height, whichever is greater.

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with section 3-9-88, waterfront property.

(h) *Signs*. Signs shall be in accordance with section 3-9-85.

(i) *Off-street parking*. Off-street parking shall be in accordance with section 3-9-79.

(Ord. No. 2014-066, § 1(Exh. A), 11-25-14)

People QuickFacts

	<u>Charlotte County</u>	<u>45-Minute Commute</u>	<u>Florida</u>
Population	178,465	1,142,930	20,612,439
10-Yr Annual Growth	1.30%	not available	1.30%
Households	101,195	671,926	9,094,999
Median Age	55.9	48.6	40.7
Median House Value	\$145,700	\$178,557	\$159,000
Avg Annual Salary	\$37,011	\$41,741	\$46,072
Cost of Living Index	100.8	99.2	100.1

Source: JobsEQ (May 2017)

Charlotte County Grow Projections

	<u>Low Estimate</u>		<u>Medium Estimate</u>		<u>High Estimate</u>	
<u>Year</u>	<u>Population</u>	<u>Percent</u>	<u>Population</u>	<u>Percent</u>	<u>Population</u>	<u>Percent</u>
2020	169,300	-5.29%	180,100	0.75%	190,000	6.28%
2025	171,900	1.54%	191,000	6.05%	207,300	9.11%
2030	174,000	1.22%	200,400	4.92%	224,300	8.20%
2035	174,700	0.40%	208,400	3.99%	241,000	7.45%
2040	174,700	0.00%	215,600	3.45%	257,700	6.93%
2045	173,400	-0.74%	222,100	3.01%	274,700	6.60%

Source: Bureau of Economic and Business Research (BEBR) - Projections 2017



FLOOD ZONE:
COMMUNITY PANEL: 120061-
FLOOD ZONE: "B" & "C" ARE NOT
IN DESIGNATED FLOOD HAZARD ZONE AREA.

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
UNLESS IT BEARS THE SURVEYOR'S AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER THIS DRAWING, PLEASE REFER TO REVERSE SIDE FOR GENERAL NOTES & ABBREVIATIONS.

FINSTAD LAND & SPATIAL
SURVEYING CORPORATION
PROFESSIONAL LAND SURVEYORS & MAPPERS-LB 6917

DRAWN BY: SH
CHECKED BY:
PROJECT NO: 1M-20875

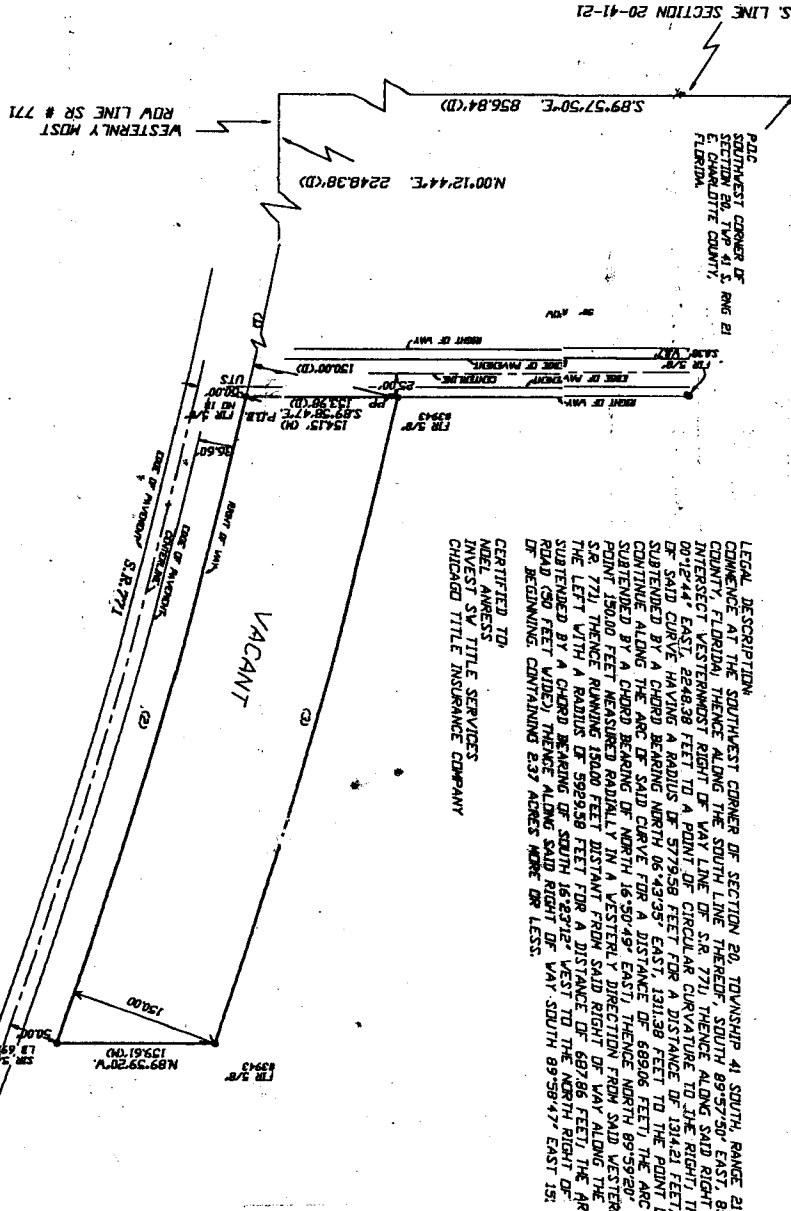
REVISIONS	DATE

NOTE:
IN COMPLIANCE WITH F.A.C.
6107-6.000 (2) (C) OF LOCATION OF
EASEMENTS OR RIGHTS OF WAY, THE
SURVEYOR HAS REVIEWED THE RECORD
DEEDS AND MAPS FOR THE AREA AND
HAS DETERMINED THAT THE INFORMATION
FURNISHED TO THE SURVEYOR AND MAPPER

MARY E. FINSTAD, PSM #5901
CLINT W. FINSTAD, PLS #2463

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER
THE MINIMUM TECHNICAL STANDARDS SET FOR
LAND SURVEYORS AND MAPPERS IN CHARLOTTE
PURSUANT TO SECTION 55.027, FLORIDA STATUTES.

BY: *Mary E. Finstad*



LEGAL DESCRIPTION:
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 89°57'50\"/>

CERTIFIED TO:
MEL ANKERS
INVESTMENT TITLE SERVICES
CHICAGO TITLE INSURANCE COMPANY

**SURVEY SKETCH
OF BOUNDARY SURVEY
NOT FOR CONSTRUCTION
NOT FOR DESIGN**

PAC
QUARTER SECTION CORNER OF
THE WEST LINE OF SECTION
20, AS SHOWN ON PLAT OF
LEMON BAY GROVES, UNIT 2,
P.B. 3, PG 17, CHARLOTTE
COUNTY.

SCALE 1" = 120'



NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
IN DESIGNATED FLOOD HAZARD ZONE AREA.

FLOOD ZONE:
COMMUNITY PANEL: 120061-
DATED:
(FLOOD ZONE: "A", "C", "D", & "X" ARE NOT
IN DESIGNATED FLOOD HAZARD ZONE AREA.)

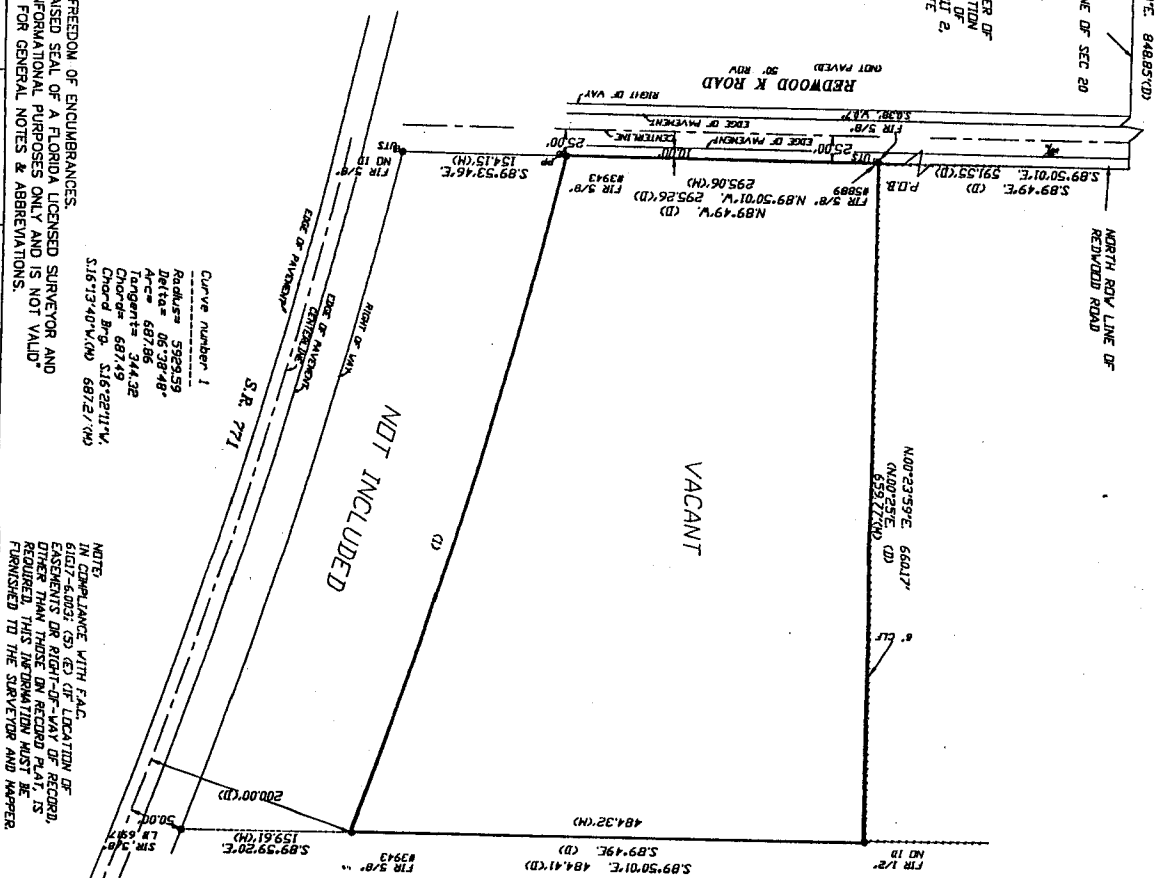
**FINSTAD LAND & SPATIAL
SURVEYING CORPORATION**
PROFESSIONAL LAND SURVEYORS & MAPPERS-LB 6917

DRAWN BY: SH
CHECKED BY:
PROJECT NO: 1M-20961

REVISIONS:
DATE:

2701 MANATEE AVE. W., SUITE A
BRADENTON, FL 34205
941-925-4964 FAX 925-7061

12730 NEW BRITANNY BLVD., SUITE 426
FORT MYERS, FLORIDA 33907
941-274-9518 FAX 941-274-9519



LEGAL DESCRIPTION
ALL THAT TRACT OF PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 41 SOUTH, RANGE
21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
COMMENCE AT THE QUARTER SECTION CORNER ON THE WEST LINE OF SAID SECTION 20, AS
SHOWN ON PLAT OF LEMON BAY GROVES, UNIT NO. 2, RECORDED IN PLAT BOOK 3, PAGE
12 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE NORTH 00°16' EAST
ALONG SAID WEST LINE OF SECTION 20, A DISTANCE OF 660.00 FEET TO THE NORTH RIGHT
OF WAY LINE OF REDWOOD ROAD 50 FEET RIGHT OF WAY LINE, A DISTANCE OF 54.55
FEET TO THE POINT OF BEGINNING, THENCE NORTH 00°23'39" EAST (SOUTH 89°49' EAST
DEED), A DISTANCE OF 660.17 FEET, THENCE SOUTH 89°50'01" EAST (SOUTH 89°49' EAST
DEED), A DISTANCE OF 484.41 FEET, TO A POINT ON A LINE PARALLEL WITH AND 200 FEET
WEST OF THE CENTERLINE OF SAID ROAD 771, SAID POINT ALSO BEING ON THE ARC
OF A CIRCULAR CURVE, HAVING A RADIUS OF 592.65 FEET, A CENTRAL ANGLE OF 106°38'48" AND CHORD
BEARING OF SOUTH 86°22'11" WEST, AN ARC DISTANCE OF 687.86 FEET TO INTERSECT THE
NORTH RIGHT OF WAY LINE OF SAID REDWOOD ROAD, THENCE NORTH 89°50'01" WEST (NORTH
89°49' WEST DEED) ALONG SAID REDWOOD ROAD, A DISTANCE OF 295.36 FEET
TO THE POINT OF BEGINNING, CONTAINING 580 ACRES, MORE OR LESS.

CERTIFIED TO:
INVEST SV TITLE SERVICES
CHICAGO TITLE INSURANCE COMPANY

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS
THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL
LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 712.027, FLORIDA STATUTES.
BY: *Harold Needie* SURVEY DATE: 4-27-01

MARY E. FINSTAD, PSM #5901
CLIENT M. FINSTAD, PLS #2453

LELAND E. BEDWELL, PSM #5884
HAROLD NEEDIE, PLS #5452