

Southwest Florida Commercial Real Estate Symposium

November 2, 2021



CHARLOTTE COUNTY
ECONOMIC DEVELOPMENT
Your Business. Cleared for Takeoff.

Contact

Happening

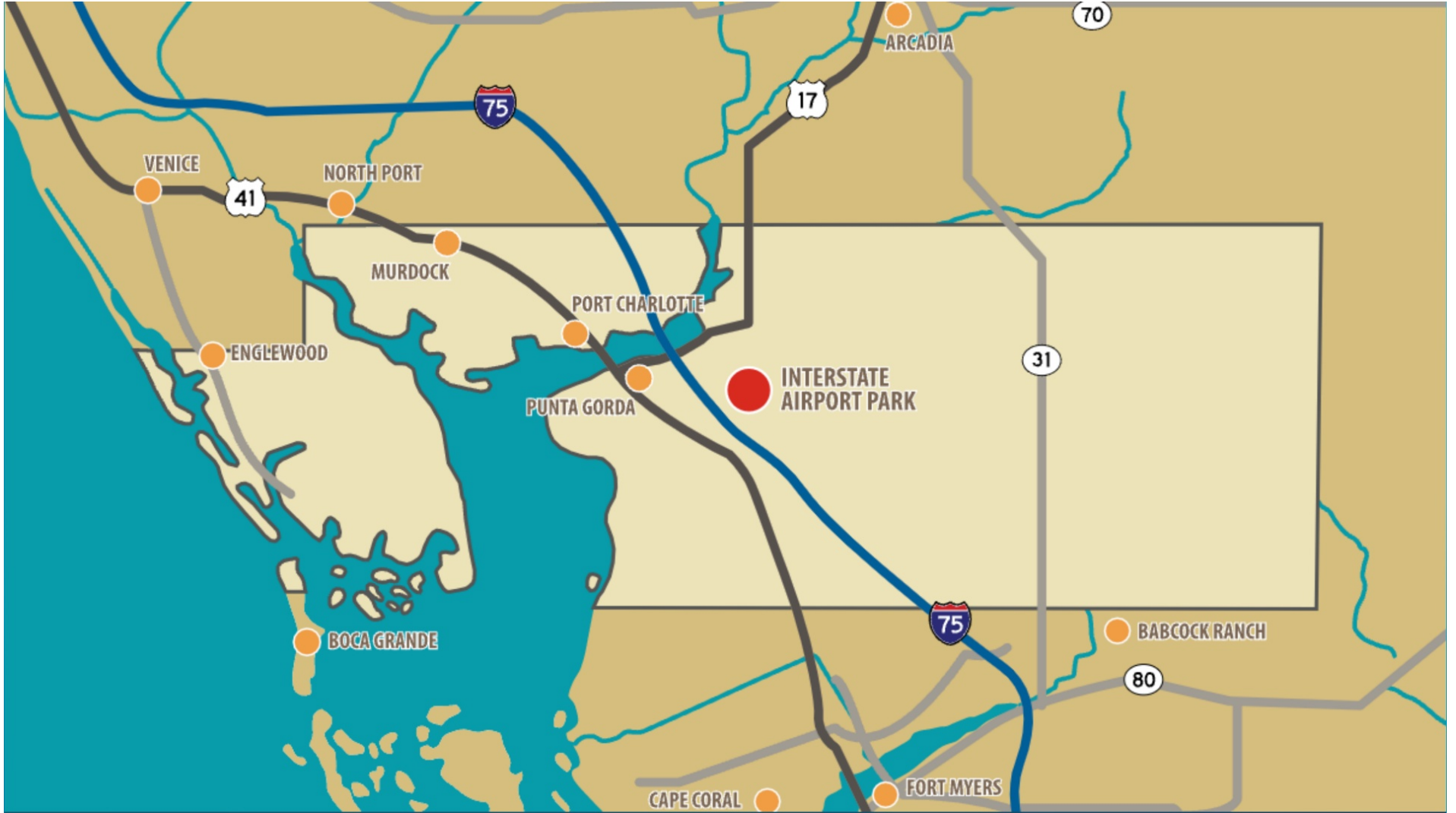
Growth

Wave

Wave of Activity







Where did this wave come from?

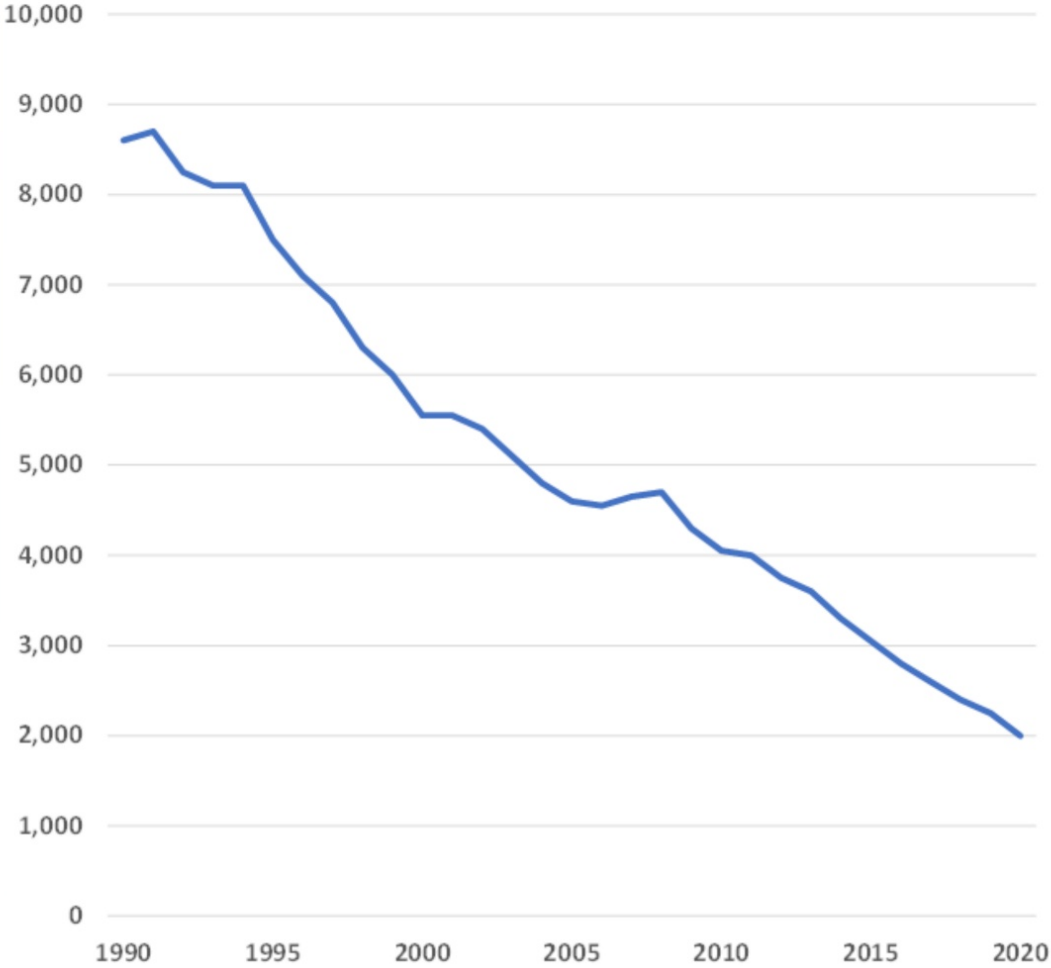
Why are people are moving here?

- Outstanding quality of life
- Community charm & character
- Ideal weather
- Natural assets
- Low crime
- Affordable housing alternatives
- Relatively little traffic
- **Open for business**

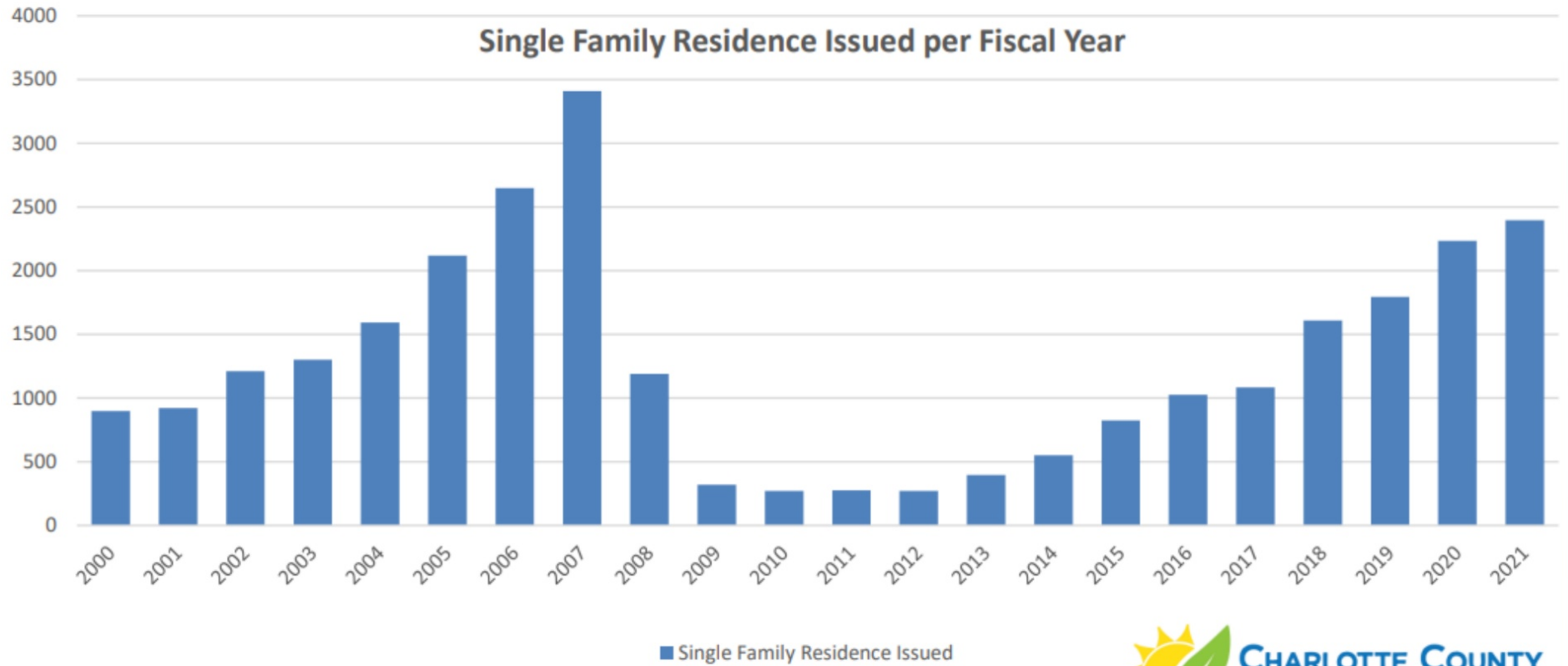


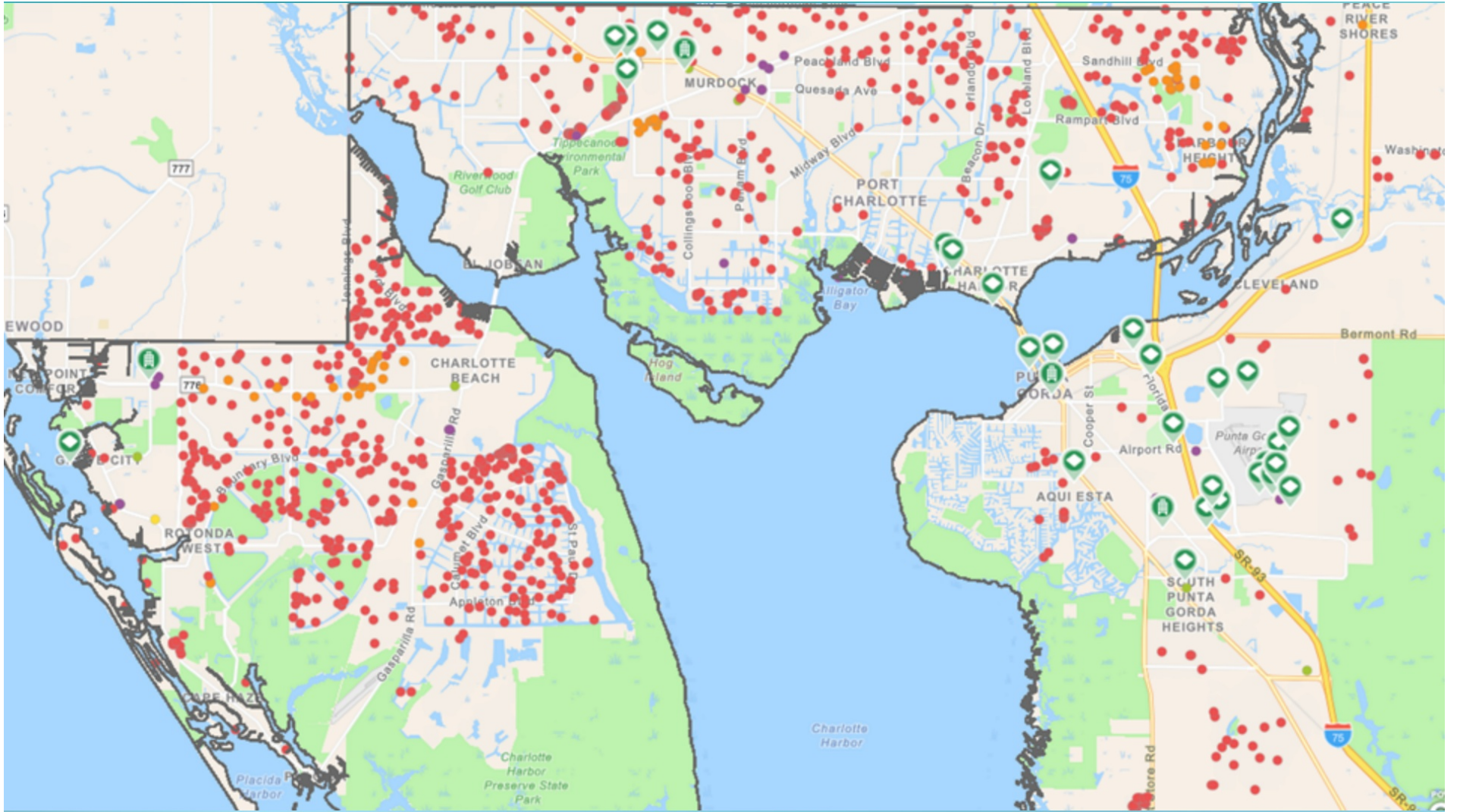
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Florida's Falling Crime Rate

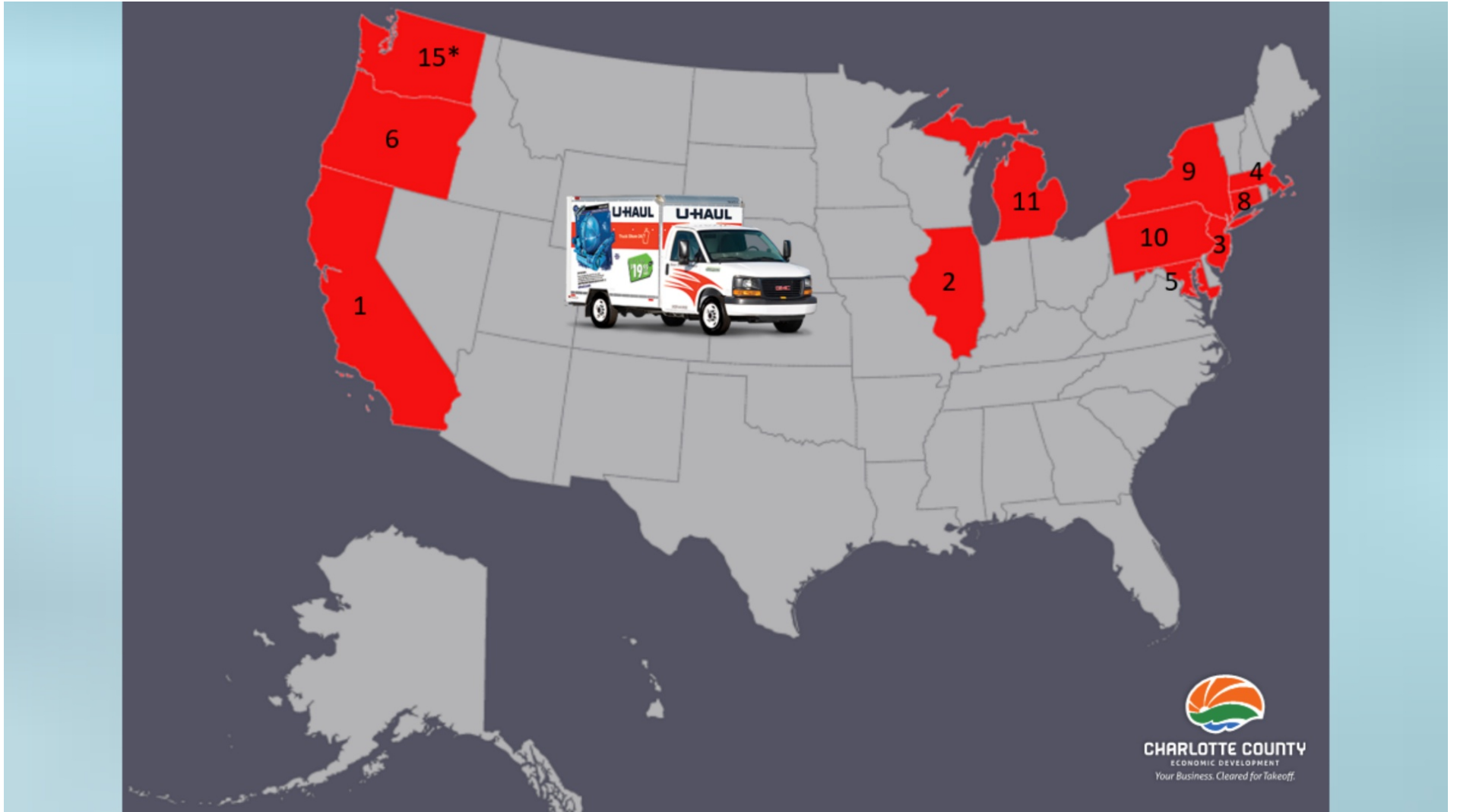


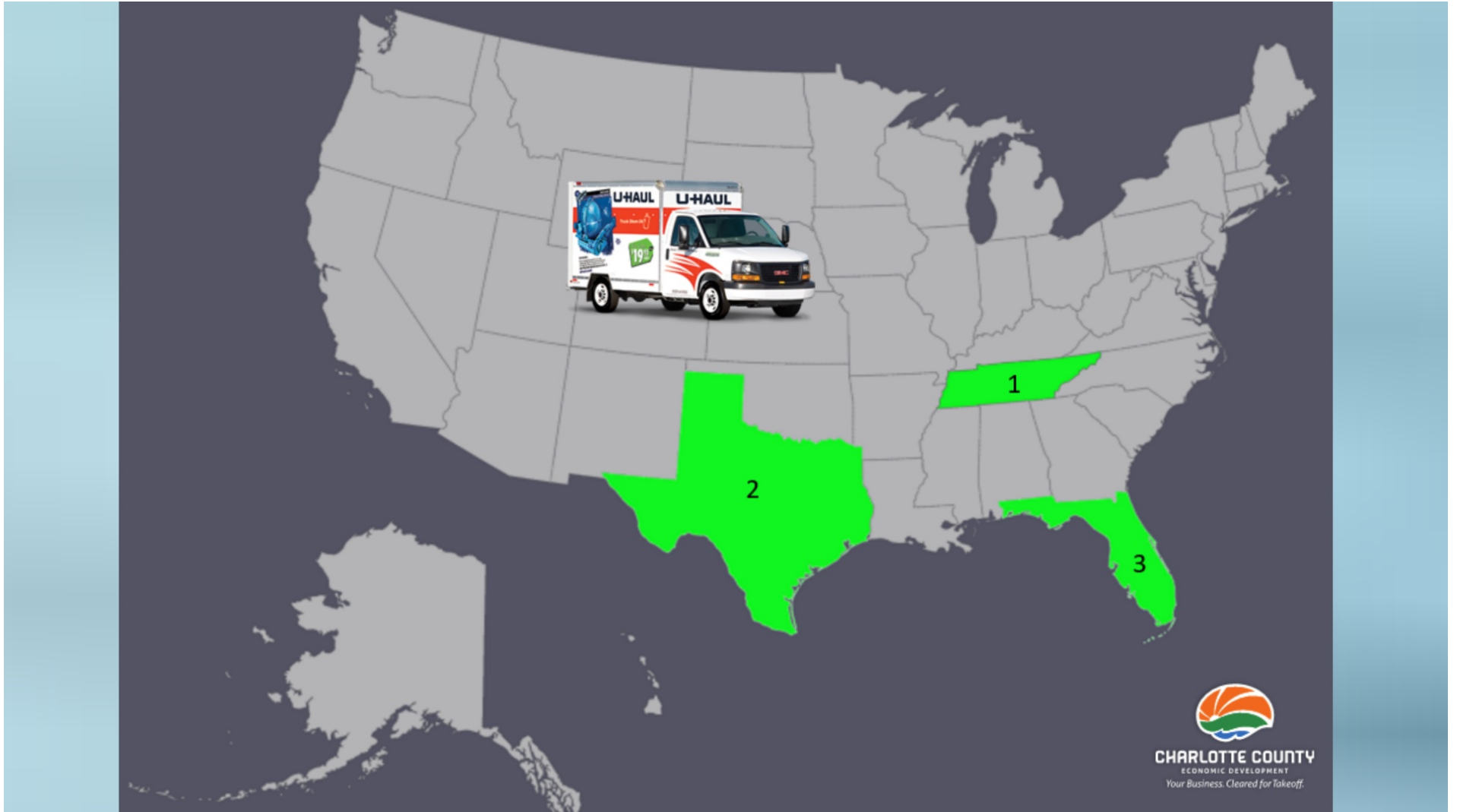
Development History













20 Top Entrepreneurial Ecosystems Across America

Heartland Forward

1. San Jose, CA
2. San Francisco, CA
3. Boulder, CO
4. Oxnard, CA
5. Madera, CA
6. Provo, UT

7. Punta Gorda, FL (MSA)

8. Naples, FL
9. New York, NY
10. Cape Coral, FL



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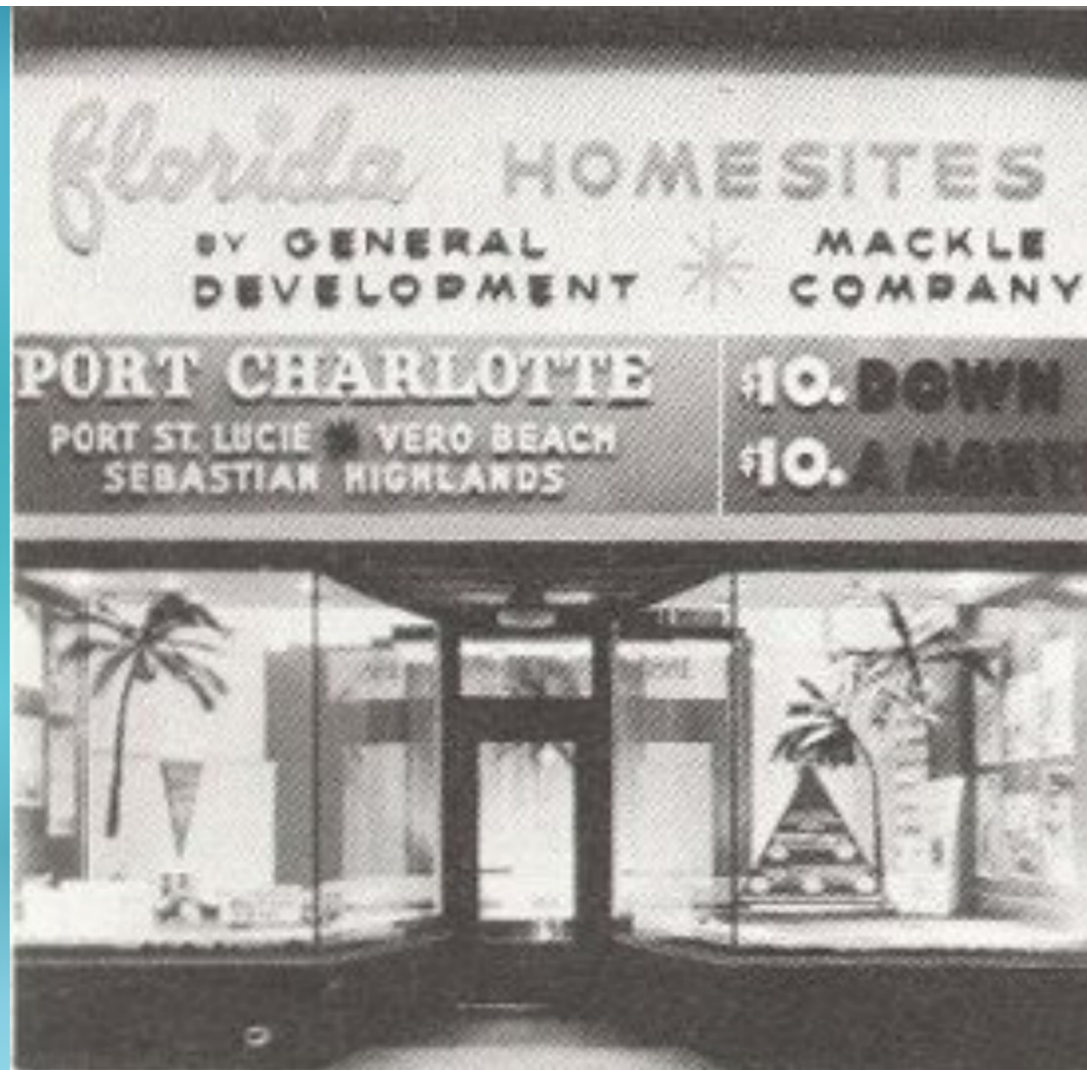
Growth

Wave

Growth

**Can't hold back tide...
but we can determine
HOW we want to grow**







No hurry or worry here



Fishermen couldn't ask for more

THERE'S A NEW LIFE FOR YOU HERE IN FLORIDA...NOW

Now, as easily as you'd buy a new refrigerator, you can acquire a Port Charlotte homesite that may be the most rewarding investment you've ever made in your life.

Delightful for a year 'round or vacation home...or a place to retire and develop new interests...a Southwest coast community planned to bring you Florida living at its best.

Sandy, sun-swept beaches invite you to relax



While you've been looking at these pictures . . . others are enjoying this wonderful life!

The people you see photographed here are not professional models. They are families who have bought Port Charlotte property and are living here in Florida right now.

They found out that Port Charlotte, owned by the General Development Corporation, is considered one of the choicest large tracts available in Florida today. They learned, too, that General Development Corporation had selected the Mackle Company to develop this land into a planned community.

The Mackle Brothers, famous as Florida's leading builders and developers, have a record of accomplishments which has won nation-wide attention from experts in the field. The advantages that the Mackles put into a community for better living also make it a wise investment (see chart at right).

The unusual terms of the offer enabling you to acquire your homesite are given in the coupon below.

YOU MAY BUY PROPERTY AT PORT CHARLOTTE

—as a wise and happy approach toward retirement, enjoying your homesite as a family vacation base while still active in business.

—as an investment, securing it at today's favorable price and holding your land for the rise in value that so many Mackle-developed areas have enjoyed.

—to make available to employees on their retirement, as a mark of appreciation for loyal services.

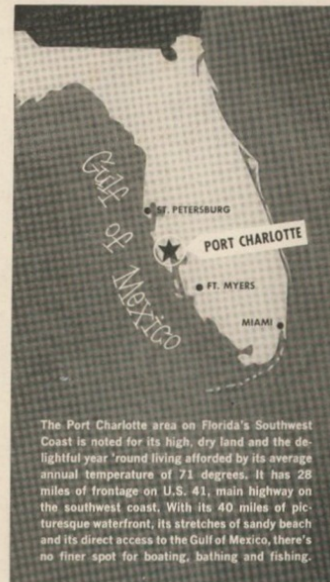
THE MACKLE PLAN

1. Makes it easy to finance ownership of property which in the estimation of Florida's most experienced developers, offers the best promise for increase in values.

2. Gives you the benefit of lower prices made possible through the largest-scale operation in the field so you make more if you re-sell when property values rise.

3. Makes certain your property conforms to Federal, State and local regulations—and that's important in avoiding delays, disappointments and extra expense.

4. Is the best assurance of the soundness of your investment because your land is in a planned community of homes, shopping centers, parks, churches, schools.



The Port Charlotte area on Florida's Southwest Coast is noted for its high, dry land and the delightful year 'round living afforded by its average annual temperature of 71 degrees. It has 28 miles of frontage on U.S. 41, main highway on the southwest coast. With its 40 miles of picturesque waterfront, its stretches of sandy beach and its direct access to the Gulf of Mexico, there's no finer spot for boating, bathing and fishing.

FIGURES SHOW AVERAGE INCREASES IN VALUE OF DEVELOPED LAND

| | | |
|------------------------------------|--------------|-----|
| Pompano Beach | 1954 to 1957 | 80% |
| Ft. Pierce | 1955 to 1957 | 90% |
| Greater Miami | 1954 to 1957 | 75% |
| Charlotte Harbour (Port Charlotte) | 1954 to 1957 | 40% |

PROPERTIES DEVELOPED BY MACKLE COMPANY INCREASE IN VALUE AT A MORE RAPID PACE

| | | |
|----------------|--------------|------|
| Pompano Beach | 1955 to 1957 | 150% |
| Ft. Pierce | 1955 to 1957 | 200% |
| Greater Miami | 1954 to 1957 | 200% |
| Port Charlotte | 1957 to — | 7 |

Source: compiled August 1957 by an Independent Research Organization—The First Research Corporation of New York, Miami and Atlanta, Ga.

Copyright 1957 by the General Development Corp.

\$10 DOWN, \$10 A MONTH

(includes 3% interest)
for a king-size 80 x 125' lot.

TOTAL PRICE \$795

No assessments; title insurance is free.

You can secure your property with a \$10 bill. Note the 30 day money-back guarantee on the coupon.



Inquire about the Port Charlotte Division at Florida State Chamber of Commerce Jacksonville, Florida Chamber of Commerce Miami, Florida Chamber of Commerce Punta Gorda, Florida

Port Charlotte Division, General Development Corp.
P.O. Box 465, Miami 45, Florida Dept. M610

Please reserve _____ (fill in number desired) lots (each 80x125 ft.). I enclose \$10. payment on each. Rush may showing location. My deposit will be returned promptly and without question if I notify you within 30 days.

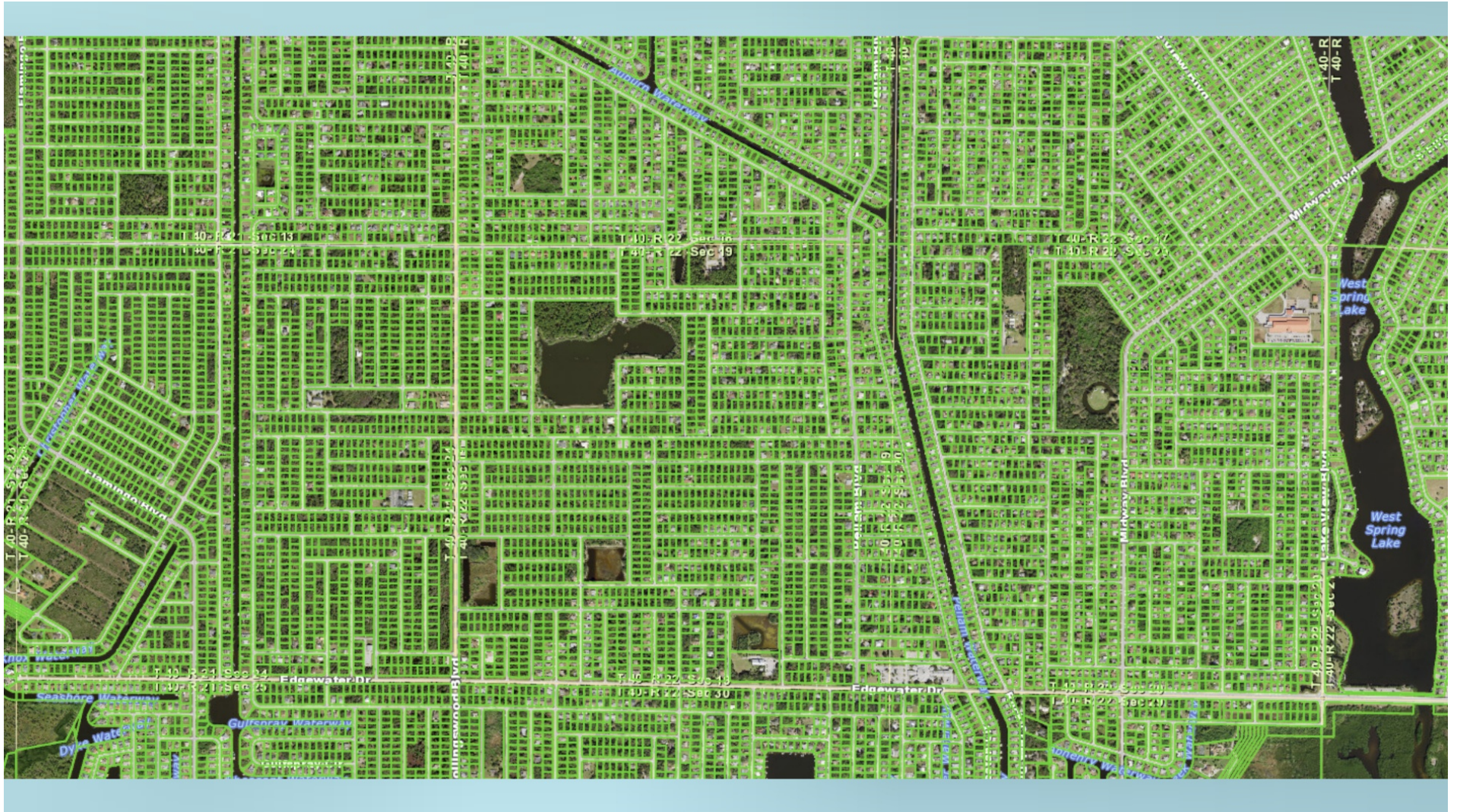
(Please print name exactly as you want it on contract)

NAME _____

ADDRESS _____

CITY _____ ZONE _____ STATE _____

TELEPHONE NUMBER _____





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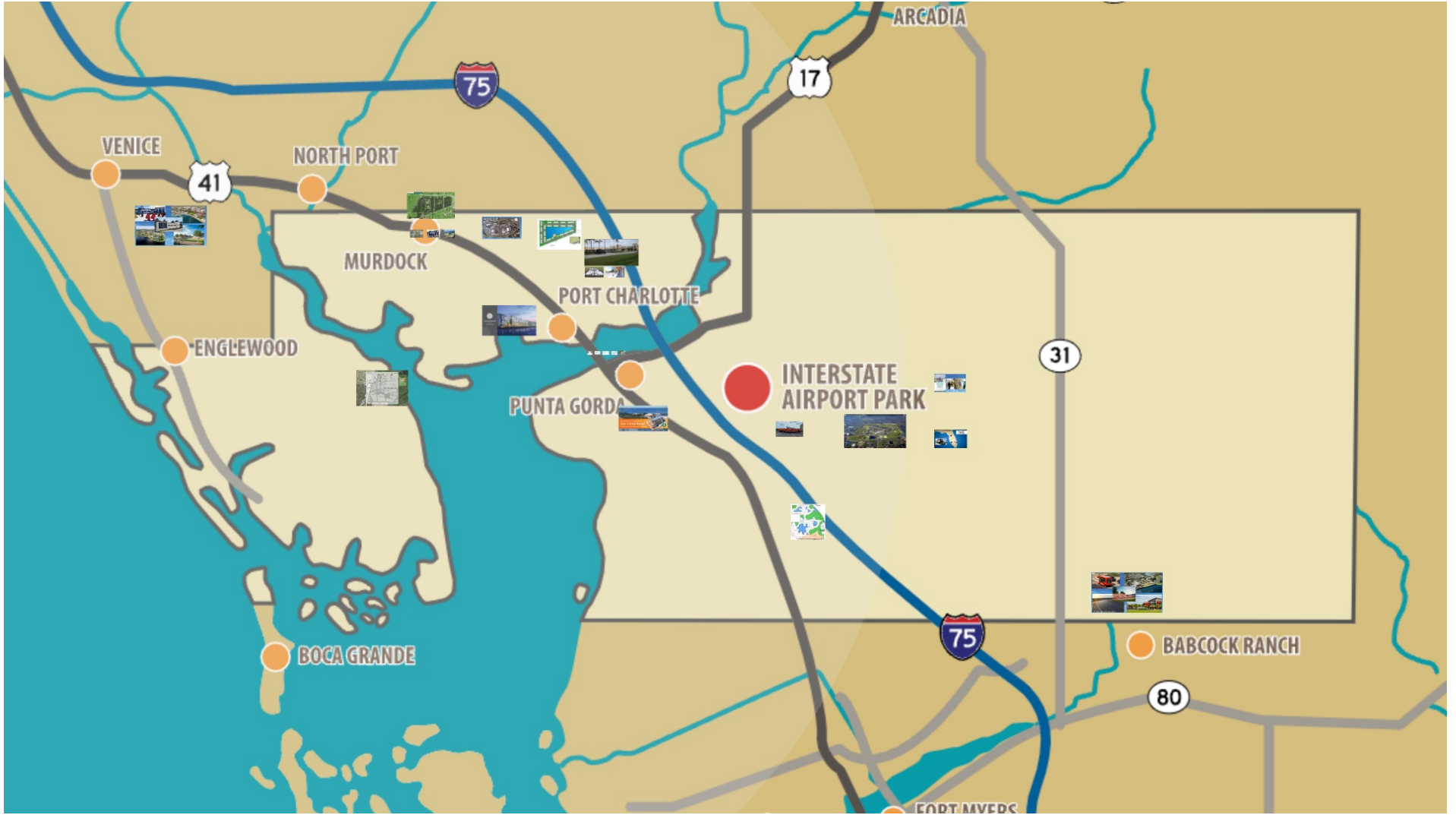
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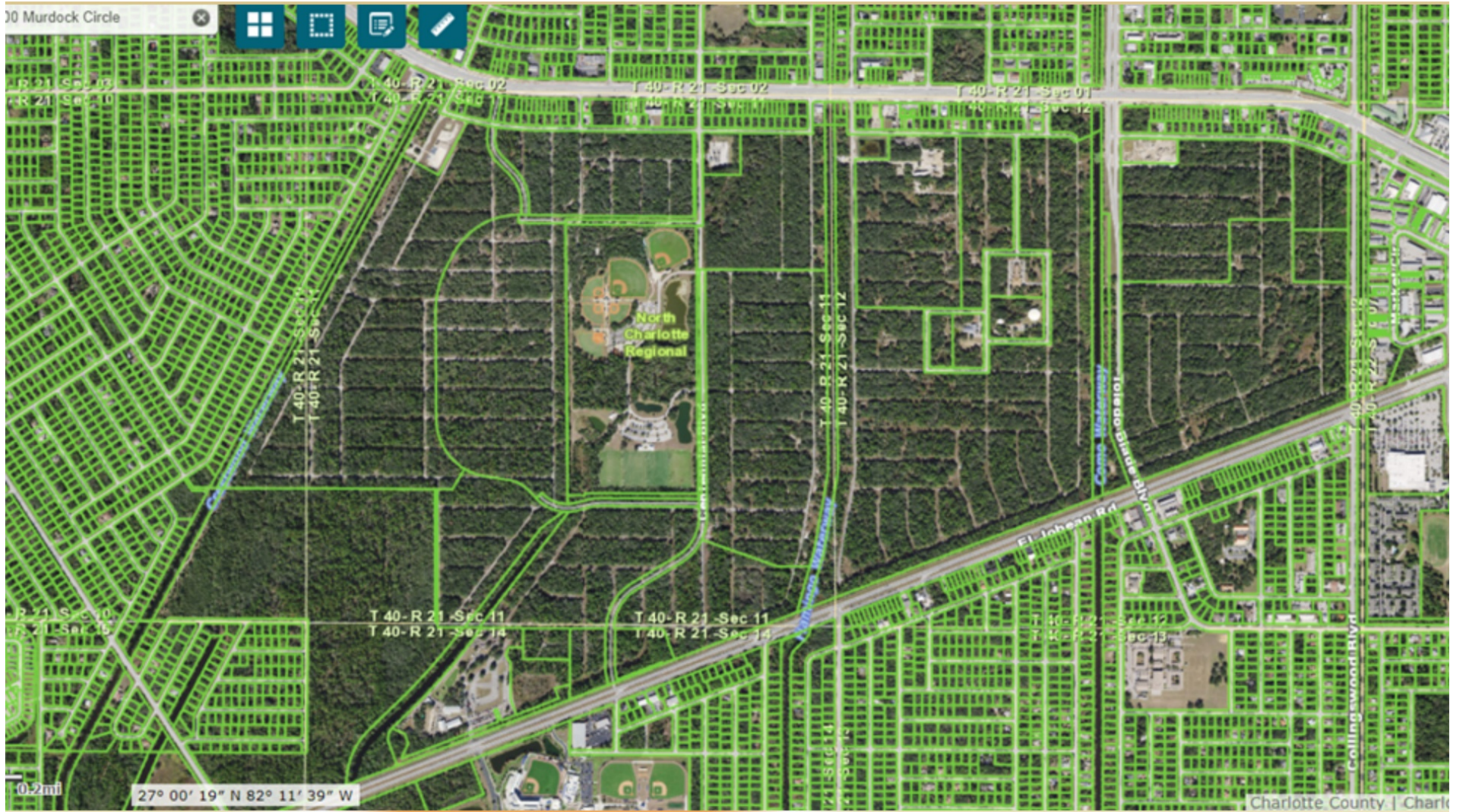
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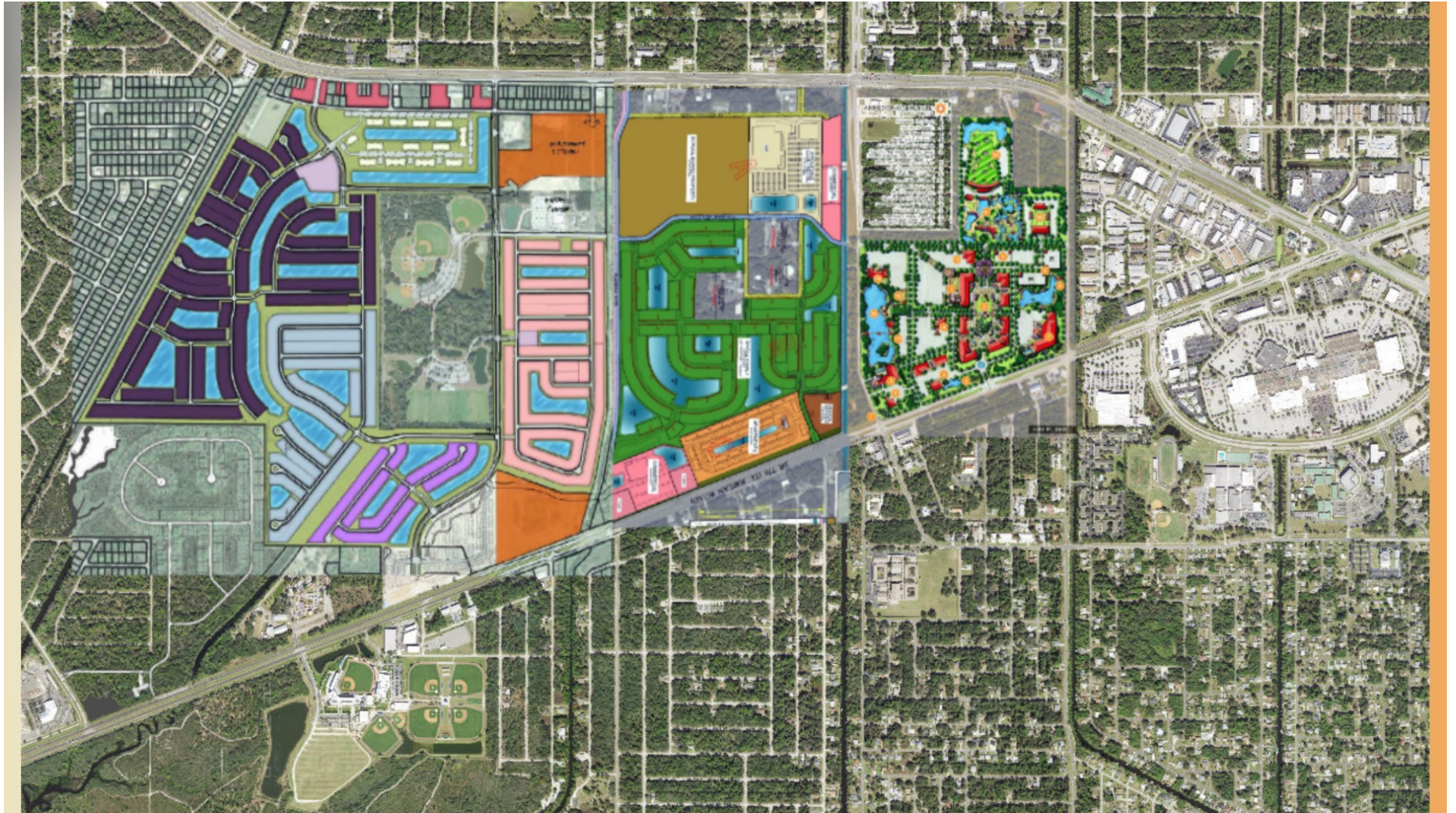
Happening

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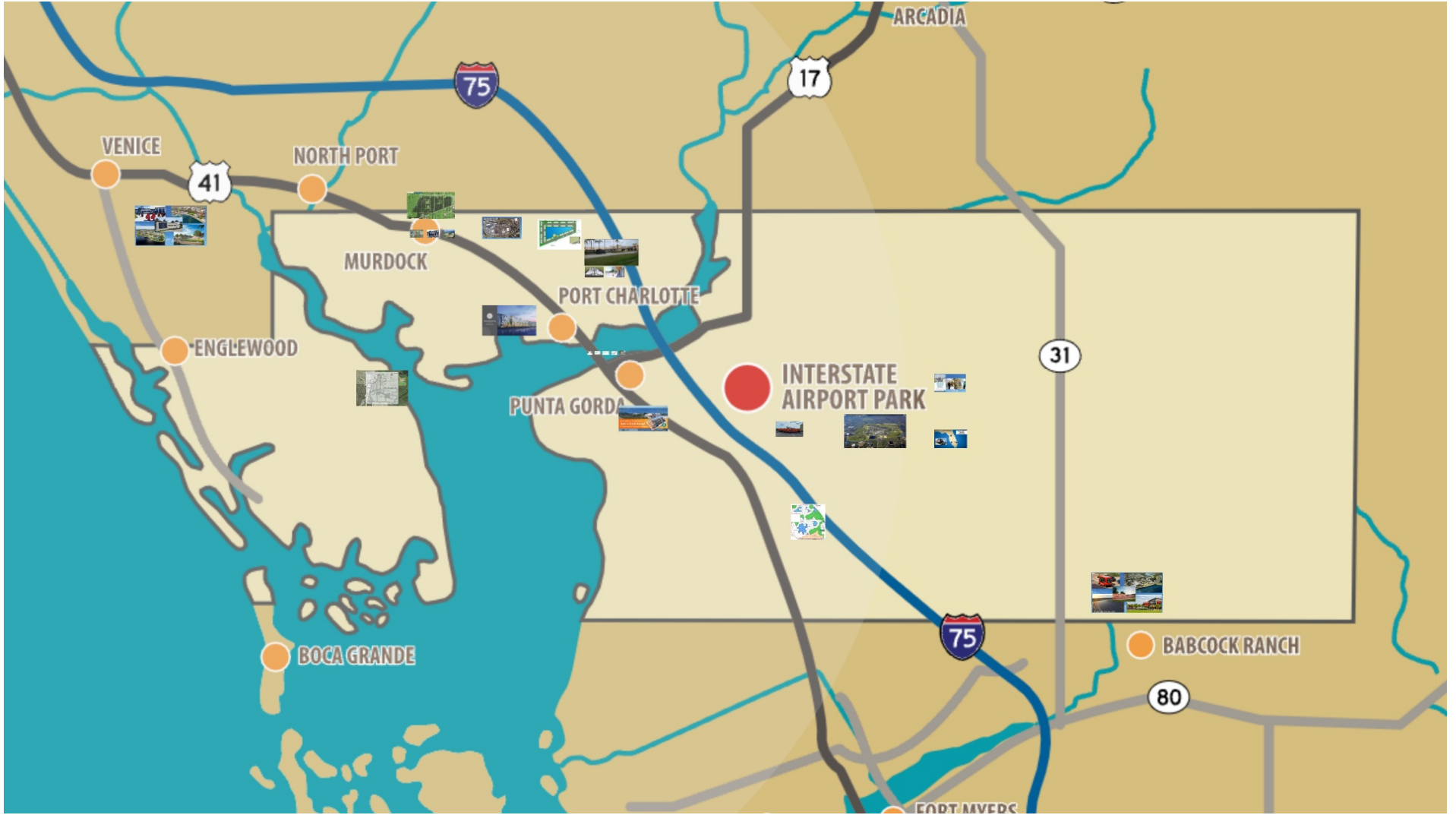


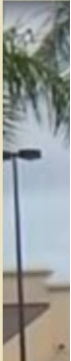


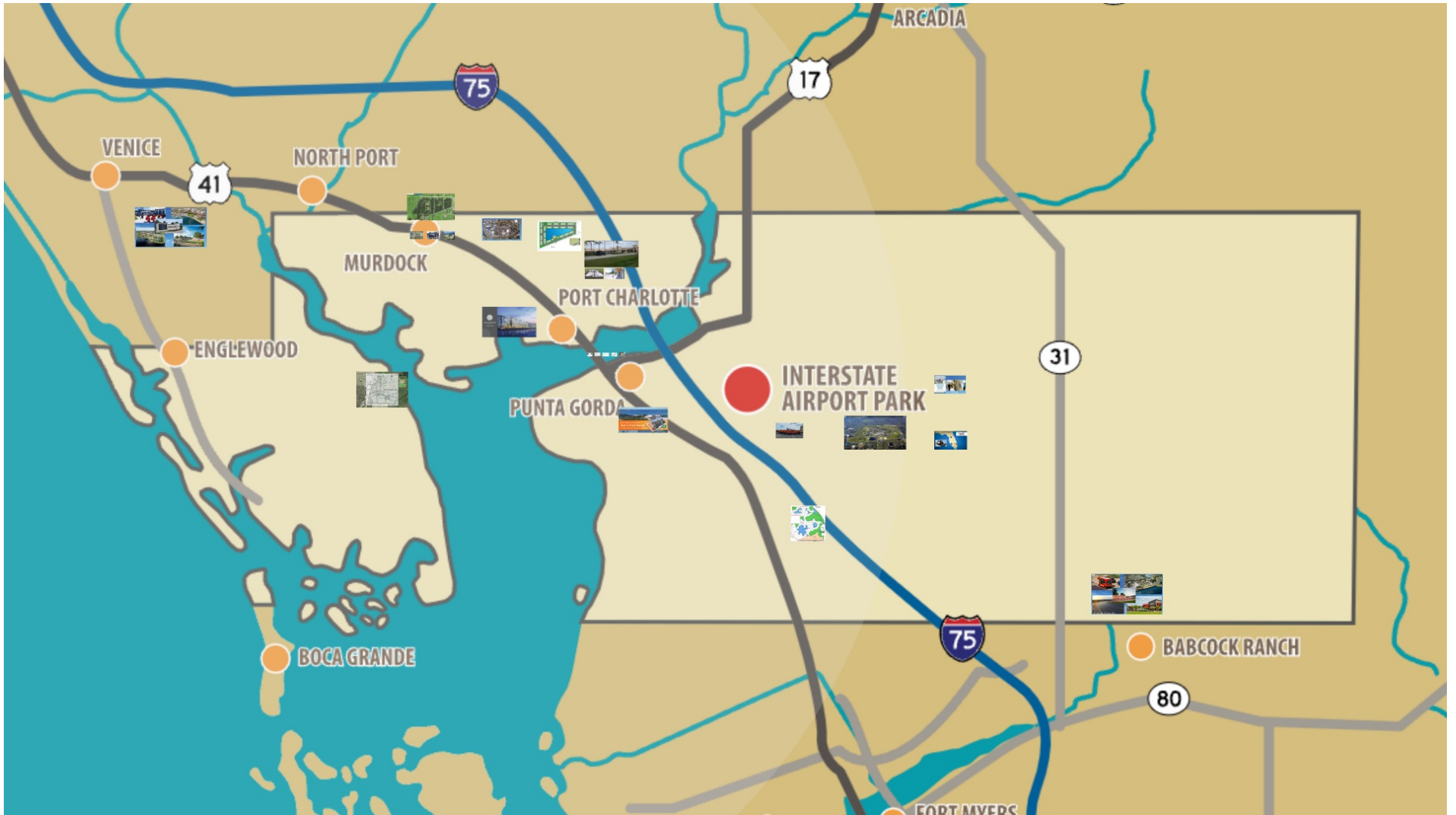


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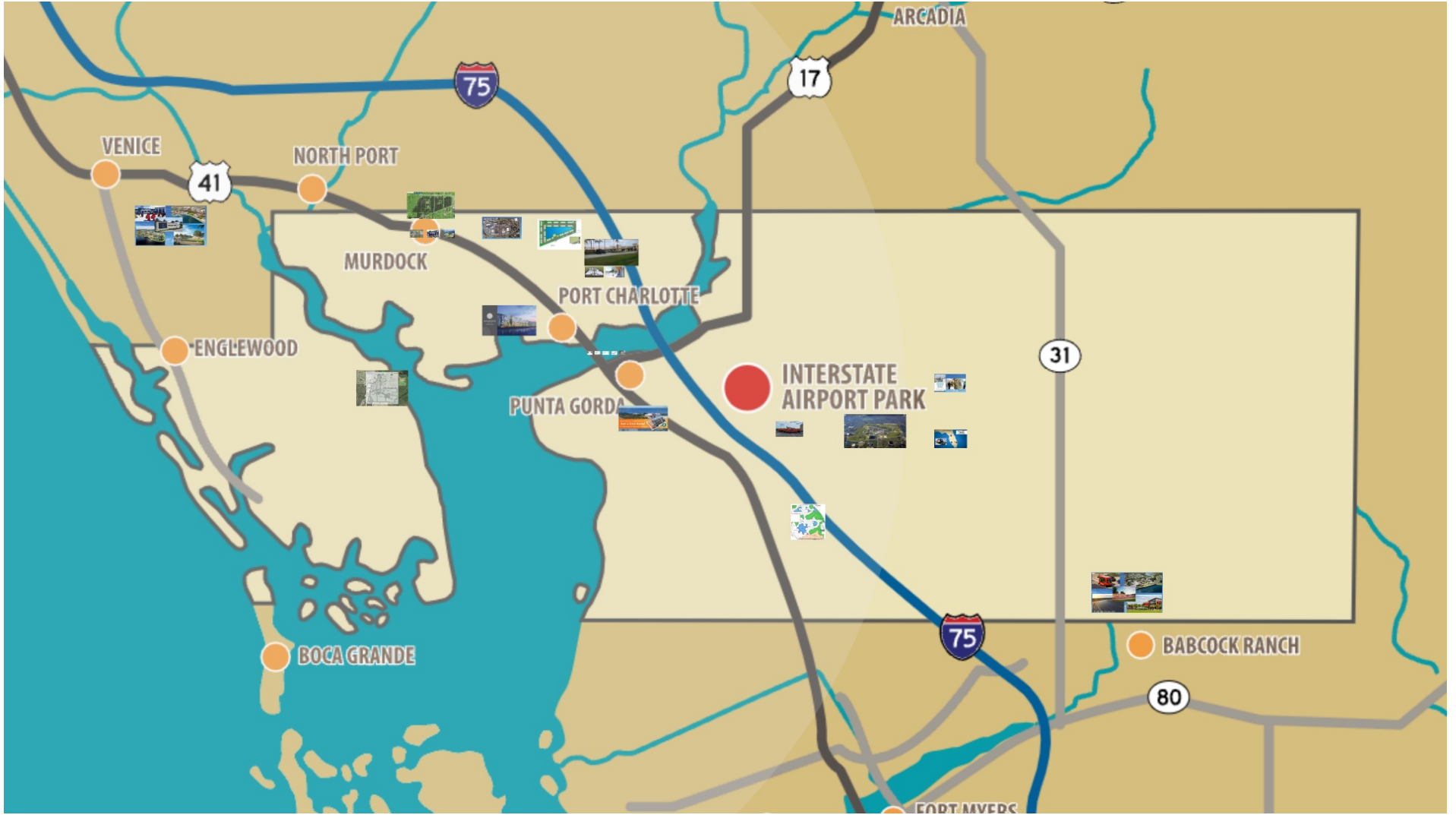




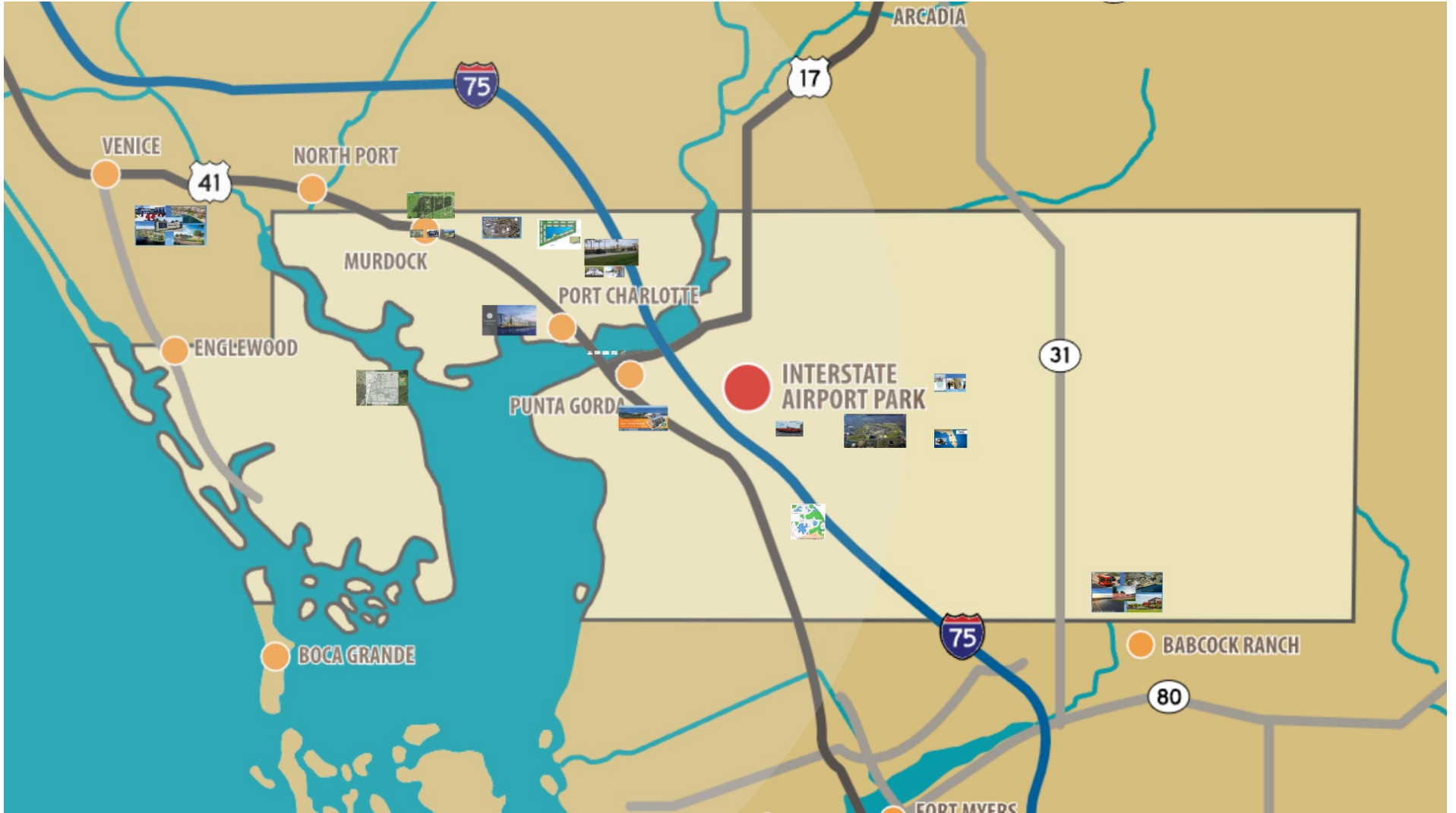














SUNSEEKER
RESORT
Charlotte Harbor



Project Status



Construction Underway on Phase I

- Expected Budget: \$475M + \$5M contingency
- Phase I Programming
- 785 Keys
- Hotel Tower with 512 Keys
- Two Suite Towers with 189 Suites (273 Keys)
- 16 Food & Beverage Outlets
- Rooftop Pool
- 55,000+ Sq. Ft. of Meeting & Event Space
- Full Service Spa
- 7,500 Sq. Ft. Fitness Center
- Waterfront Promenade



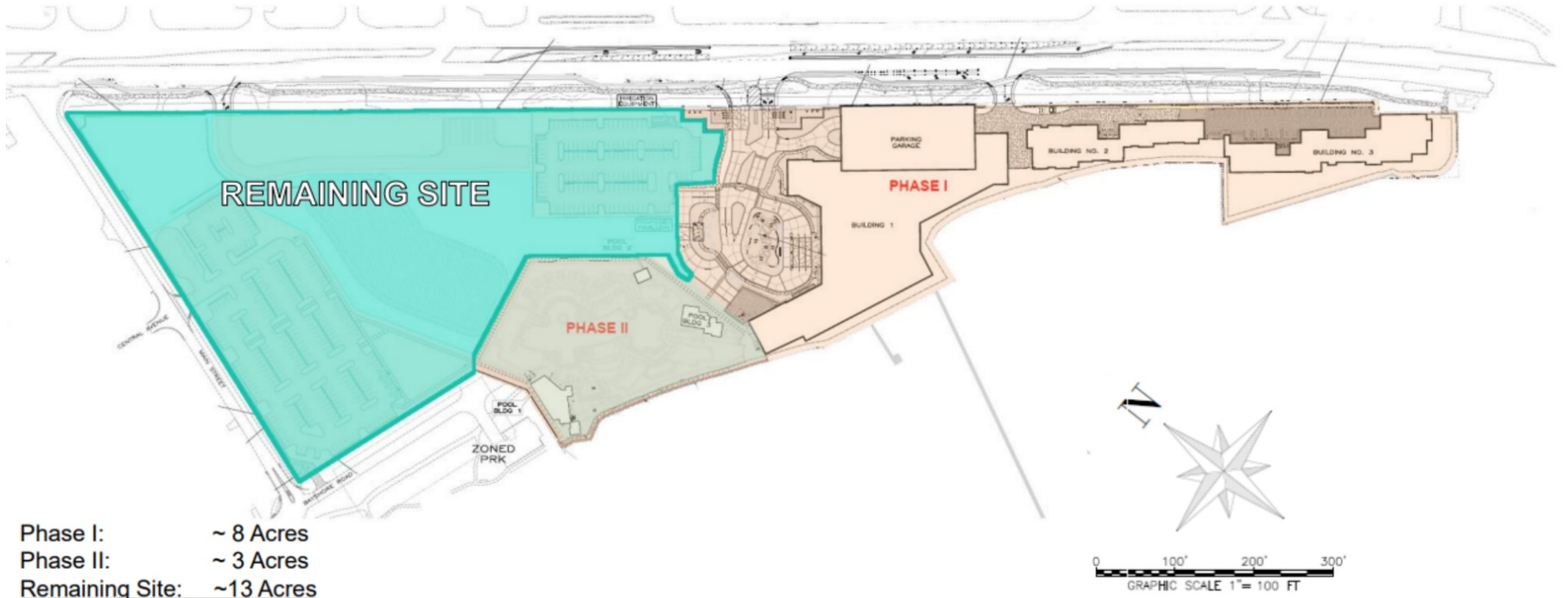
Planning Underway on Phase II

- Expected Budget: \$25M + \$5M contingency
- Phase II Programming
 - ~100 Yard Ground Level Pool with Pool Bar & Grill
 - Three Level Structure Containing:
 - Full Service Restaurant
 - Event Space

Remaining Site

- Containing options such as:
 - Expansion of Phase II pool
 - Additional hotel rooms/suites or possibly condos
 - Shopping & entertainment areas

24 acre site plan



Phase I: ~ 8 Acres
Phase II: ~ 3 Acres
Remaining Site: ~13 Acres
Total: ~24 Acres

Competitive set profile

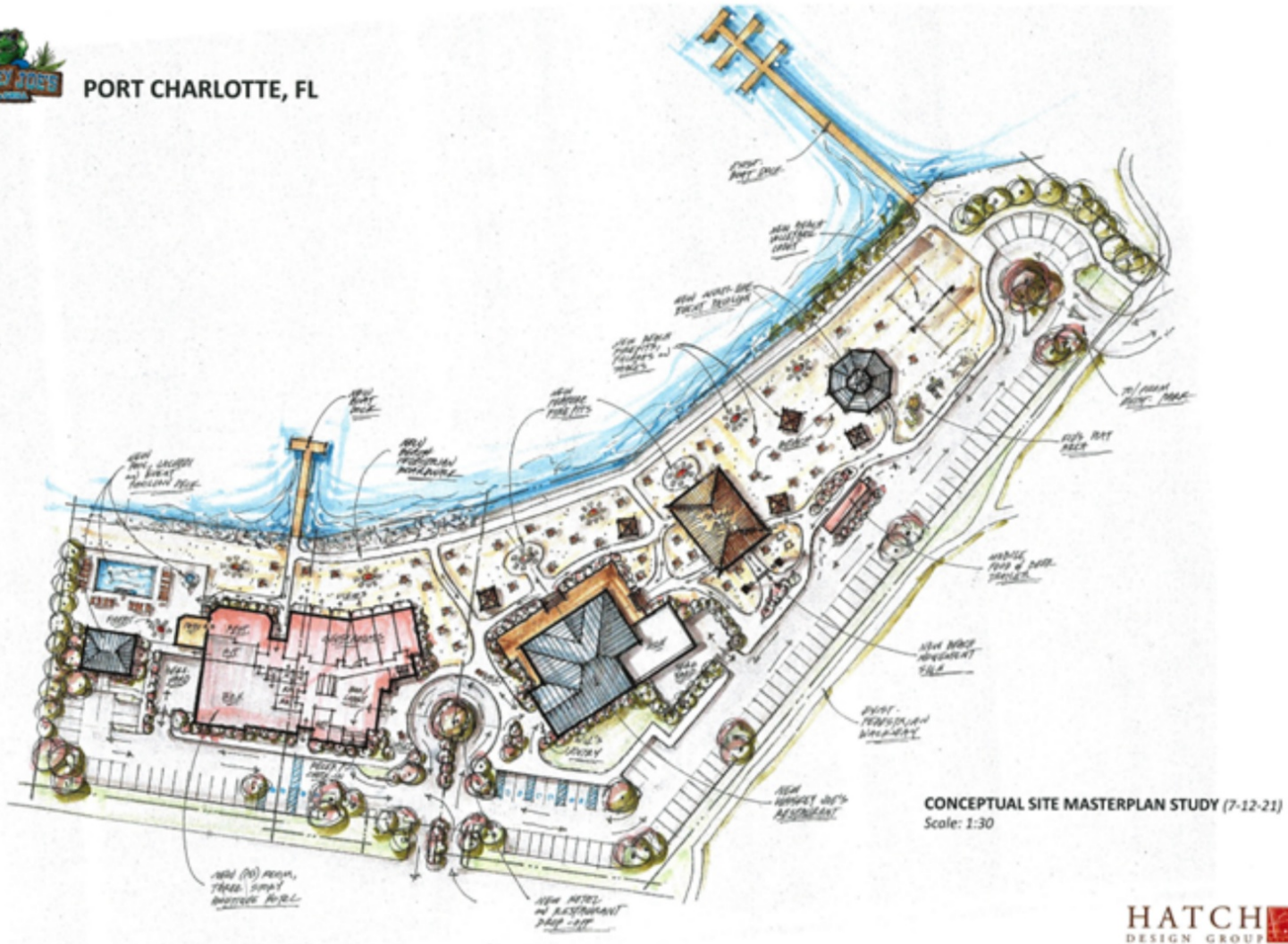
| NAME OF ESTABLISHMENT | CITY | CLASS | AGE | ROOMS |
|---|----------------|---------------|-----|-------|
| JW Marriott Marco Island Beach Resort | Marco Island | Luxury | 41 | 809 |
| Naples Grande Beach Resort | Naples | Upper Upscale | 33 | 474 |
| South Seas Island Resort | Captiva | Luxury | 41 | 458 |
| Hyatt Regency Coconut Point Resort & Spa | Bonita Springs | Upper Upscale | 19 | 454 |
| Ritz-Carlton Naples | Naples | Luxury | 34 | 450 |
| Marriott Sanibel Harbour Resort & Spa | Fort Myers | Upper Upscale | 35 | 347 |
| Hyatt Regency Sarasota | Sarasota | Upper Upscale | 45 | 294 |
| Westin Cape Coral Resort @ Marina Village | Cape Coral | Upper Upscale | 10 | 293 |
| Ritz-Carlton Sarasota | Sarasota | Luxury | 19 | 266 |
| Westin Sarasota | Sarasota | Upper Upscale | 3 | 255 |

- Upper Upscale & Luxury large resorts between Sarasota & Marco Island
- Sunseeker poised to be a market leader in room quality, food & beverage offerings, and ease of access
- Competitive Set is dated – all except a single property are over a decade old – significant deferred maintenance, less optionality to respond quickly to changing times and circumstances

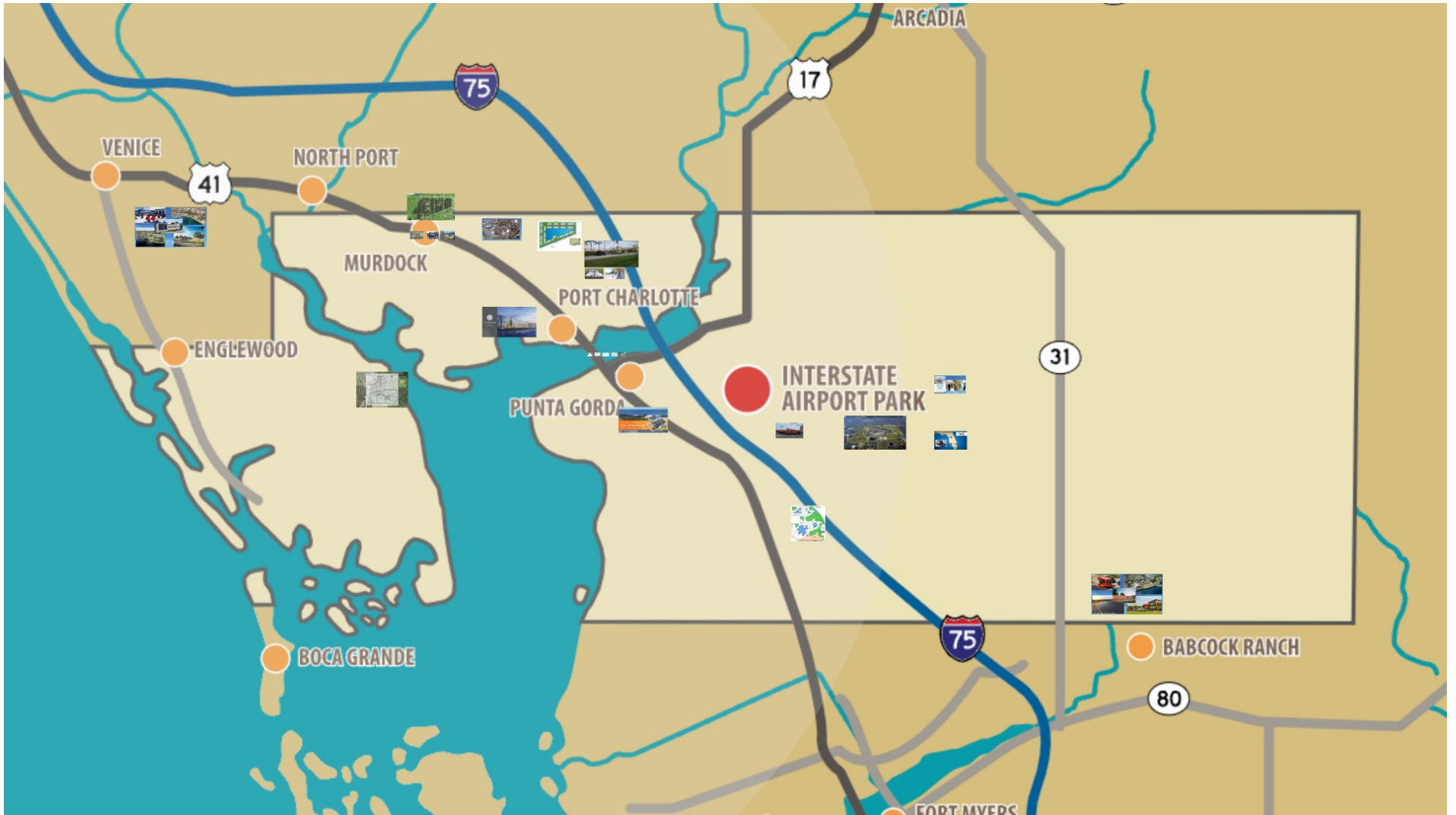


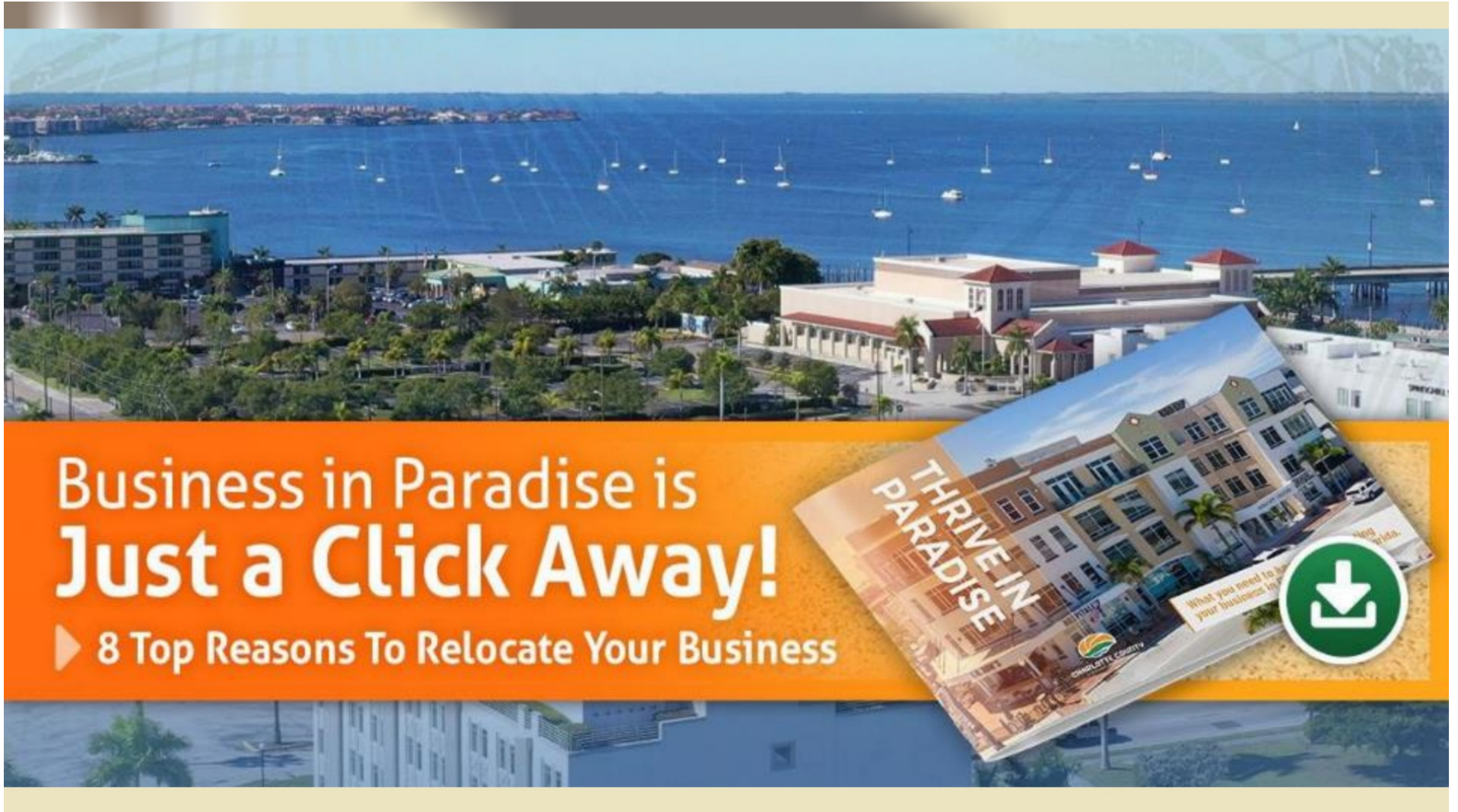


PORT CHARLOTTE, FL









Business in Paradise is
Just a Click Away!

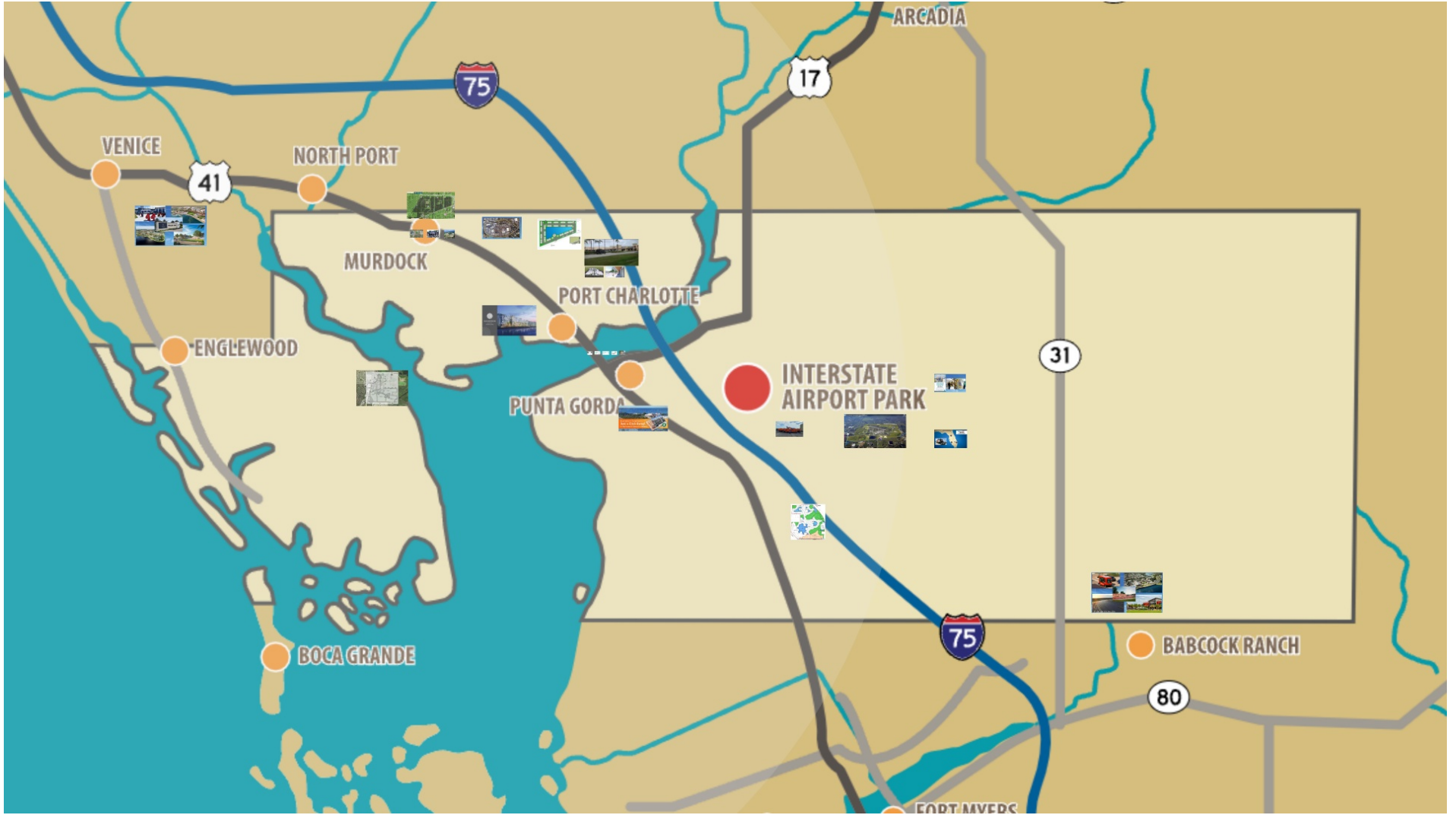
▶ 8 Top Reasons To Relocate Your Business

THRIVE IN PARADISE

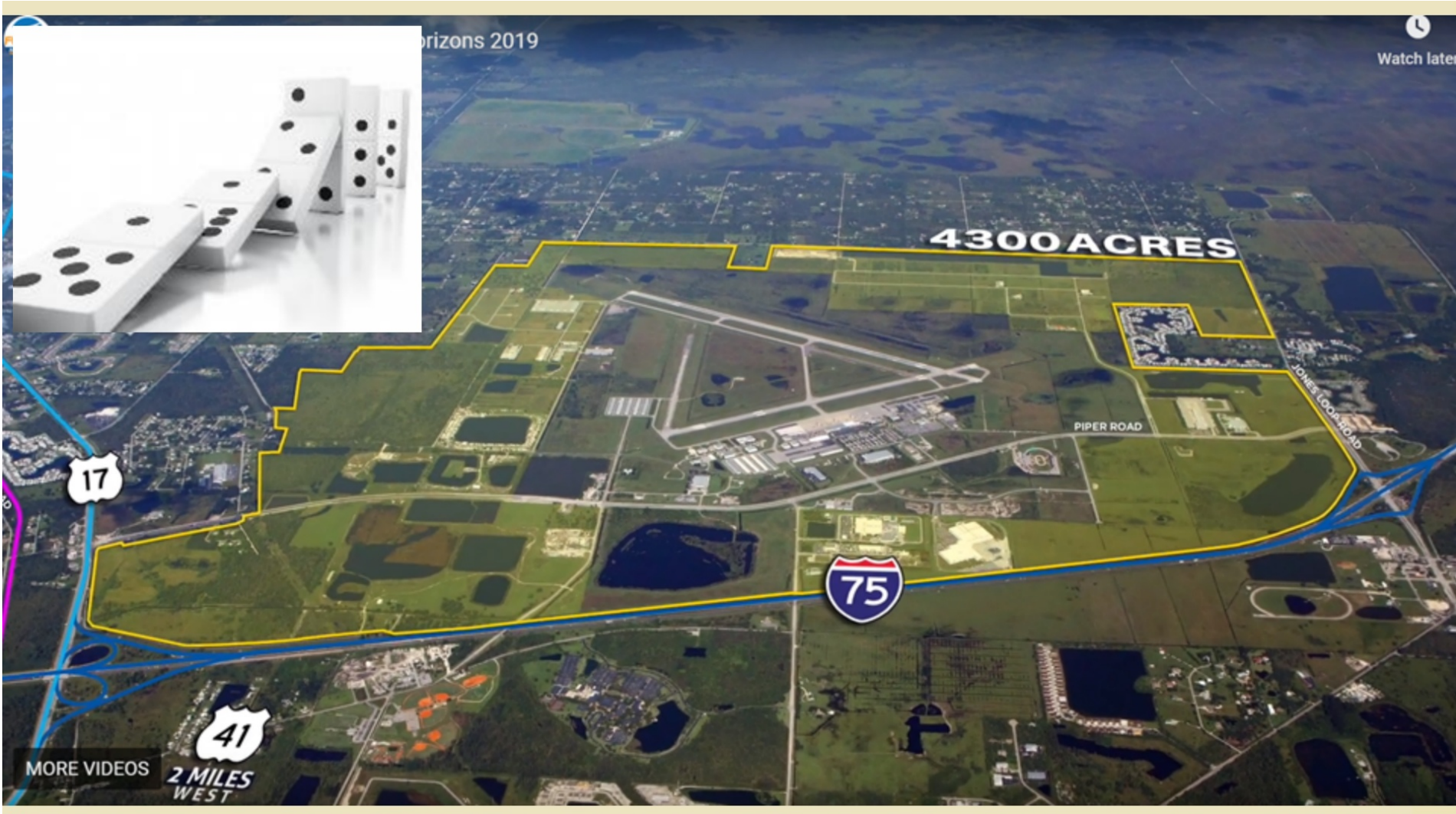
What you need to know about your business in Paradise

Paradise, Nevada

Download icon

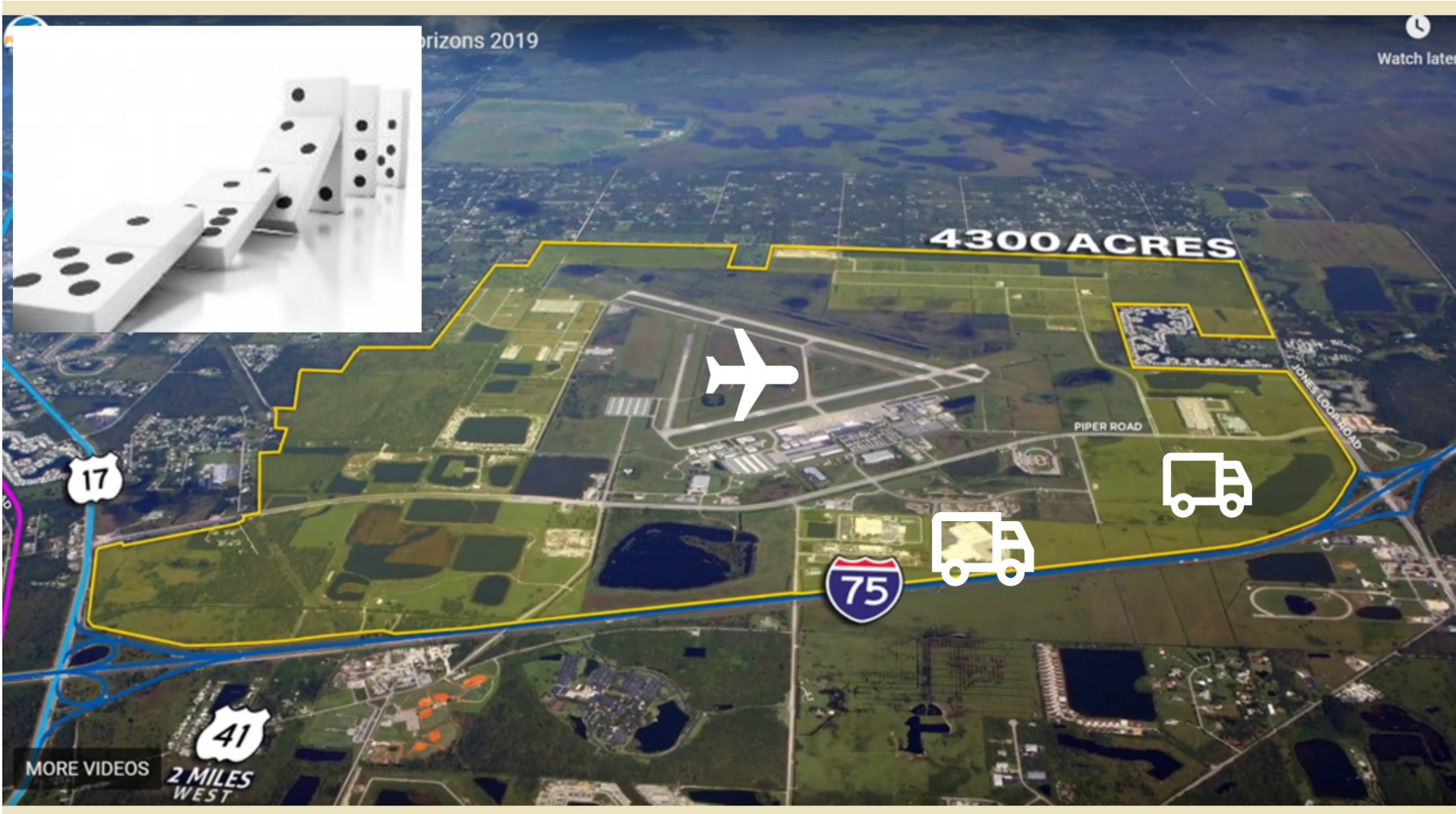




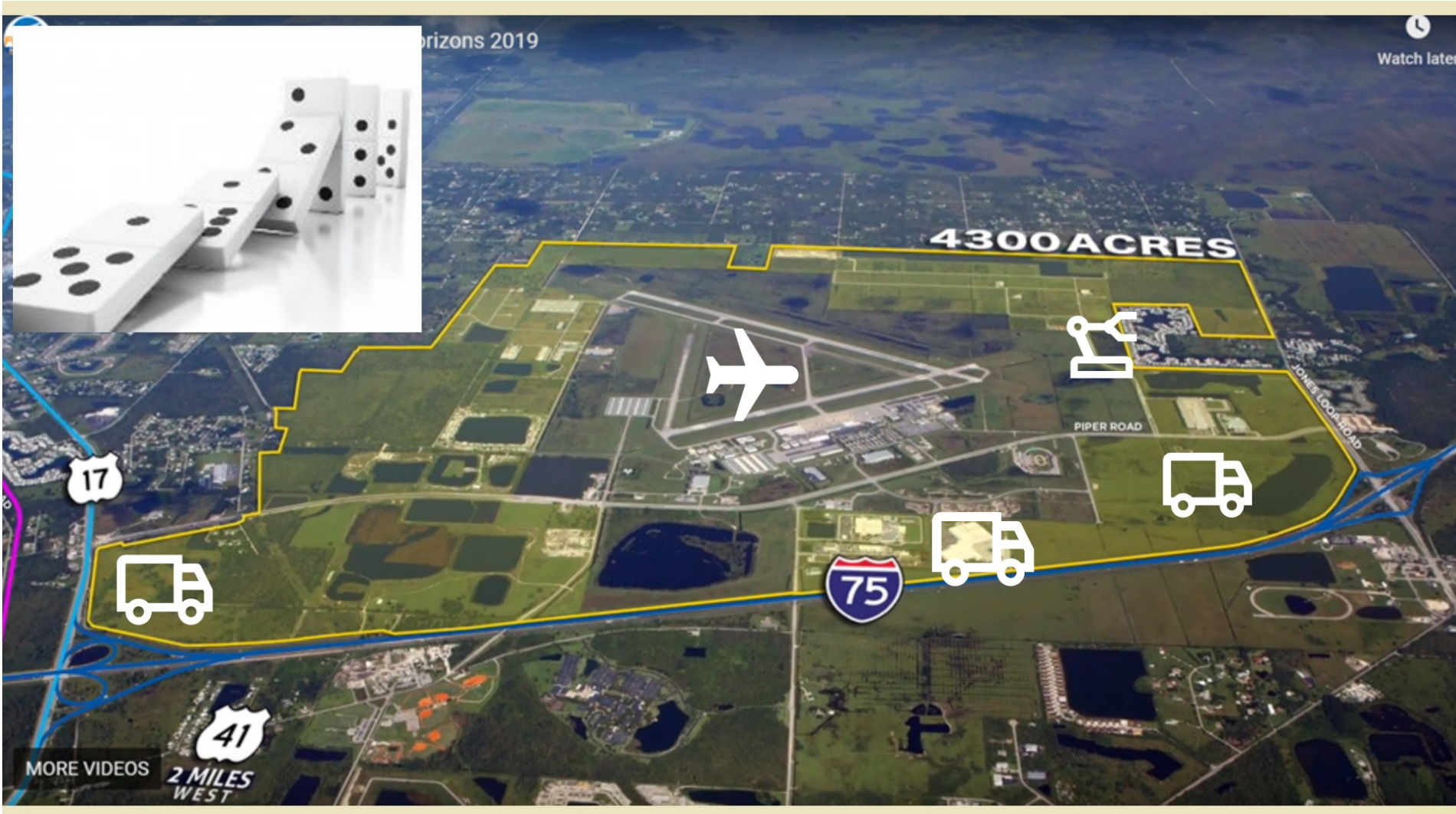


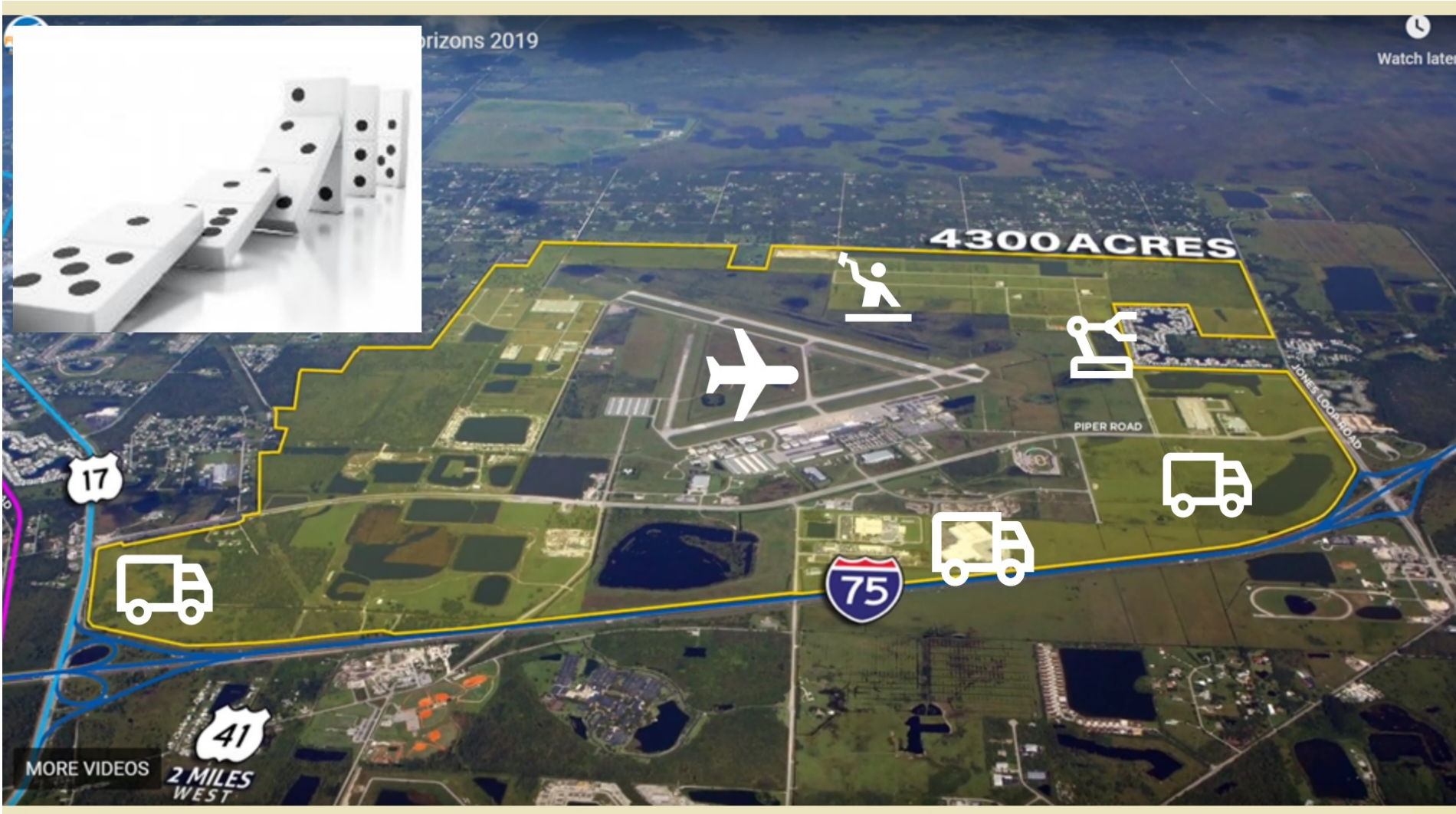


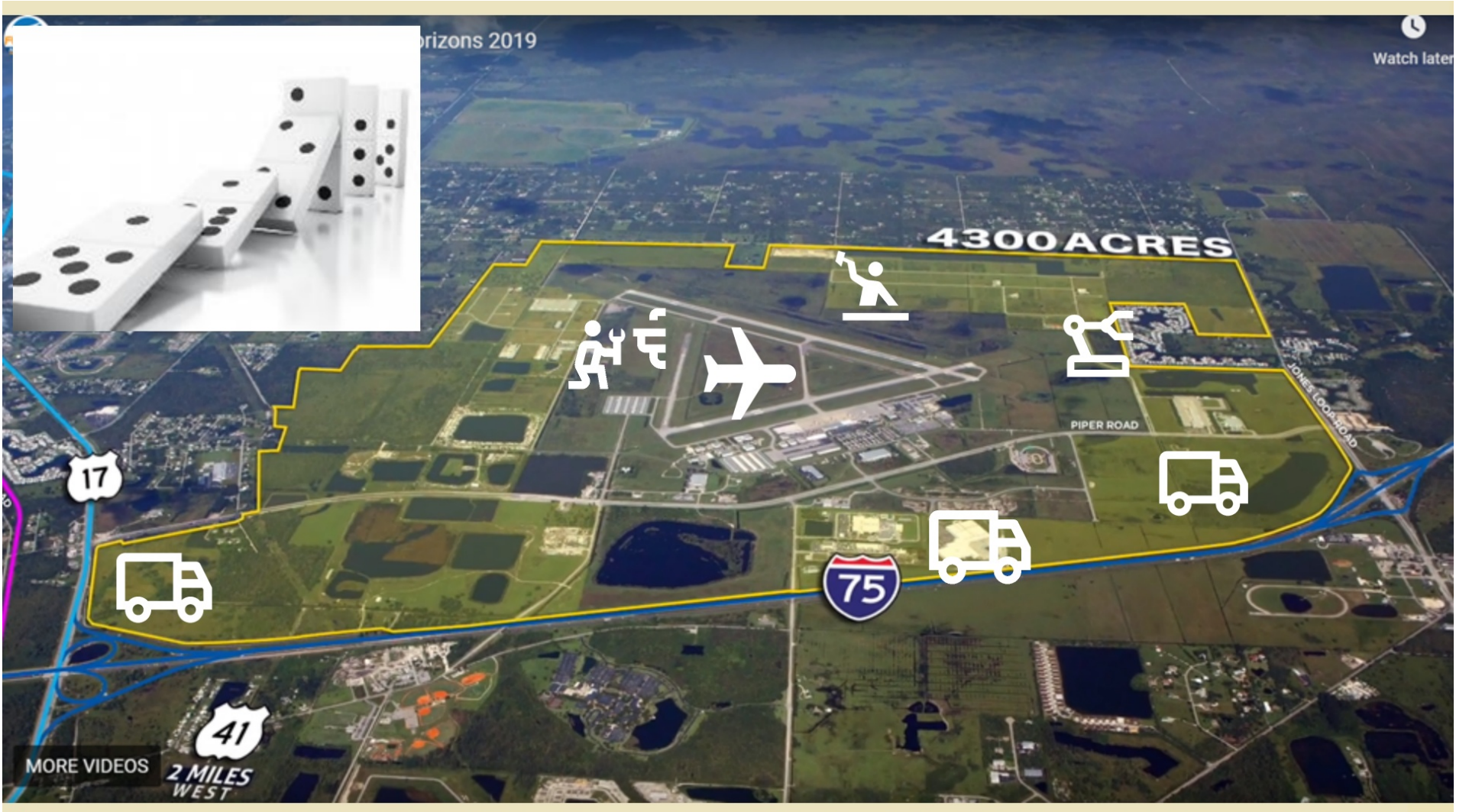


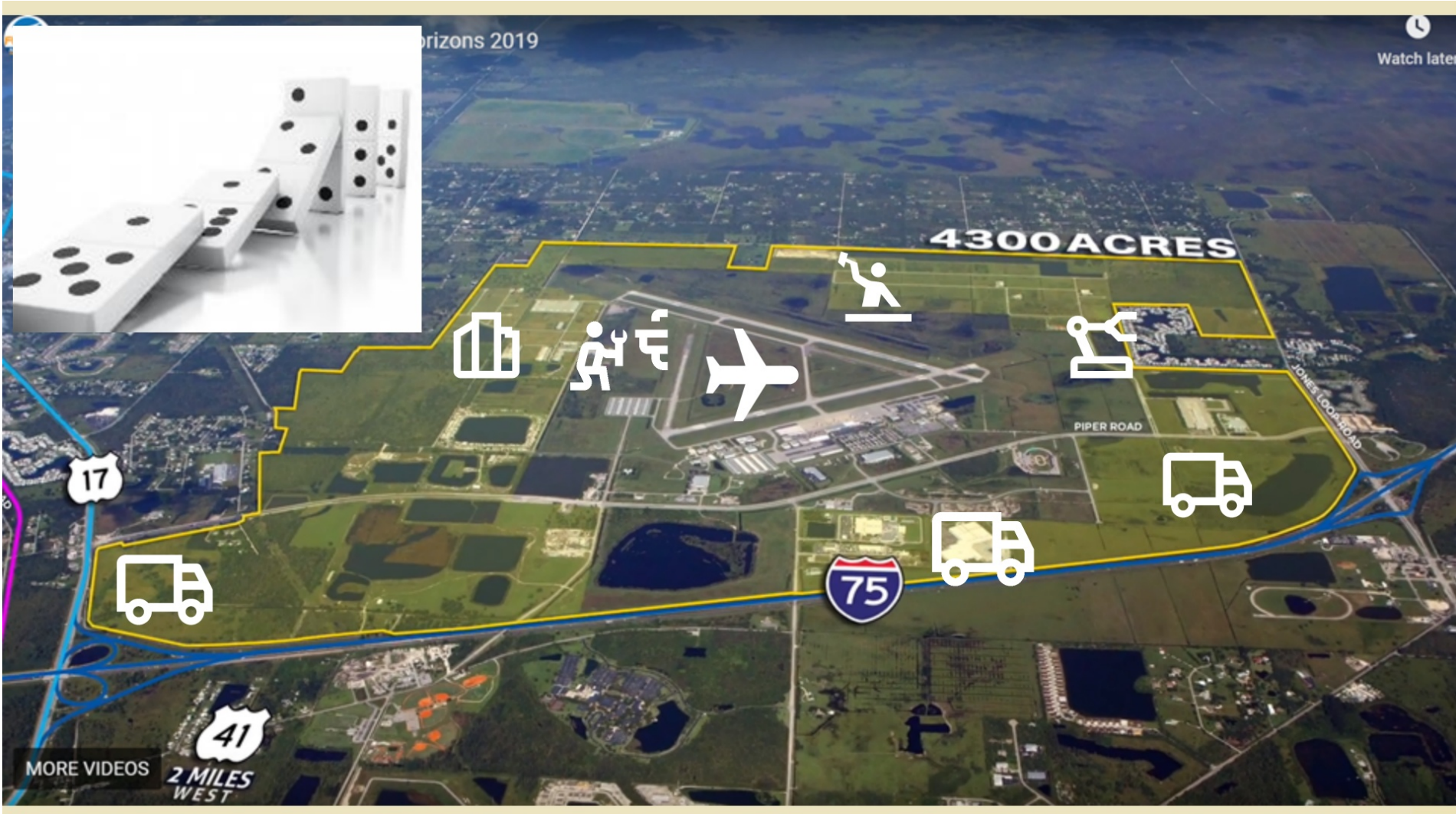


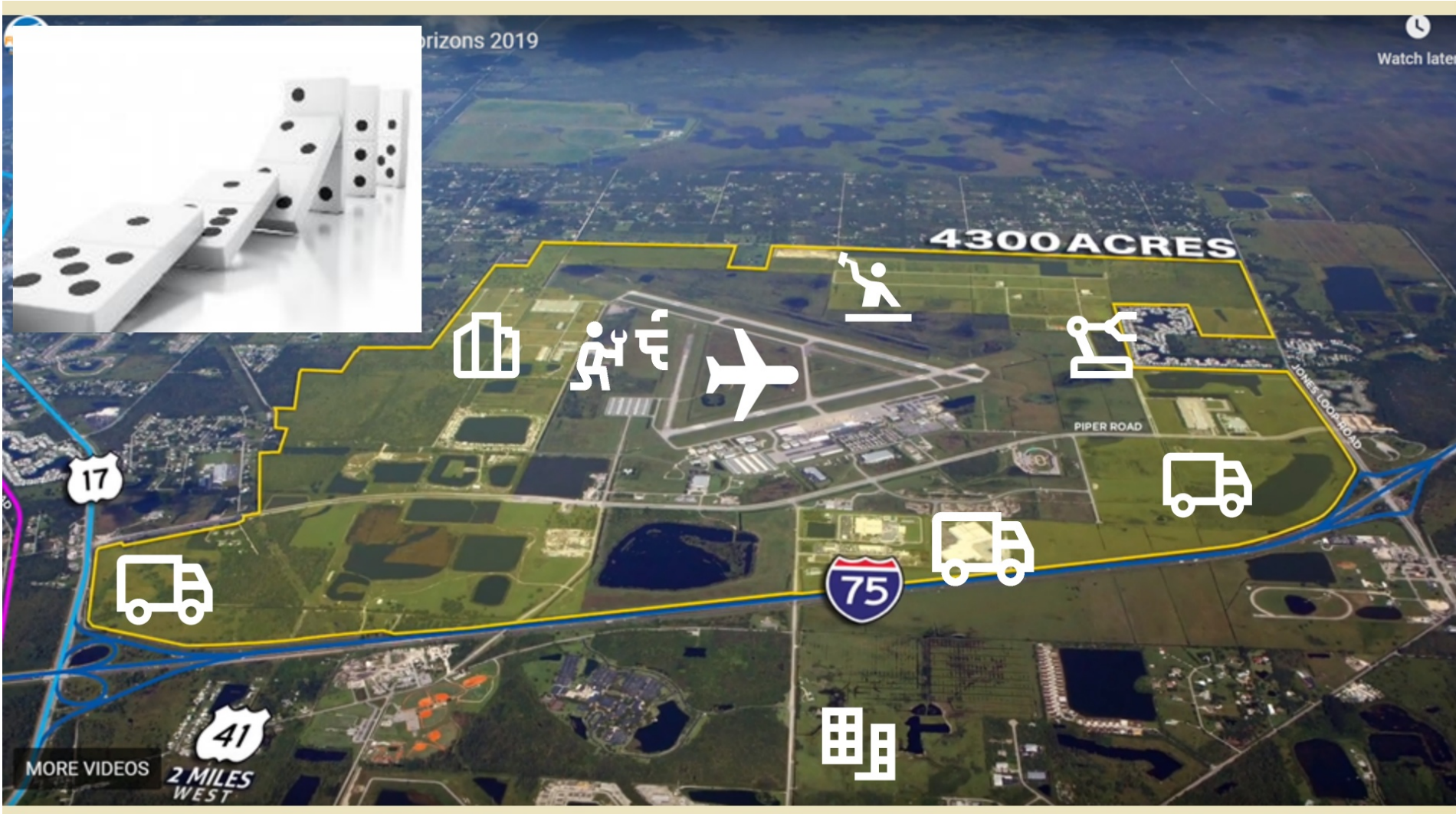














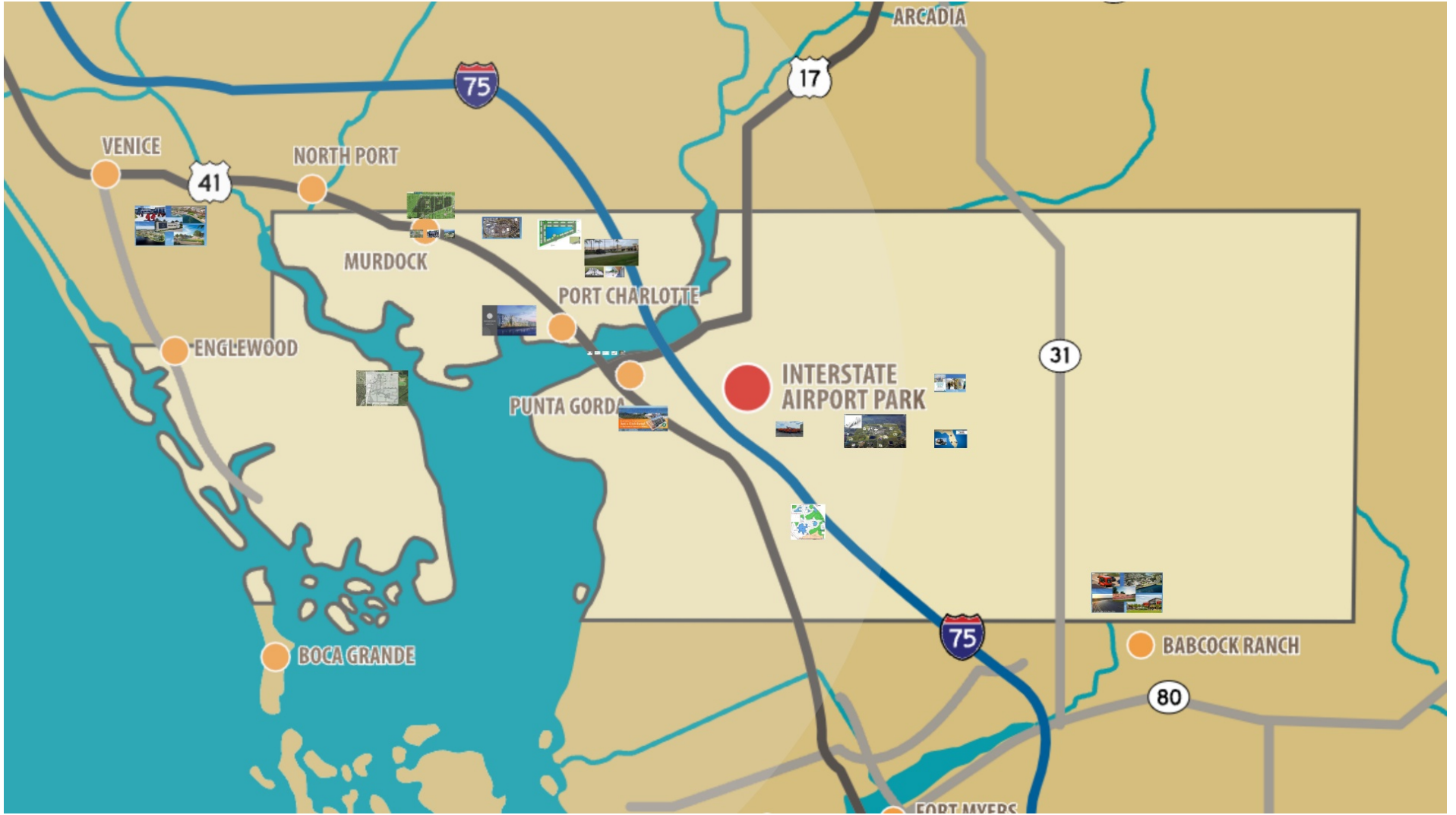


Florida

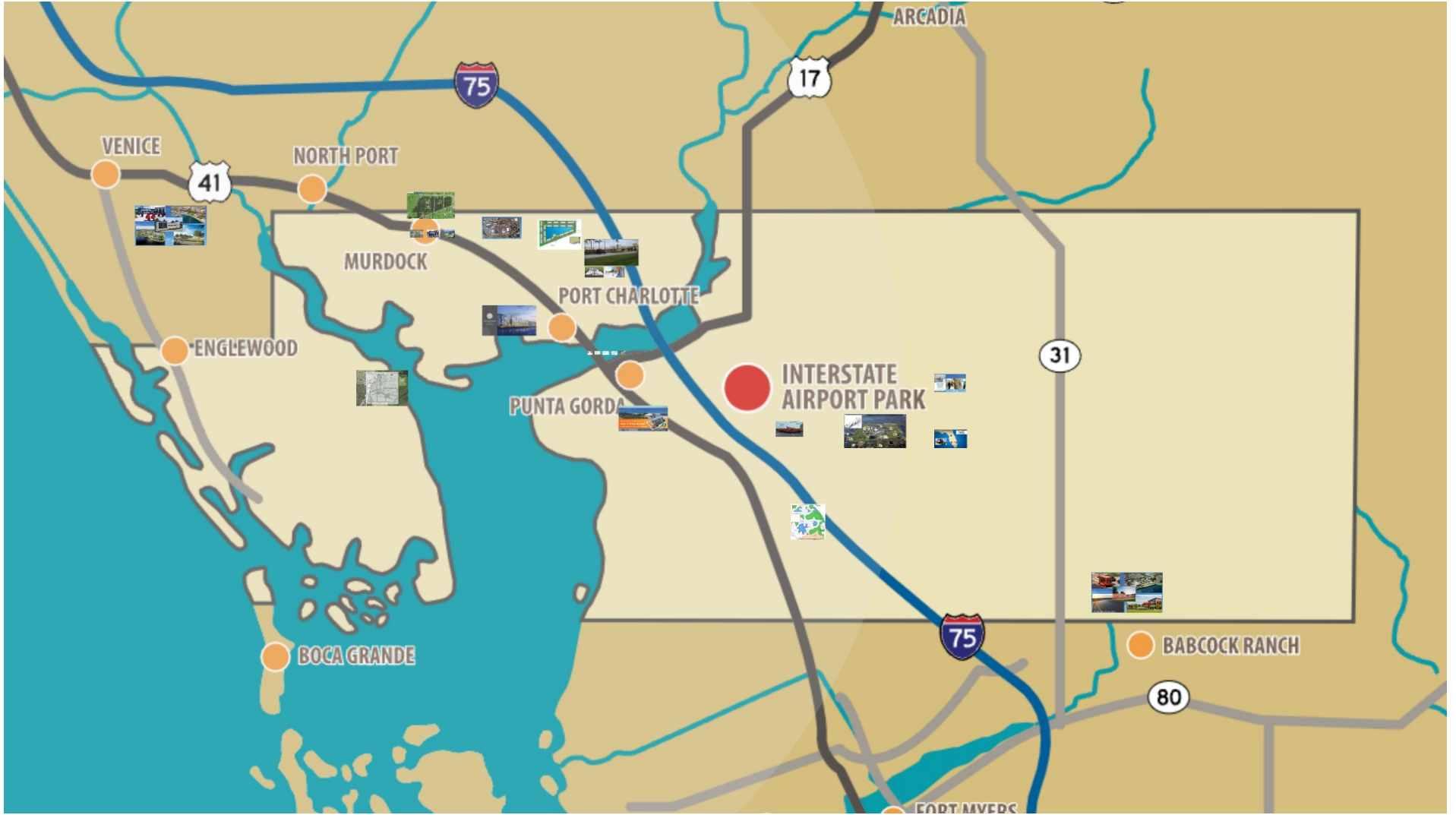
Georgia

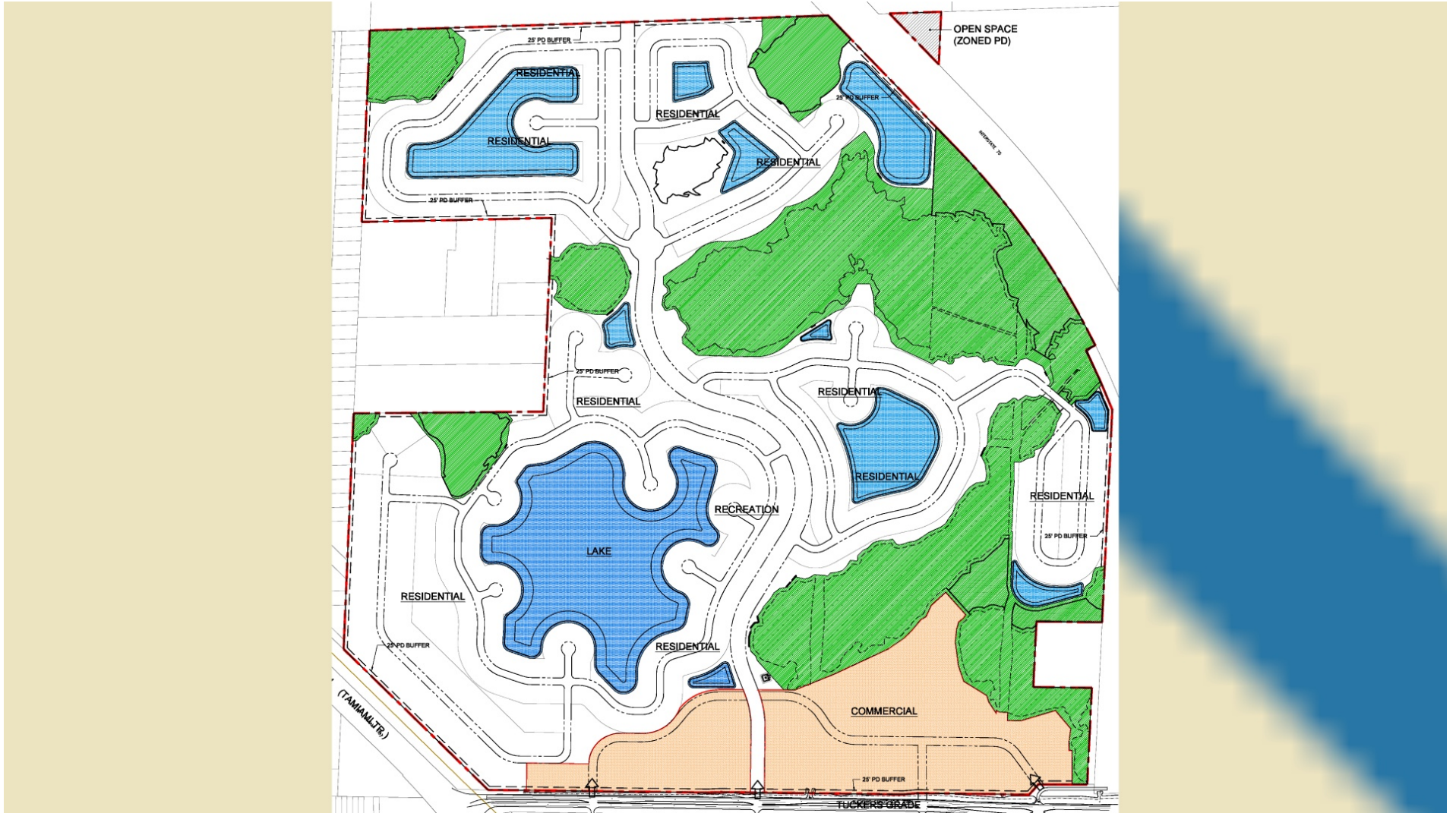
Cheney ^{C-B-I} Brothers
Distribution Network

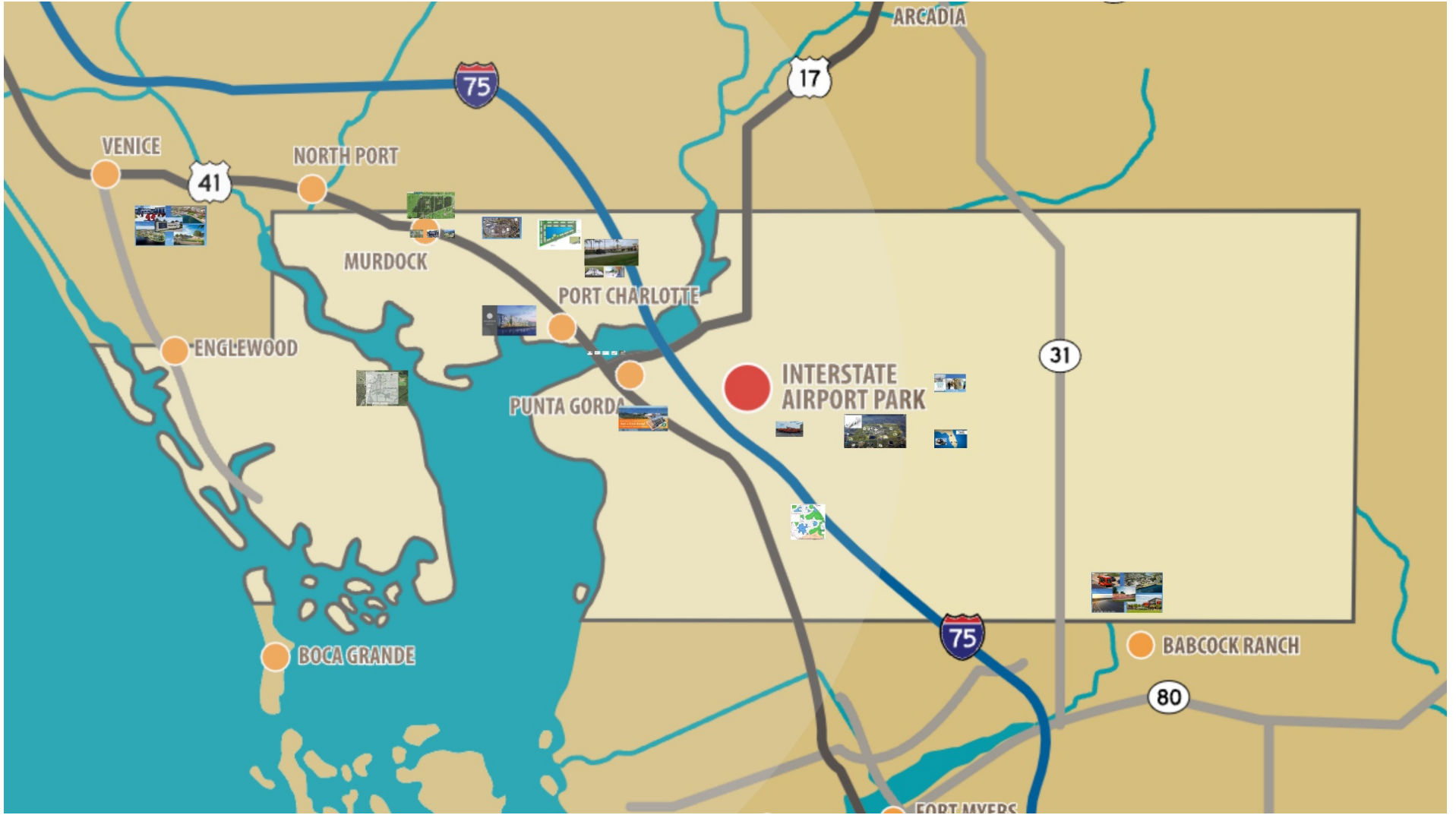






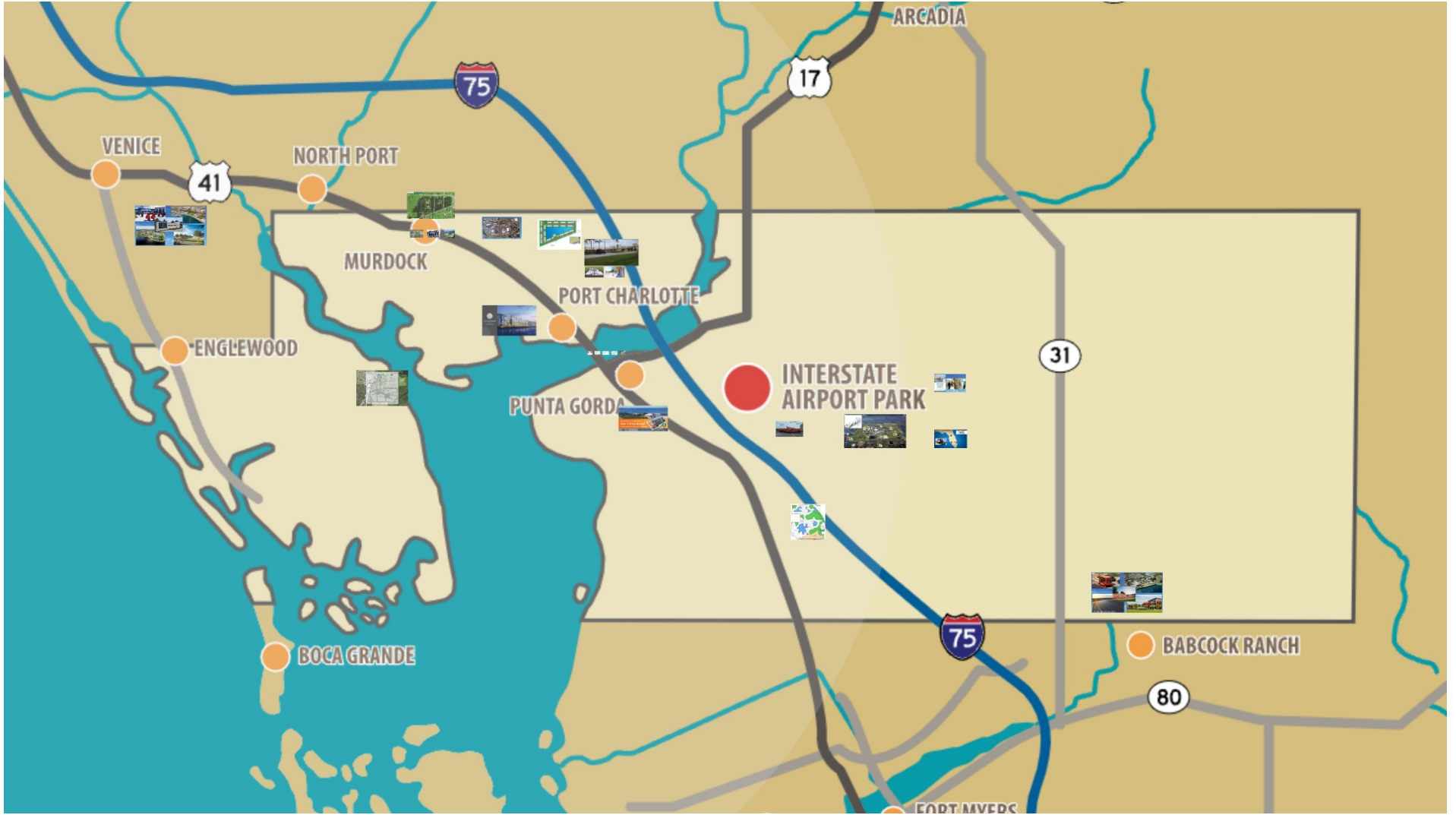




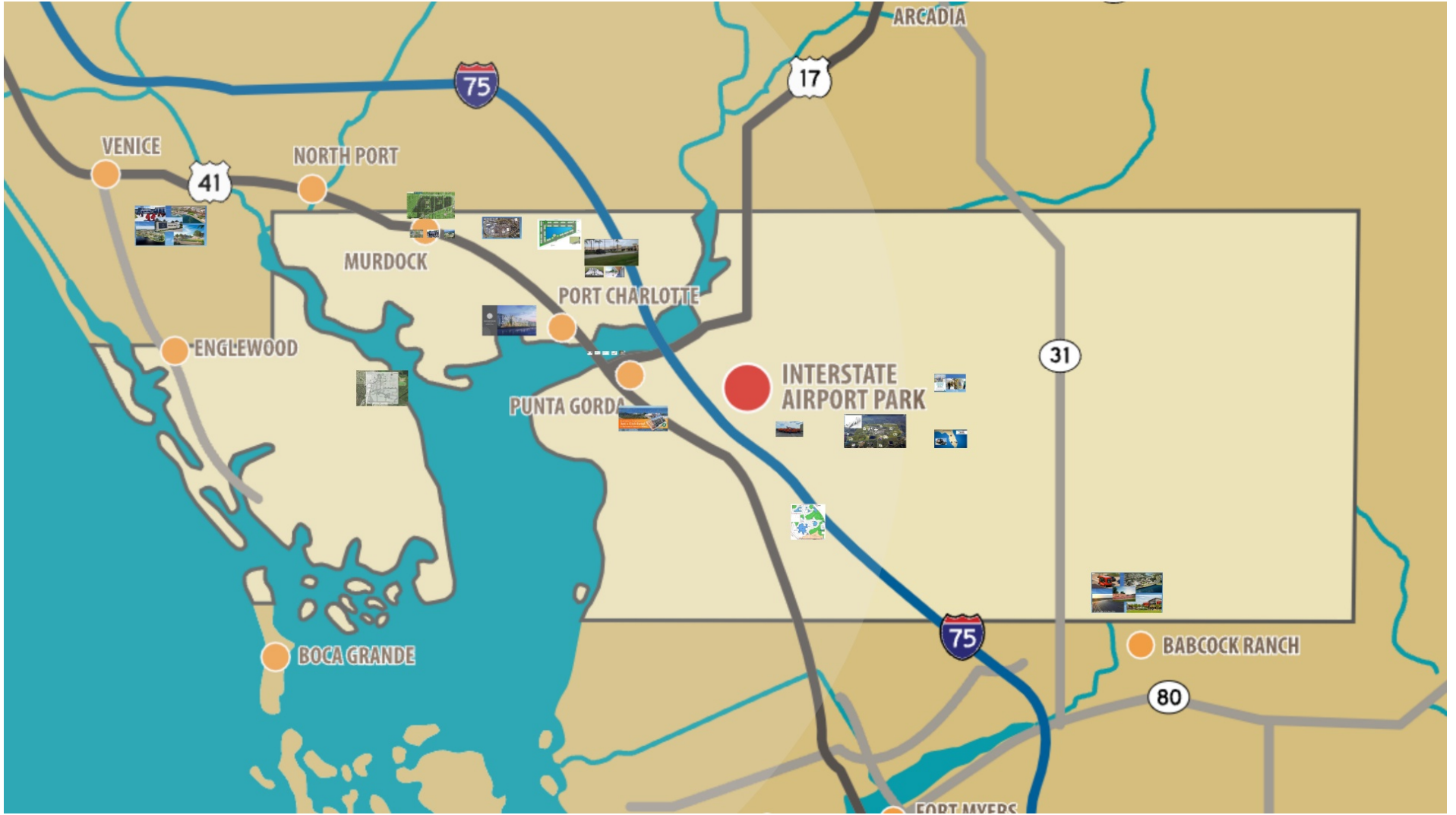




1st, 18k, 19k, 50k, 6m, 25th







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Dave Gammon, Director

www.Cleared4Takeoff.com

Dave.Gammon@CharlotteCountyFL.gov

(941) 764-4942

JNASTUDIOS

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