

CASPER POINT

PORT CHARLOTTE, FLORIDA

One of the last remaining
waterfront development opportunities

on Florida's Gulf Coast



±10 ACRES
WATERFRONT PROPERTY



DEVELOPMENT READY
ENGINEERING PLANS COMPLETE



DIRECT GULF ACCESS
MINUTES TO CHARLOTTE HARBOR
AND THE GULF OF AMERICA



PREMIER LOCATION
SURROUNDED BY LUXURY
WATERFRONT ESTATES

A RARE WATERFRONT DEVELOPMENT OPPORTUNITY

BOATING • LIFESTYLE • LOCATION • VALUE

EXCLUSIVELY PRESENTED BY

Dave Mullen

(913) 219-3191 | dave@davemullensales.com

PROPERTY HIGHLIGHTS

A RARE WATERFRONT DEVELOPMENT OPPORTUNITY



- 

±10 ACRES
Prime waterfront property with exceptional development potential

- 

DIRECT GULF ACCESS
Minutes to Charlotte Harbor and the Gulf of America

- 

MINUTES TO THE MYAKKA RIVER
Less than 10 minutes by boat to one of Florida's most scenic waterways

- 

MINUTES TO SUNSEEKER RESORT
World-class resort, dining, and amenities just minutes away

- 

MINUTES TO FISHERMEN'S VILLAGE & DOWNTOWN PUNTA GORDA
Waterfront dining, shopping, entertainment, and events year-round

- 

MINUTES TO ENGLEWOOD BEACHES
Beautiful Gulf beaches, Englewood, Manasota Key, and Boca Grande

- 

CLOSE TO MULTIPLE AIRPORTS
Easy access to Punta Gorda, Sarasota, Fort Myers, St. Pete-Clearwater, and Tampa International Airports

- 

SURROUNDED BY LUXURY WATERFRONT ESTATES
Upscale neighborhoods and custom homes surround this premier property

- 

EXCEPTIONAL DEVELOPMENT POTENTIAL
12 proposed estate homesites with deep-water access and stunning views

- 

PUBLIC WATER AVAILABLE
Well and septic also feasible

- 

ENGINEERED & DEVELOPMENT READY
Engineering plans complete, significantly reducing entitlement time

- 

UTILITIES NEARBY
Electric nearby

- 

ZONING: RMF-10
Allows for a variety of residential uses

THE PERFECT COMBINATION



UNBEATABLE
WATER ACCESS



PRIME
LOCATION



LUXURY
SURROUNDINGS




DEVELOPMENT
READY



EXCELLENT
CONNECTIVITY



STRONG LONG-TERM
INVESTMENT VALUE



ONE OF THE LAST REMAINING
WATERFRONT DEVELOPMENT
OPPORTUNITIES ON FLORIDA'S
GULF COAST.

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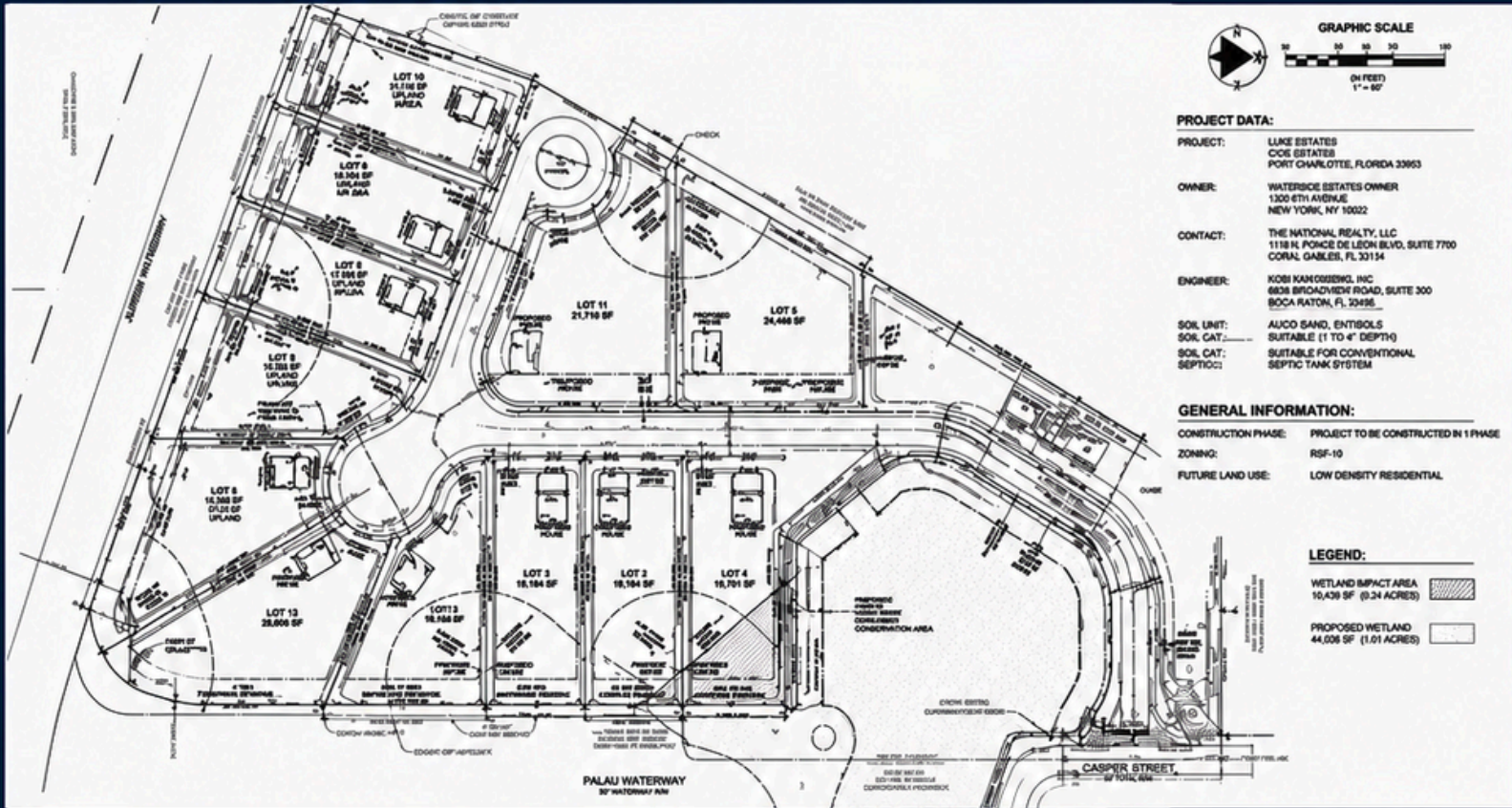
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DAVEMULLEN
SALES

EXECUTIVE SUMMARY

A RARE WATERFRONT DEVELOPMENT OPPORTUNITY



THE OPPORTUNITY

With its expansive acreage, deep-water access, and strategic location just minutes from Charlotte Harbor and the Myakka River, Casper Point is ideally suited for a luxury residential community. The property's natural beauty, surrounding upscale neighborhoods, and proximity to world-class amenities make it one of the last remaining waterfront tracts of this size and caliber on Florida's Gulf Coast.

Casper Point is a premier ±10-acre waterfront development opportunity located in the heart of Port Charlotte, Florida. This exceptional property offers direct Gulf access, a prime location, and unmatched development potential.



DIRECT GULF ACCESS
Minutes to Charlotte Harbor and the Gulf of Mexico



PREMIER LOCATION
Surrounded by luxury waterfront estates in a high-demand market



EXCEPTIONAL LIFESTYLE
Boating, beaches, dining, shopping, and recreation all just minutes away



DEVELOPMENT READY
Engineering plans complete for a 12-lot luxury estate community



DEEP-WATER ACCESS



MINUTES TO CHARLOTTE HARBOR



CLOSE TO WORLD-CLASS BEACHES



ONE OF THE LAST REMAINING WATERFRONT DEVELOPMENT OPPORTUNITIES ON FLORIDA'S GULF COAST.

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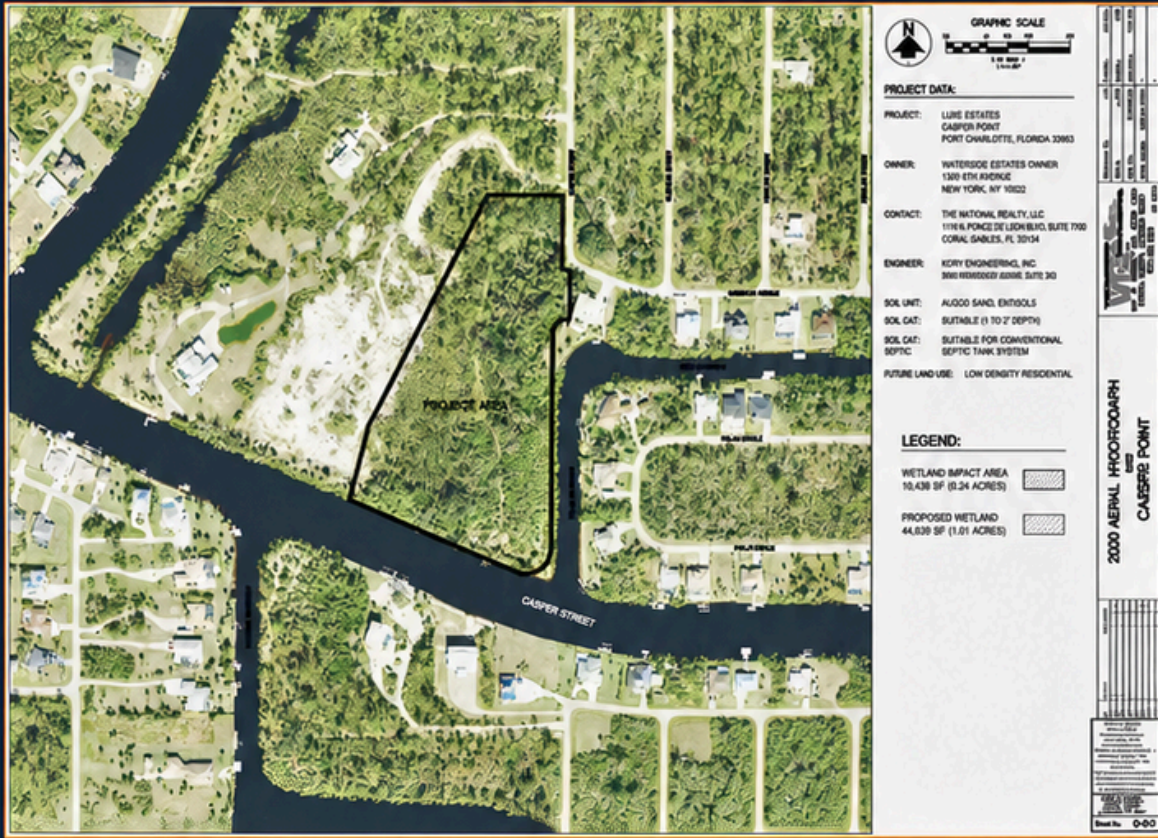
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SALES

DEVELOPMENT READINESS

A FULLY ENGINEERED OPPORTUNITY READY FOR DEVELOPMENT

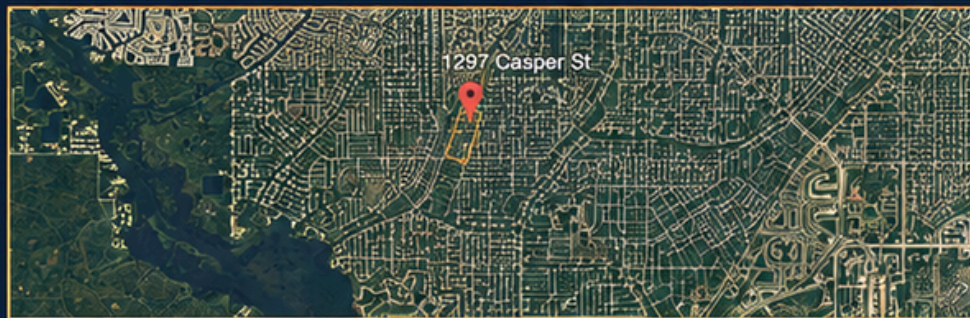


DEVELOPMENT HIGHLIGHTS

- ✓ ENGINEERING PLANS COMPLETE
- ✓ SITE LAYOUT DESIGNED
- ✓ ESTATE LOT CONFIGURATION COMPLETE
- ✓ INTERNAL ROADWAY DESIGNED
- ✓ UTILITY PLANNING COMPLETE
- ✓ PUBLIC WATER AVAILABLE
- ✓ WELL & SEPTIC ALSO FEASIBLE
- ✓ DEEP WATER CANAL ACCESS
- ✓ SIGNIFICANT ENTITLEMENT TIME ALREADY SAVED
- ✓ RSF3.5 ZONING
- ✓ GULF ACCESS (9 LOTS)
- ✓ GULF VIEW (1 LOT)
- ✓ NON GULF ACCESS (2 LOTS)
- ✓ 1/2 ACRE ESTATE LOTS
- ✓ PERFECT GATE COMMUNITY
- ✓ SHOVEL READY
- ✓ SMALL AREA WETLANDS AT ENTRANCE THAT WILL NOT AFFECT DEVELOPMENT

PROPOSED ESTATE COMMUNITY

- 12 PROPOSED ESTATE HOMESITES
- WATER ACCESS
- PRIVATE ROAD NETWORK
- PRESERVED WETLAND AREAS
- CUL-DE-SAC DESIGN
- LUXURY ESTATE LAYOUT



WHY THIS MATTERS

Purchasing a property with completed engineering dramatically reduces the time, uncertainty, and cost associated with moving from acquisition to development. Casper Point offers investors a rare opportunity to acquire a waterfront property that has already completed much of the planning process, allowing a faster path toward construction.

INVESTMENT ADVANTAGE

- REDUCED DEVELOPMENT RISK
- FASTER TIME TO MARKET
- SIGNIFICANT PREDEVELOPMENT VALUE
- RARE WATERFRONT ENTITLEMENTS

SHOVEL READY OPPORTUNITY

You can put a street in for around \$650,000 and you will have a subdivision. One of the lots are worth anywhere from \$400,000 to \$600,000 on the water. The other lots are worth a little less, but one of them you could do a deed dock access.



ESTIMATED COST TO INSTALL PRIVATE ROAD:

\$650,000



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THE WATERFRONT LIFESTYLE

DEEP-WATER ACCESS. ENDLESS EXPLORATION. UNMATCHED GULF COAST LIVING.



DIRECT GULF ACCESS

Casper Point provides direct boating access through deep-water canals to Charlotte Harbor and the Gulf of America, allowing owners to leave their private docks and reach some of Southwest Florida's premier boating destinations within minutes.

BOATING FEATURES

- ✓ Deep-water canals
- ✓ Private waterfront homesites
- ✓ No bridges restricting access
- ✓ Minutes to Charlotte Harbor
- ✓ Direct access to the Gulf of America
- ✓ Excellent fishing
- ✓ Sunset cruises
- ✓ Kayaking & paddleboarding

NEARBY WATERFRONT DESTINATIONS

-  **CHARLOTTE HARBOR**
One of Florida's largest natural harbors offering world-class boating, sailing and fishing.
-  **MYAKKA RIVER**
Scenic natural waterway with incredible wildlife viewing.
-  **BOCA GRANDE PASS**
Internationally recognized for world-class tarpon fishing.
-  **BOCA GRANDE**
Historic island community with beaches, restaurants and marinas.
-  **ENGLEWOOD BEACH**
Beautiful Gulf beaches only a short boat or car ride away.
-  **FISHERMEN'S VILLAGE**
Dining, shopping, marina and waterfront entertainment.

★ WHY WATERFRONT MATTERS

Waterfront property remains one of the most supply-constrained real estate asset classes in Florida. Deep-water access, private docks, and proximity to Charlotte Harbor significantly enhance long-term property values and buyer demand.



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THE POWER OF LOCATION

POSITIONED IN THE HEART OF SOUTHWEST FLORIDA'S FASTEST GROWING COASTAL MARKET.



MINUTES FROM EVERYTHING

DESTINATION	TIME
Punta Gorda Airport	~20 min
Downtown Punta Gorda	~15 min
Fishermen's Village	~15 min
Sunseeker Resort	~15 min
Englewood Beach	~20 min
Boca Grande	~30 min
Sarasota	~60 min
Fort Myers	~45 min

WHY INVESTORS CHOOSE CHARLOTTE COUNTY

- ✓ One of Florida's fastest-growing Gulf Coast regions
- ✓ Strong demand for luxury waterfront housing
- ✓ Favorable tax environment
- ✓ Year-round boating and recreation
- ✓ Expanding healthcare and employment base
- ✓ Easy interstate access via I-75
- ✓ Growing commercial investment
- ✓ Strong long-term population growth

REGIONAL HIGHLIGHTS

- Charlotte Harbor
- Gulf of America
- Historic Punta Gorda
- World-Class Fishing
- Beaches
- Boating
- Golf
- Fine Dining
- Private Aviation
- Medical Facilities



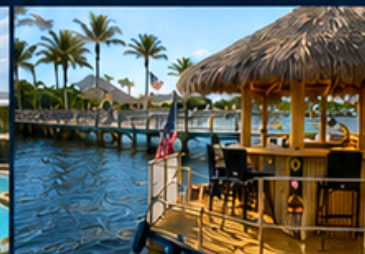
DOWNTOWN PUNTA GORDA

Charming historic downtown with waterfront parks, dining, shopping and community events.



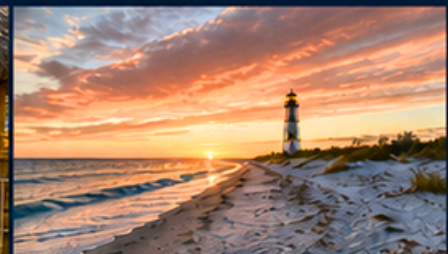
SUNSEEKER RESORT

Luxury waterfront resort offering world-class amenities, dining and entertainment.



FISHERMEN'S VILLAGE

Waterfront destination with dining, shopping, marina, boat rentals and live entertainment.



ENGLEWOOD BEACH

Beautiful Gulf beaches with stunning sunsets and a relaxed coastal atmosphere.

CONNECTED TO EVERYTHING THAT MATTERS

INTERSTATE ACCESS • AIRPORTS • WATERFRONT RECREATION • DINING • BEACHES • LUXURY LIFESTYLE



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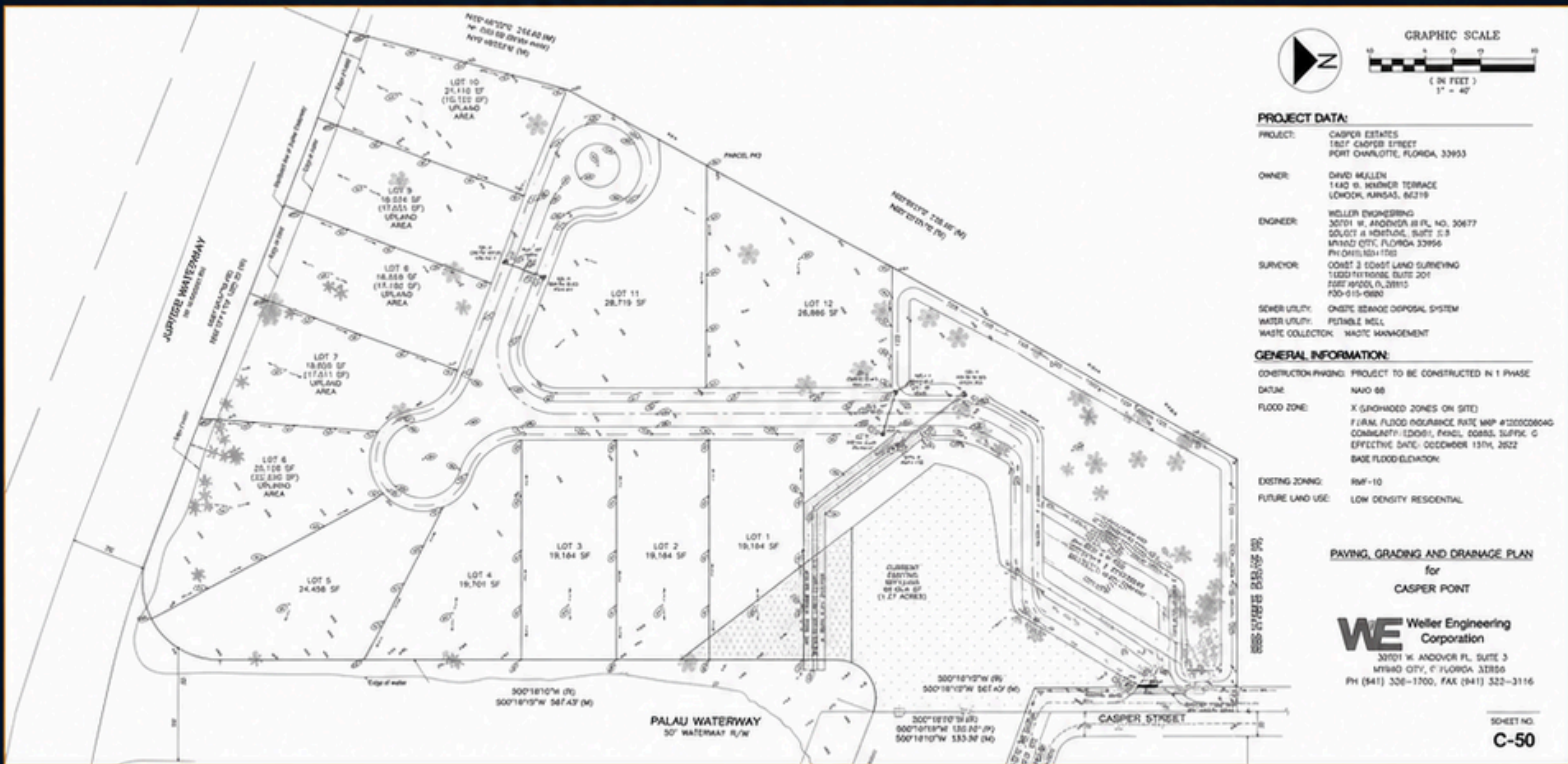
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INVESTMENT OPPORTUNITY

A RARE FULLY ENGINEERED WATERFRONT DEVELOPMENT READY FOR CONSTRUCTION



VALUE ALREADY CREATED

- Signed & Sealed Engineering Plans
- Estate Lot Configuration Complete
- Internal Roadway Designed
- Stormwater Engineering Complete
- Utility Planning Completed
- Construction Plans Prepared
- Wetland Areas Identified
- Significant Predevelopment Work Completed

DEVELOPMENT PROGRESS



READY FOR DEVELOPMENT

DEVELOPMENT SNAPSHOT

Property Size	±10 Acres
Proposed Homesites	12
Zoning	RSF3.5
Public Water	Available
Septic	Supported
Roadway Design	Complete
Stormwater	Complete
Engineering	Complete
Waterfront	Deep Water Canal Access
Construction Plans	Signed & Sealed

WHY THIS MATTERS

Purchasing a property with completed engineering significantly reduces entitlement risk, shortens the development timeline, and allows a developer to focus on construction rather than years of planning. Casper Point represents a rare opportunity where substantial predevelopment work has already been completed.



DEVELOPER ADVANTAGE

A purchaser is acquiring not only a premier waterfront site, but also the benefit of substantial engineering and planning work already completed, helping reduce uncertainty and accelerate the path toward construction.

DEVELOPMENT ECONOMICS

- Purchase Price _____
- Seller Investment _____
- Estimated Infrastructure _____
- Estimated Road Cost _____
- Estimated Gross Sellout _____
- Estimated Timeline _____

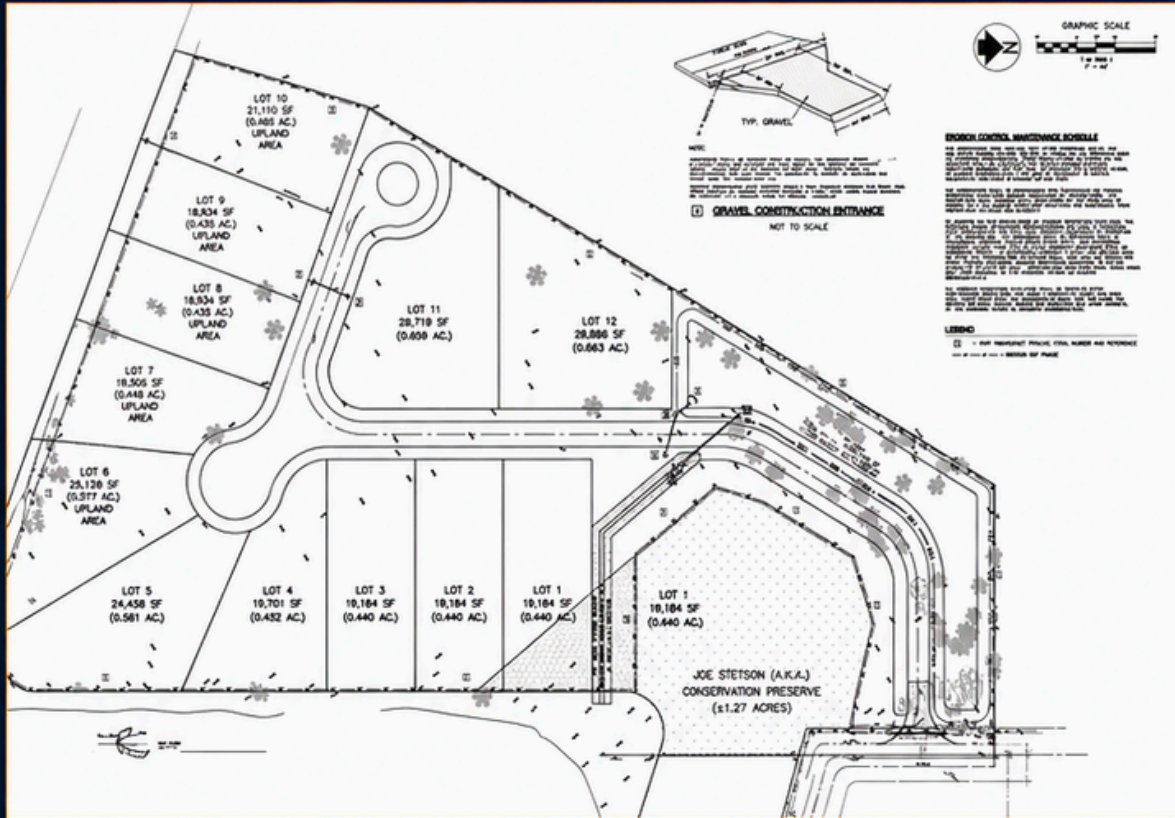
**All figures to be confirmed during due diligence.*

LOT BREAKDOWN & SITE PLAN

12 ESTATE HOMESITES | DEEP WATER ACCESS | ENGINEERING COMPLETE

DEVELOPMENT SUMMARY

Total Acreage	±10 Acres
Total Homesites	12
Gulf Access Lots	9
Gulf View Lot	1
Non-Gulf Access Lots	2
Zoning	RSF3.5
Public Water	Available
Septic	Supported
Engineering	Complete
Construction Plans	Signed & Sealed



LOT MATRIX

LOT NUMBER	LOT TYPE	LOT SIZE (SF)	LOT SIZE (ACRES)	WATER ACCESS	GULF ACCESS
1	Gulf View	19,184	0.440	Juno Waterway	Yes*
2	Gulf Access	19,184	0.440	Juno Waterway	Yes
3	Gulf Access	19,184	0.440	Juno Waterway	Yes
4	Gulf Access	19,701	0.452	Juno Waterway	Yes
5	Gulf Access	24,458	0.561	Juno Waterway	Yes
6	Gulf Access	25,128	0.577	Juno Waterway	Yes
7	Gulf Access	19,505	0.448	Juno Waterway	Yes
8	Gulf Access	18,934	0.435	Juno Waterway	Yes
9	Gulf Access	18,934	0.435	Juno Waterway	Yes
10	Gulf Access	21,110	0.485	Juno Waterway	Yes
11	Non-Gulf Access	28,719	0.659	Palau Waterway	No
12	Non-Gulf Access	28,886	0.663	Palau Waterway	No

*Indirect Gulf access via Juno Waterway.

Lot sizes, frontages, and upland/buildable areas are approximate and subject to change.



DEVELOPER ADVANTAGE

Twelve estate homesites thoughtfully designed for privacy, generous building envelopes, and direct or indirect access to deep water. Engineering plans provide significant clarity, reducing risk and accelerating the path to construction.



ENGINEERED LOTS
REDUCE RISK



SAVE YEARS
OF PLANNING



READY FOR
CONSTRUCTION

MARKET FUNDAMENTALS & COMPARABLE SALES

STRONG MARKET FUNDAMENTALS | HIGH DEMAND | LIMITED WATERFRONT SUPPLY



MARKET FUNDAMENTALS (CHARLOTTE COUNTY)		
👤 POPULATION (2024)	193,164	Source: U.S. Census Bureau QuickFacts
💰 MEDIAN HOUSEHOLD INCOME	\$75,955	Source: U.S. Census Bureau QuickFacts
📷 ANNUAL VISITORS	4.5 MILLION+	Source: Visit Sarasota County 2023 Visitor Profile
🏠 MEDIAN LUXURY HOME PRICE (WATERFRONT)	\$1.15 MILLION	Source: Florida Realtors® Q1 2024 Luxury Report - Charlotte County
🌊 WATERFRONT INVENTORY (LOTS ≥ 2 ACRES)	EXTREMELY LIMITED	Source: Charlotte County Property Appraiser & CoStar Group
👤 REGIONAL POPULATION (SWFL MSA)	1.1 MILLION+	Source: U.S. Census Bureau QuickFacts
✈ PGD AIRPORT PASSENGERS (2024)	257,504	Source: Punta Gorda Airport Annual Report 2024
✈ RSW AIRPORT PASSENGERS (2024)	10.1 MILLION+	Source: Lee County Port Authority - Traffic Reports

WHY DEVELOPERS ARE BUYING SOUTHWEST FLORIDA	
<input checked="" type="checkbox"/>	Continued in-migration to Florida
<input checked="" type="checkbox"/>	Limited supply of entitled waterfront land
<input checked="" type="checkbox"/>	Strong luxury waterfront demand
<input checked="" type="checkbox"/>	High barriers to creating comparable developments
<input checked="" type="checkbox"/>	Favorable tax environment and business climate

VERIFIED COMPARABLE WATERFRONT LAND SALES (CHARLOTTE COUNTY)

PROPERTY	LOCATION	ACRES	WATERFRONT	SALE DATE	SALE PRICE	PRICE / ACRE	SOURCE
Gasparilla Sound Land	Placida, FL	8.80	Yes - Sound	Mar 2024	\$2,750,000	\$312,500	CoStar #6729411
Tropical Gulf Acres	Punta Gorda, FL	10.00	Yes - Charlotte Harbor	Jan 2024	\$2,600,000	\$260,000	CoStar #6651207
Burnt Store Marina Land	Punta Gorda, FL	9.57	Yes - Marina	Feb 2023	\$2,200,000	\$230,093	CoStar #6138703
Palm Island Tract	Englewood, FL	8.20	Yes - Gulf Access	Nov 2023	\$1,845,000	\$225,000	CoStar #6550234
Charlotte Harbor Preserve	Punta Gorda, FL	10.31	Yes - Charlotte Harbor	Jun 2023	\$2,265,000	\$219,592	CoStar #6253749

* Comparable sales verified through CoStar, public records, and licensed brokerage data.



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UTILITIES, ENTITLEMENTS & DUE DILIGENCE SUMMARY

ENGINEERED SITE DOCUMENTATION | MUNICIPAL REVIEW ITEMS | BUYER VERIFICATION CHECKLIST

ENTITLEMENT STATUS

- ZONING**
Plans identify existing zoning as **RSF3.5** and future land use as Low Density Residential; verify current zoning in Charlotte County GIS before closing.
- LOT PROGRAM**
Engineering exhibits show 12 proposed estate homesites with internal roadway and cul-de-sac layout.
- ACCESS**
Construction plan includes roadway/grading/drainage design and Casper Street access; final access approvals to be verified during permitting.

UTILITIES & SERVICE

- WATER / SEWER**
Charlotte County requires a Utilities Availability Form to confirm service availability. Do not rely on third-party records for service status.
- SEPTIC / WASTEWATER**
Plan set references onsite sewage disposal / septic-supporting design elements; buyer should verify health department requirements.
- ELECTRIC / COMMUNICATIONS**
Utility coordination should be confirmed with providers before final development budget and construction schedule.

FLOOD / ENVIRONMENTAL

- FLOOD REVIEW**
FEMA MSC is the official public source for NFIP flood hazard maps. Charlotte County notes SFHA flood zones begin with A or V.
- STORMWATER**
Plan set includes grading, drainage, stormwater conveyance, inlets and stormwater details.
- WETLANDS**
Plans identify wetland impact and proposed wetland areas, environmental permits/mitigation to be confirmed by buyer.

DUE DILIGENCE CHECKLIST

Items below are intentionally framed as verification points for buyer review, not seller representations.

ITEM	CURRENT DOCUMENTATION	BUYER / DAVE TO CONFIRM
Signed construction plans	Digital signature/seal dated 08/01/2025	Confirm any later revisions or addenda
Parcel Identification	Plans show Parcel ID: 402108401010	Confirm ownership/title and legal description
Zoning / land use	Plans state RSF3.5 and Low Density Residential	Confirm current GIS/zoning status
Water / sewer availability	Utility availability not independently confirmed	Submit Charlotte County availability request
Flood zone / elevation	Flood review required for coastal/waterfront land	Confirm FEMA panel, BFE, and build requirements
Wetlands / mitigation	Wetland areas shown in plan set	Confirm permitting and mitigation obligations
Road / infrastructure budget	Roadway, drainage and pavement details shown	Confirm current construction cost estimate
Permits / approvals	Engineering package prepared	Confirm permit status, expiration dates and conditions

SOURCE-BACKED SUMMARY

- | | | |
|---|---|--|
| <p>ENGINEERING</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Construction plans prepared for Casper Point by Weiler Engineering Corporation. <input checked="" type="checkbox"/> Plans include site plan, grading/drainage, paving, stormwater and erosion-control details. | <p>COUNTY VERIFICATION</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Charlotte County directs buyers to use GIS for zoning review and Utilities Department forms for water/sewer availability. <input checked="" type="checkbox"/> Utility availability should be requested directly from Charlotte County Utilities. | <p>FLOOD / RESILIENCY</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> FEMA MSC is the official public source for NFIP flood maps. <input checked="" type="checkbox"/> Charlotte County identifies coastal waterways, Charlotte Harbor and storm surge as flood-risk factors. |
|---|---|--|

BUYER ACTION ITEMS

- Confirm current zoning, flood zone/BFE, utilities availability, permitting status, wetland obligations and any plan expiration dates.
- Request Dave/seller documentation for engineering costs incurred, approvals, permit applications, utility correspondence and infrastructure estimates.
- Do not treat service availability, permit status or construction cost assumptions as final until verified by the applicable agency/provider.



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DAVEMULLEN SALES

READY TO DISCUSS THIS OPPORTUNITY?



CASPER POINT PORT CHARLOTTE, FLORIDA

ONE OF SOUTHWEST FLORIDA'S LAST FULLY ENGINEERED
WATERFRONT DEVELOPMENT OPPORTUNITIES.



AVAILABLE UPON REQUEST

Pricing available upon
request to qualified buyers.



PROPERTY TOURS

By Appointment Only



DUE DILIGENCE MATERIALS

Available upon execution of a
Confidentiality Agreement.

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DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation to purchase the property. All information is believed reliable but is not guaranteed and should be independently verified by prospective purchasers. Prospective buyers are responsible for conducting their own investigations concerning the property, including but not limited to zoning, permitting, utilities, environmental conditions, flood hazards, engineering, and all governmental approvals.



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