



# RE-DEVELOPMENT OPPORTUNITY - 2.21 ACRES VACANT GENERAL COMMERCIAL

640 SOUTH TAMIAMI TRAIL, PORT CHARLOTTE, FL 33953

**TERRY EASTMAN, P.A.**

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**MSC** | COMMERCIAL  
REAL ESTATE

Michael Saunders & Company  
LICENSED REAL ESTATE BROKER

<b>Sale Price</b>	<b>\$2,500,000.00</b>
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**LOCATION INFORMATION**

Building Name	Re-Development Opportunity - 2.21 Acres
Street Address	640 South Tamiami Trail
City, State, Zip	Port Charlotte, FL 33953
County	Charlotte
Market	Tampa - St. Petersburg
Sub-market	Sarasota - Bradenton
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75

**BUILDING INFORMATION**

Number of Lots	1
Best Use	General Commercial

**PROPERTY INFORMATION**

Property Type	Land
Property Subtype	Office
Zoning	CG
Lot Size	2.21 Acres
APN #	402102456006
Lot Frontage	322.1 ft
Lot Depth	262.7 ft
Corner Property	Yes
Traffic Count	38000
Traffic Count Street	Tamiami Trail
Waterfront	No
Power	Yes



VISUAL MEDIA

VIDEO

**PROPERTY DESCRIPTION**

This vacant land parcel at 640 South Tamiami Trail offers a premier opportunity for redevelopment with direct access to a major arterial thoroughfare. Flat topography and cleared acreage facilitate rapid site planning while ensuring flexible layout options for offices, retail, or mixed-use concepts. Utility infrastructure lines the property’s edge, simplifying connections for power, water, and sewer services. Branding opportunities abound with ample road frontage and visibility, aiding future tenant attraction. The site’s dimensions accommodate generous parking, curb cuts, and signage without sacrificing efficiency. A disciplined investment prospect for land enthusiasts seeking to capitalize on prime corridor exposure.

Nearby, the Charlotte Sports Park and Charlotte Harbor offer recreational and entertainment options, while the Murdock Circle retail and dining hub provides a vibrant local scene. With the region's strong economy and attractive demographics, the area surrounding the property is poised for continued growth and presents a compelling investment prospect for strategic-minded investors.

**OFFERING SUMMARY**

Sale Price:	\$2,500,000.00
Lot Size:	2.21 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	22	110	535
Total Population	64	301	1,418
Average HH Income	\$85,990	\$87,669	\$90,850



**PROPERTY HIGHLIGHTS**

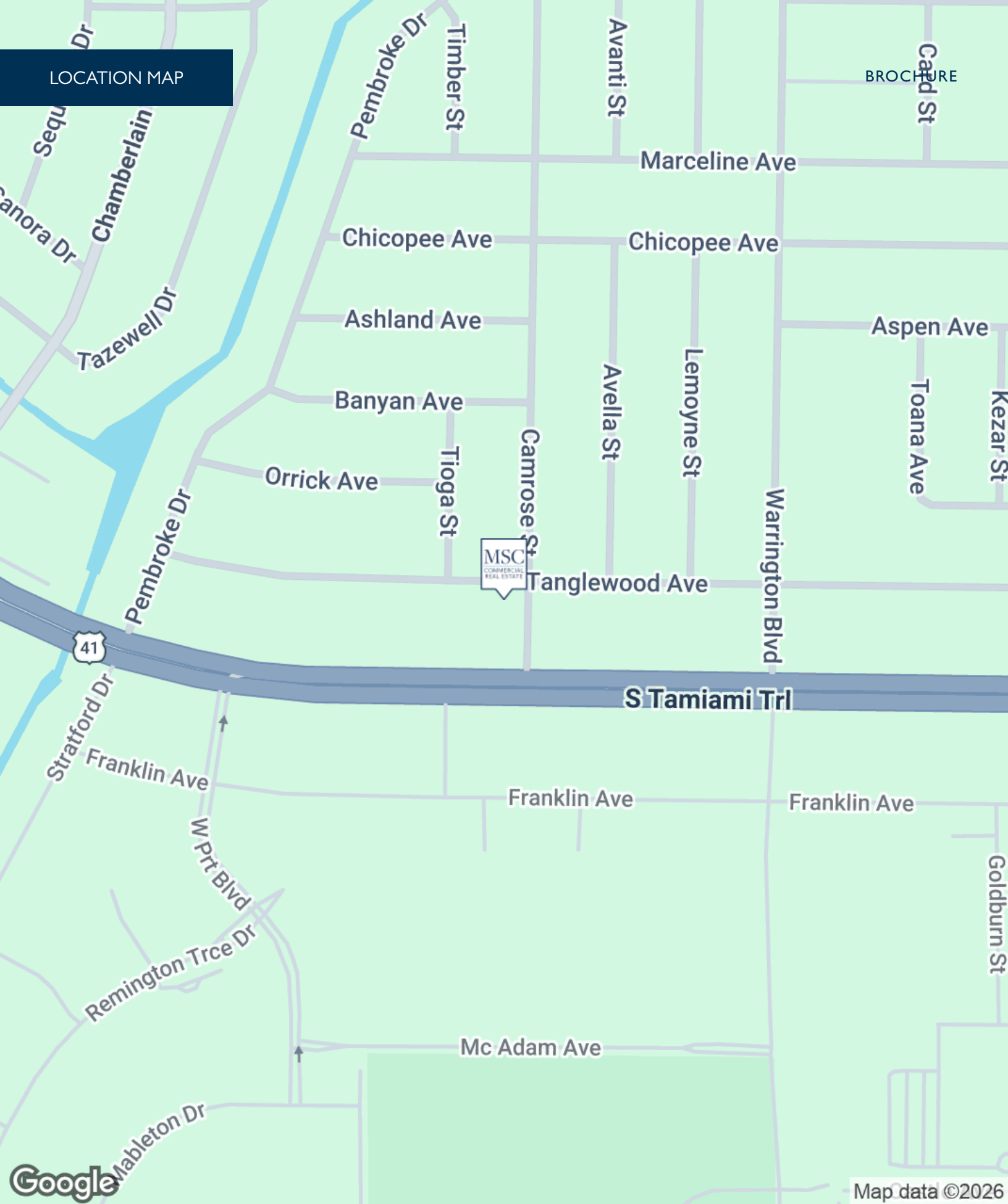
- Prime frontage along busy South Tamiami Trail
- Cleared and level lot ready for fast-track development
- Utilities accessible at the property boundary
- Generous width allows multiple curb cuts and access points
- Ideal parcel for branded retail, office, or hospitality use
- Exposure to high daily vehicle counts boosts visibility
- Efficient drive-thru and parking layouts easily accommodated
- Opportunity for speculative build-to-suit or land banking



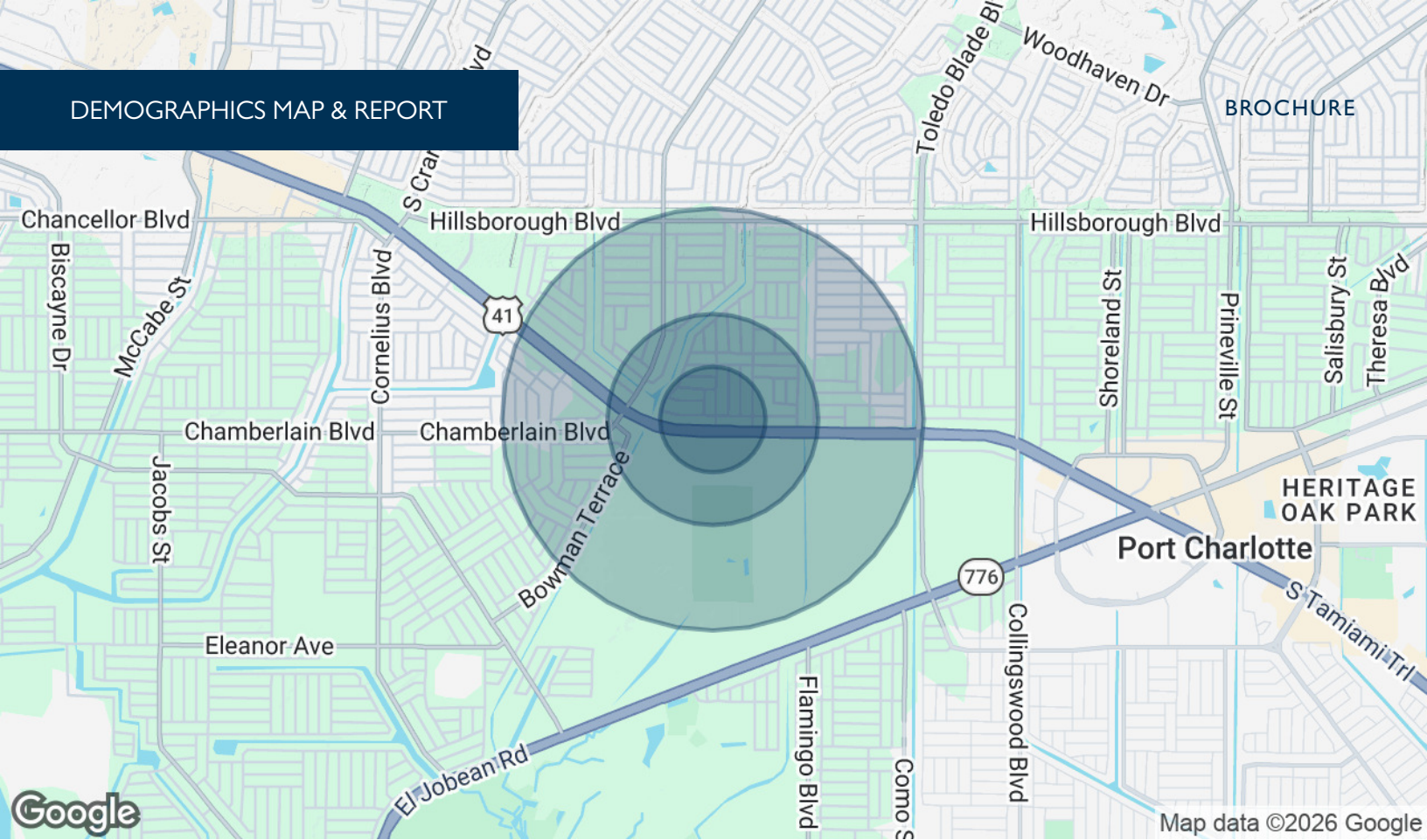
ADDITIONAL PHOTOS



LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



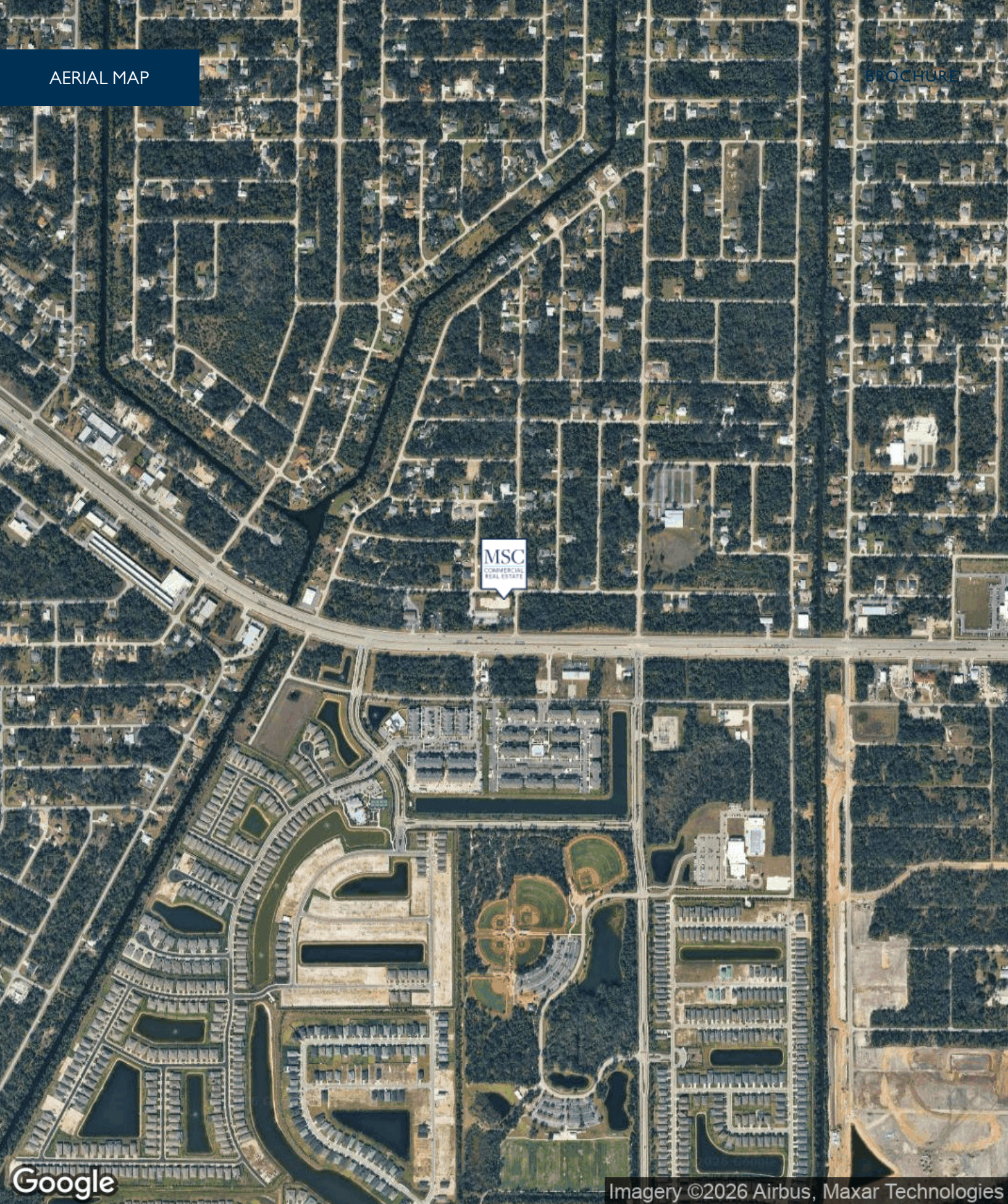
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	64	301	1,418
Average Age	38.2	38.8	39.5
Average Age (Male)	38.2	40.3	42.3
Average Age (Female)	43.8	42.2	41.1

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	22	110	535
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$85,990	\$87,669	\$90,850
Average House Value	\$354,988	\$364,107	\$372,834

2023 American Community Survey (ACS)



Google

Imagery ©2026 Airbus, Maxar Technologies

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**PROFESSIONAL BACKGROUND**

My career in Real Estate began in 2000 when I was first licensed as a Residential Real Estate Agent. I obtained my Brokers license in 2003.

In 2008 I had the opportunity and good fortune to join a local commercial real estate firm and team with a well established commercial agent specializing in Industrial and Warehouse properties. I have continued along that path and primarily specialize in the sales and leasing of industrial and warehouse buildings and industrial land in Manatee and Sarasota Counties. My secondary specialty is office sales and leasing. I have been involved in many notable sales and leases of industrial and office properties in the past 17 years.

In January of 2022 I joined MSC Commercial. The change has been successful for me and I look forward to the future with a positive outlook for continued personal growth and business success.

I am 100% committed to Real Estate Services on behalf of my customers. I am dedicated to sharing my knowledge and experience to maximize my customer's return on their Real Estate Investments.

**MSC Commercial**  
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## COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.