



9/11

PATRIOT DAY

IN HONOR AND REMEMBRANCE

HIP, HIP HOORAY. MURDOCK VILLAGE SOLD

What began as a good idea — Murdock Village — turned into an “albatross” that Charlotte County commissioners have had to deal with for almost two decades.

Tuesday (7/9/24), commissioners voted 5-0 on a deal for the last 151 acres of what was once Murdock Village. The property, on State Road 776, was sold in a transfer to Kolter Group Acquisitions LLC, from Lost Lagoon to take over its responsibilities for Murdock Village. Kolter plans to incorporate the area as an expansion site for the existing West Port development.

The final version approved Tuesday specified that public infrastructure improvements would include the completion of a four-lane widening of Toledo Boulevard leading to S.R. 776.

Commissioner Stephen R. Deutsch said the transfer of the final piece of Murdock Village back on the tax rolls was the end to “an albatross around our neck.”
Courtesy Our View/[The Daily Sun](#) (7/13/24)

Howard Corr, Managing Broker for Corr Commercial Advisors, LLC facilitated the transaction that began in January of 2023.



Conceptual Site Plan



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MONTHLY REPORTS HIGHLIGHT COUNTY GROWTH, PROGRESS

With all that is going on in Charlotte County and within county government, our monthly department reports to be a great source of information. For example, we know our commercial and residential growth is surging. The Community Development Department reported in May 2024 that it issued 394 single-family residential permits and 379 certificates of occupancy, meaning homes ready to be lived in. We also issued nearly 4,000 permits of all types in May.

Two of the booming developments driving that growth are Babcock Ranch, which has been issued 2,765 COs since home construction began in 2016, and West Port, which has received 419 COs since April 2021. In May, Babcock Ranch builders applied for 98 new permits and West Port 46.

On the commercial side, Balentine Builder Services, a Fort Myers-based customer cabinetry business is building a 65,000-sq.-ft. facility that will open this year. A new Mazda dealership on U.S. 41 in Port Charlotte was recently completed and is now open. The Economic Development Office forecasts commercial development valued at \$150 million will be added to the tax rolls in 2024, rising to \$185 million in 2025 and \$285 million in 2026. Courtesy Charlotte County website

FDOT UPDATE - August 15, 2024

SR 777 River Road from I-75 to US 41: Construction project: Embankment activities continue on southbound roadway from West Villages Parkway to US 41. Drainage inspections, sod placement, and curb and gutter installations will also continue throughout the project. Signal, ITS, and lighting work is ongoing, and River Road pothole maintenance will continue as necessary on all current travel ways through the project. Trucks will be crossing the road at various locations using intermittent flagging operations. Courtesy FDOT

FEATURED PROPERTY
1090 TECHNOLOGY AVENUE
NORTH PORT, FLORIDA 34289



34,000 SF
For Sale: \$6,225,000
For Lease: \$12.50/SF plus CAM @ \$2.00/SF
(plus applicable sales tax)

This 34,000 SF building is situated at the corner of Technology Avenue and Commerce Parkway in North Port. Easy access to Interstate 75 north and southbound via Toledo Blade Boulevard. The building offers 28,000/sf with a second story mezzanine available now. An additional adjoining 6,000/sf will be available mid 2025. The office portion of the property has 10 private offices, break room and reception area. Only the office area has central AC. There is a large truck well and three large overhead doors for shipping and receiving. Loading dock area is 2,900 SF. The property offers plenty of parking with two driveway entrances and multiple entrances to the building. Please contact Howard Corr for more information.

THOUGHT FOR THE DAY: "Those whom we lost last September 11 will forever hold a cherished place in our hearts and in the history of our Nation." ~George W. Bush, Proclamation, Patriot Day, 2002

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