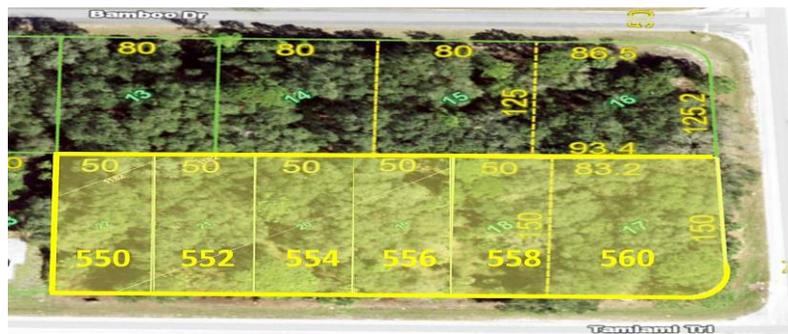


“Patience is waiting. Not passively waiting. That is laziness. But to keep going when the going is hard and slow – that is patience.” – [Leo Tolstoy](#)



FEATURED LISTING
1.16 Acres CG Zoned Land For Sale
6 Lots (Corner Parcel is Oversized Lot)
\$559,000
550-560 TAMIAMI TRAIL
PORT CHARLOTTE FLORIDA 33953

CG-zoned parcels (the corner parcel is actually a double lot aka 16100 Chamberlain Boulevard) are currently offered for sale. Located at Tamiami Trail and Chamberlain Boulevard, this 1.16-acre site has the potential for multiple ingress/egress options including a median cut on US 41 to provide a full-access intersection. This listing is catty-corner from the West Port Subdivision.

CONSUMER PRICE INDEX SUMMARY

February 13, 2026

Regional prices rose 0.3 percent in January, up 1.9 percent over the year

The Consumer Price Index for All Urban Consumers (CPI-U) in the South region increased 0.3 percent in January, the U.S. Bureau of Labor Statistics (BLS) reported today. The index for all items less food and energy rose 0.4 percent over the month. The index for food rose 0.1 percent in January and the index for energy increased 0.2 percent. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect the impact of seasonal influences.)

The South all items CPI-U rose 1.9 percent for the 12 months ending January. The index for all items less food and energy rose 2.0 percent over the last 12 months. The food index increased 2.8 percent for the 12 months ending January. The energy index declined 1.0 percent over the last year.

Courtesy U.S. Bureau of Labor Statistics ([next release](#) 3/11/26)



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Please visit our [website](#) and check out our newest listings and other properties that may be a perfect fit for your new or expanding business!

- NEW LISTING: [4120 Tamiami Trail](#), Port Charlotte – 1,000 SF unit for lease @ \$18/SF NNN (@ \$4.96/SF)**
- 625 Tamiami Trail, Port Charlotte: 1.17 Acres vacant CG-zoned prime commercial land FOR SALE: \$520,131.00**
- 633 Tamiami Trail, Port Charlotte: 1.62 Acres vacant CG-zoned prime commercial land FOR SALE: \$695,751.00**
- PRICE IMPROVEMENT! [795 Crestview Circle NW, Port Charlotte](#)– Stand Alone OMI Zoned Building – FOR LEASE @ \$16/SF MG plus sales tax with 4% annual increases plus \$125/month lawn maintenance (also available FOR SALE)**
- [8395 Gasparilla Road, Port Charlotte](#) (1.16 Acres vacant CG zoned land) – FOR SALE - \$385,000.00**
- [1634 El Jobean Road, Port Charlotte](#): 5 CG-zoned parcels on El Jobean at Como Street FOR LEASE: \$2/SF**
- 19700 Cochran Blvd., Port Charlotte – FOR LEASE (sublease): 1,000-2,000 SF @ \$25/SF (Gross Lease)**
- [134 Anchor Road, Rotonda West](#) – 3,000-6,000 SF Warehouse Space - FOR LEASE - \$18/SF NNN**

**Currently Commercial
Unlocking Opportunity Zones: Strategies to Maximize Your Next Deal**

Opportunity Zones are U.S. Treasury-designated geographic areas where qualifying investments may receive major federal tax benefits. For brokers, developers, investors, and lenders, the value is straightforward. Used correctly, Opportunity Zones can strengthen a capital stack and improve deal feasibility, turning a good deal into a better one. Sikora emphasized that while they will not rescue a weak project, they can meaningfully enhance deals that already make sense financially.

A particularly timely update was the federal future of the program. Opportunity Zone attorney Mike Sikora explained that new federal legislation has made Opportunity Zones permanent, creating both near-term deadlines and long-term opportunities. Current zones remain designated through Dec. 31, 2028, but investors must place capital gains into qualified opportunity funds by Dec. 31, 2026, to preserve eligibility. Beginning Jan. 1, 2027, newly designated zones will launch a new 10-year cycle with rolling benefits including a five-year deferral on capital gains taxes, at least a 10 percent basis step-up, and full exclusion on appreciation if investments are held for 10 years or more.

For CCIMs, Sikora’s advice was simple and actionable. First, always confirm whether a property is in an Opportunity Zone early in the deal process. Second, if a site is eligible but not designated, work with local leaders to advocate for inclusion in future zone maps. And third, bring experienced Opportunity Zone counsel into the deal team early to avoid legal blind spots and closing delays.

The session reinforced a core point for today’s market: understanding incentives is part of doing smart business. Opportunity Zones remain one of the strongest tools available to help qualified projects advance, and CCIM education continues to keep professionals prepared to use them strategically. Courtesy The CCIM Institute

Thought For The Day: ““There is only one way to happiness and that is to cease worrying about things which are beyond the power of our will” - Epictetus



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