



15027 SAN DOMINGO BOULEVARD | SOUTH GULF COVE

SOUTH GULF COVE TOWN CENTER

A Vision for the Future

Imagine What Comes Next.

21± ACRES | OFFERED AT \$2,395,000



THE OPPORTUNITY

21 Acres. One Remarkable Canvas.

A conceptual commercial vision for a prominent South Gulf Cove site with extensive road frontage and multiple possible community-serving uses.



21±

Acres of commercial opportunity

\$2.395M

Current offering price

3

Road-frontage edges visible in the aerial context

The premise of this Vision Book is simple: help a future buyer see beyond the property as it exists today and imagine a thoughtfully planned destination for dining, services, healthcare, business and community life.

All uses, layouts and renderings shown in this draft are conceptual only and are subject to zoning, engineering, utilities, environmental review, governmental approvals and buyer due diligence.



IMAGINE WHAT COMES NEXT.

**Imagine morning coffee.
Imagine care close to home.
Imagine a place to gather.**

Then imagine all of it beginning here.

15027 SAN DOMINGO BOULEVARD

A Site Surrounded by Community

The aerial photography establishes the scale, frontage and neighborhood context that make this parcel visually compelling.



The parcel is shown with the red property outline supplied in the listing aerials. The surrounding context includes established residential streets, canals and multiple approaches to the site.

Draft note: exact acreage, dimensions, frontage lengths, zoning designation, utilities and development entitlements should be tied to survey and county records before final publication.

POSITIONING

Why Here. Why Now.

The strongest story is not that South Gulf Cove needs a particular project. It is that a large commercial site can be presented as a flexible platform for community-serving development.



WHY HERE

A large, highly visible parcel woven into an established residential setting can support a wide range of future commercial concepts, subject to approvals and market feasibility.

WHY NOW

The marketing opportunity is to invite developers to evaluate the site now - with a clear visual framework, credible traffic data and a professional due-diligence pathway.

The Vision Book deliberately avoids claiming a specific unmet-demand conclusion until demographic, spending and market-leakage reports are added.

35,283 Vehicles Per Day

Official FDOT data for Station 0228 on SR-776, 427 feet southwest of River Beach Drive, provides a credible regional traffic benchmark for the broader access network.

35,283

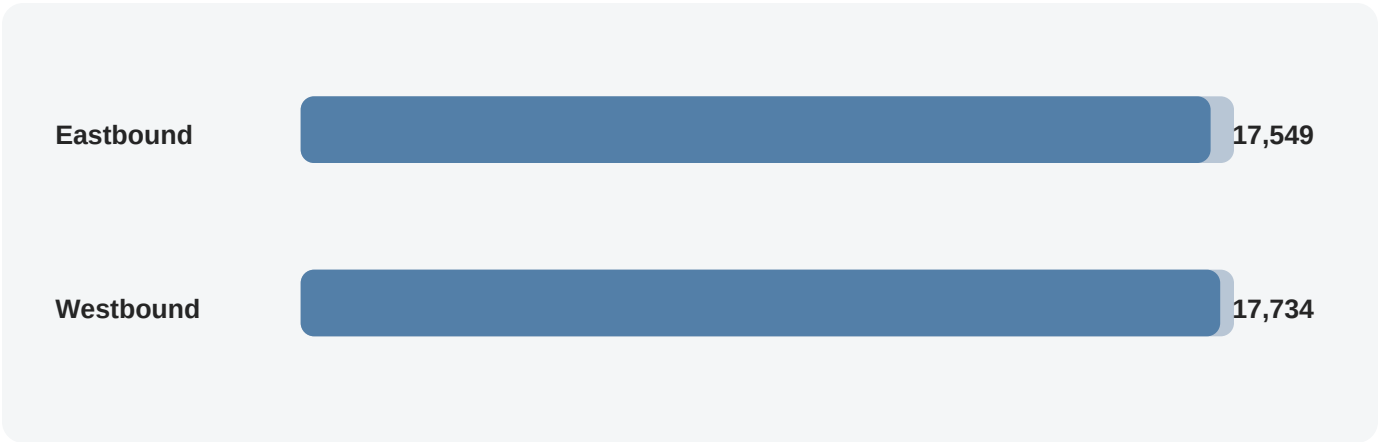
2025 AADT - both directions

17,549

Eastbound AADT

17,734

Westbound AADT



The FDOT 200 Highest Hour Report identifies the top 2025 hour at 3,752 vehicles on Friday, February 21, 2025 at 5:00 PM, reinforcing the importance of late-afternoon corridor activity.

Source: Florida Department of Transportation, Transportation Statistics Office, Station 0228, 2025 CAADT and 200 Highest Hour reports.

A Strong Late-Afternoon Peak

The highest reported traffic hours at Station 0228 repeatedly cluster around the 4:00-6:00 PM period, especially during the winter and early spring months.



3,752

Highest recorded 2025 hour

5 PM

Time of the highest hour

Feb 21

Date of the highest hour

For commercial storytelling, this data supports emphasizing convenience, evening dining, services and daily-trip accessibility - without overstating what the traffic data alone can prove about demand.

A Flexible Town Center Framework

Rather than forcing one use, the concept organizes the property into complementary districts that could be studied independently or as a coordinated whole.

RETAIL + DINING

Visible, welcoming edges with neighborhood-serving storefronts and outdoor dining.

MEDICAL + OFFICE

Professional and healthcare uses with convenient parking and clear wayfinding.

HOSPITALITY

A boutique hotel or extended-stay concept as a future anchor.

TOWN GREEN

A landscaped gathering place that gives the project identity beyond individual buildings.

This framework is illustrative. Final placement, access, stormwater, parking, setbacks, density and uses require professional site planning and governmental review.

Imagine a Connected Destination.



Conceptual artist rendering only. Not to scale. Not an approved site plan.



IMAGINE MORNING COFFEE.

Retail + Dining

A walkable collection of cafes, restaurants, specialty shops and everyday services could create a welcoming front door for the community.

Conceptual artist rendering only.



IMAGINE CARE CLOSE TO HOME.

Medical + Wellness

A medical office campus could accommodate physician practices, dental, therapy, diagnostics, wellness or related professional services, subject to feasibility and approvals.

Conceptual artist rendering only.



IMAGINE A PLACE TO GATHER.

Restaurant + Social Plaza

Outdoor dining, shaded patios and landscape-forward design could make a signature restaurant or social plaza one of the center's most memorable destinations.

Conceptual artist rendering only.



IMAGINE BUSINESS CLOSE TO HOME.

Professional Office

Modern professional office space could serve local businesses, financial services, real estate, legal, design and other community-focused users.

Conceptual artist rendering only.



IMAGINE A PLACE TO STAY.

Hospitality

A boutique hotel or extended-stay concept could introduce another layer of activity while supporting visitors, families, contractors and business travel.

Conceptual artist rendering only.



IMAGINE A PLACE THAT FEELS LIKE SOUTH GULF COVE.

Town Green + Mixed-Use Village

A central green, shade trees, walking paths and flexible gathering areas could connect individual uses and create a sense of place.

Conceptual artist rendering only.

IMAGINE THE ARRIVAL

A Memorable Arrival.



Landscape, lighting and monument signage could give the project a recognizable identity.

Conceptual artist rendering only.

One Site. Multiple Paths.

The final development concept should respond to market demand, entitlements, infrastructure and a buyer's strategy. The following uses are presented as illustrative possibilities only.

- Restaurant / cafe
- Medical office
- Professional office
- Grocery / market
- Fitness / personal services
- Phased pad development
- Neighborhood retail
- Dental / wellness
- Financial services
- Boutique hotel / extended stay
- Town green / gathering space
- Mixed-use commercial village

The value of the vision is flexibility: it gives a developer multiple ways to think about the site while keeping the marketing grounded in possibility rather than promises.

From Vision to Decision

The final book should pair inspiration with a concise, developer-ready data room. Items below can be inserted as they are obtained or verified.

Survey / legal description	Pending source file
Zoning + future land use	Verify with Charlotte County
Utilities / capacity	Pending utility confirmation
Environmental / wetlands	Pending reports / buyer diligence
Access / frontage / curb cuts	Confirm with survey + transportation review
Demographics	Insert Esri Business Analyst / ACS drive-time profile
Traffic	FDOT 2025 Station 0228 data available
Conceptual engineering	Optional future site-planning study

This section is intentionally transparent: the first draft distinguishes verified data from items that still need documentation.

Turning Land Into Opportunity

A strong development package needs both a compelling story and a local resource who understands the property, the community and the questions land buyers ask.



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From Vacant Land to Vibrant Communities

Final bio copy will be refined from OliviaJonesRealty.com, WelcomeSellers.com and OliviaSellsLand.com before publication.





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Imagine What Comes Next.

It begins here.

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Conceptual Marketing Disclaimer

This first draft is intended to establish story, visual direction and page architecture. It is not an engineering, zoning, investment or entitlement representation.

Conceptual disclaimer

All conceptual site plans, artist renderings, building types, uses, access points, landscaping, parking, water features, signage and development scenarios are illustrative only. Final development potential is subject to zoning, future land use, engineering, utility availability and capacity, environmental conditions, governmental approvals, market feasibility and buyer due diligence.

Data sources used in Draft 01

- Florida Department of Transportation - 2025 Continuous Annual Average Daily Traffic (CAADT), Station 0228: SR-776, 427 ft SW of River Beach Dr. AADT 35,283; EB 17,549; WB 17,734.
- Florida Department of Transportation - 2025 200 Highest Hour Report, Station 0228. Highest reported hour: 3,752 vehicles, Friday 02/21/25 at 5 PM.
- Listing aerial photography and property-outline images supplied by Olivia Jones.
- Brand assets and headshot supplied by Olivia Jones / Parsley Baldwin Realty.
- Conceptual artist renderings created for marketing visualization; not site-specific engineering drawings.

To complete the publication-quality version: add verified survey/zoning/utilities/environmental data, drive-time demographics, final bio copy, QR destination and any brokerage-required legal marks/disclosures.