

# The Eshenbaugh REPORT

1ST QUARTER 2026 | Southwest Florida Edition

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## Quick Highlights



From the desk of  
**Alex Ward**

- Rising Land Values and Shrinking Supply are Reshaping Development in Southwest Florida (see page 2).
- How Babcock Ranch is Driving Development in East Lee County (see page 5).
- Sarasota Square Redevelopment Signals a New Retail Era (see page 7).



From the desk of  
**Josh Streitmatter**

- The North Trail Renaissance: Sarasota's Next Great Corridor (see page 3).
- SB 686: What Florida's Agricultural Enclave Law Means for Land Investors (see page 5).
- Charlotte County Growth: Why Port Charlotte is Gaining Momentum (see page 7).

