

OFFERING MEMORANDUM



**42-UNIT MULTIFAMILY LAND IN
A FAST DEVELOPMENT AREA**

1521 Capricorn Boulevard, Punta Gorda,
FL 33983-5989

Presented by

JESSE IALUNA

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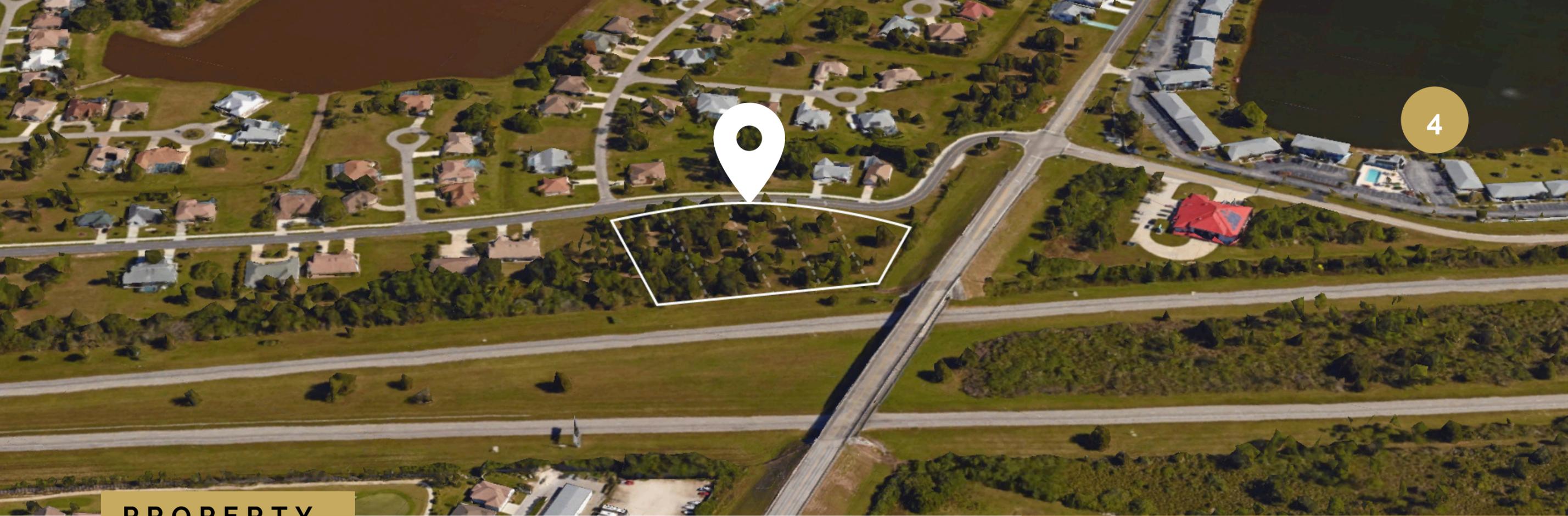
Cracker & Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Cracker & Associates does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level.

Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Cracker & Associates in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION



PROPERTY

1521 Capricorn Boulevard presents a rare 2.85-acre development opportunity zoned RMF15, allowing for up to 42 multifamily units. The property features level terrain, road frontage, and proximity to utilities including water, sewer, and electric. Located in a deed-restricted, well-kept neighborhood, it combines accessibility with long-term investment potential. Whether for build-and-hold or resale, this parcel is an excellent fit for developers seeking growth opportunities in Punta Gorda's thriving residential market.

LOCATION

Positioned in the highly sought-after Deep Creek community of Punta Gorda, this 2.85-acre site offers direct access to I-75, US-41, and key regional destinations including Sarasota, Fort Myers, and the Southwest Florida International Airport. The area boasts a well-maintained residential environment, excellent schools, and convenient shopping, dining, and recreational amenities. As part of a growing market with rising housing demand, this location provides an ideal foundation for successful development.

OFFERING SUMMARY

SALE PRICE: \$699,990

ADDRESS: 1521 CAPRICORN
BOULEVARD, PUNTA GORDA,
FLORIDA 33983

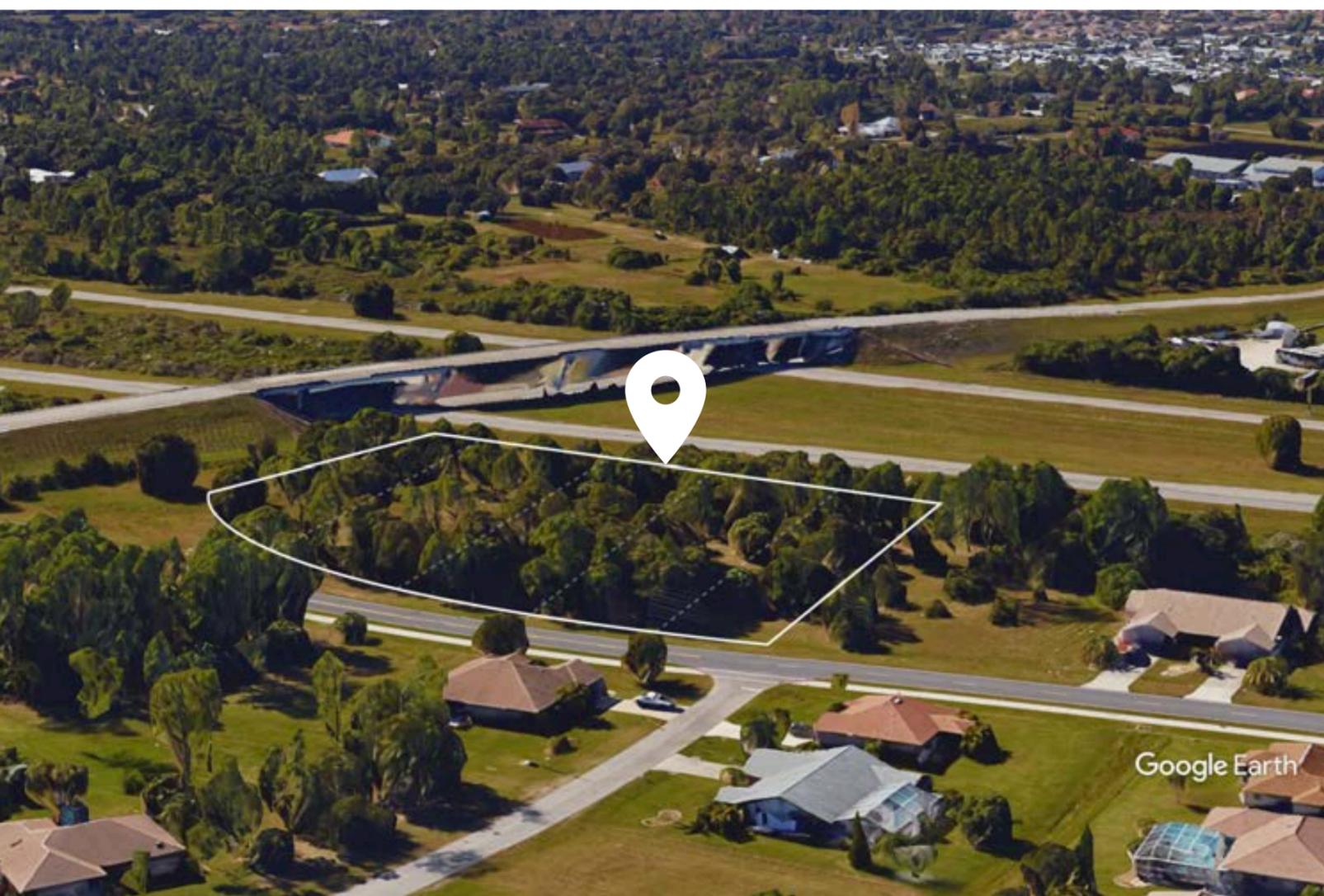
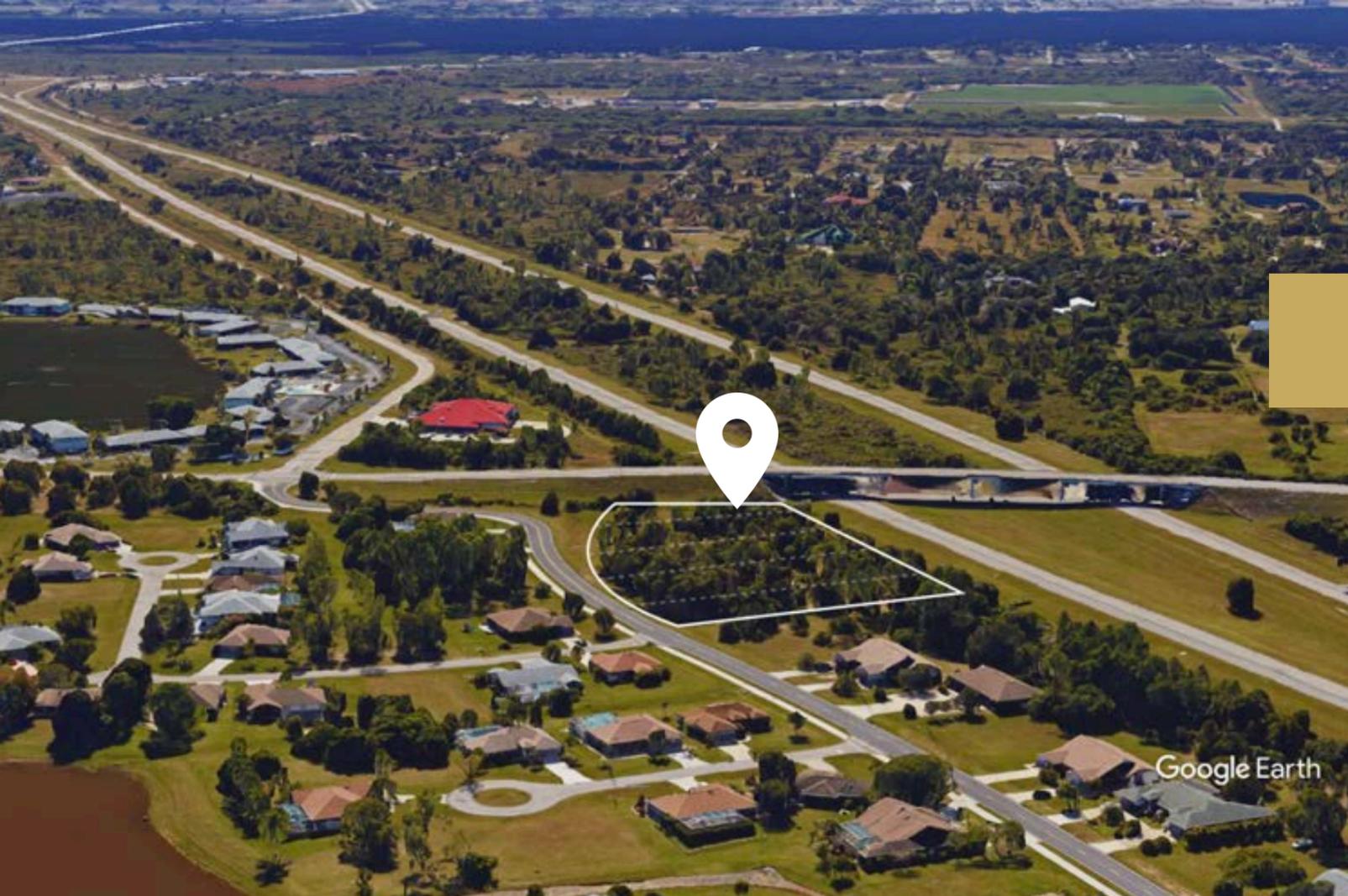
PARCEL ID: 402308382003

LOT SIZE: 2.85 ACRES

ASSET TYPE: LAND

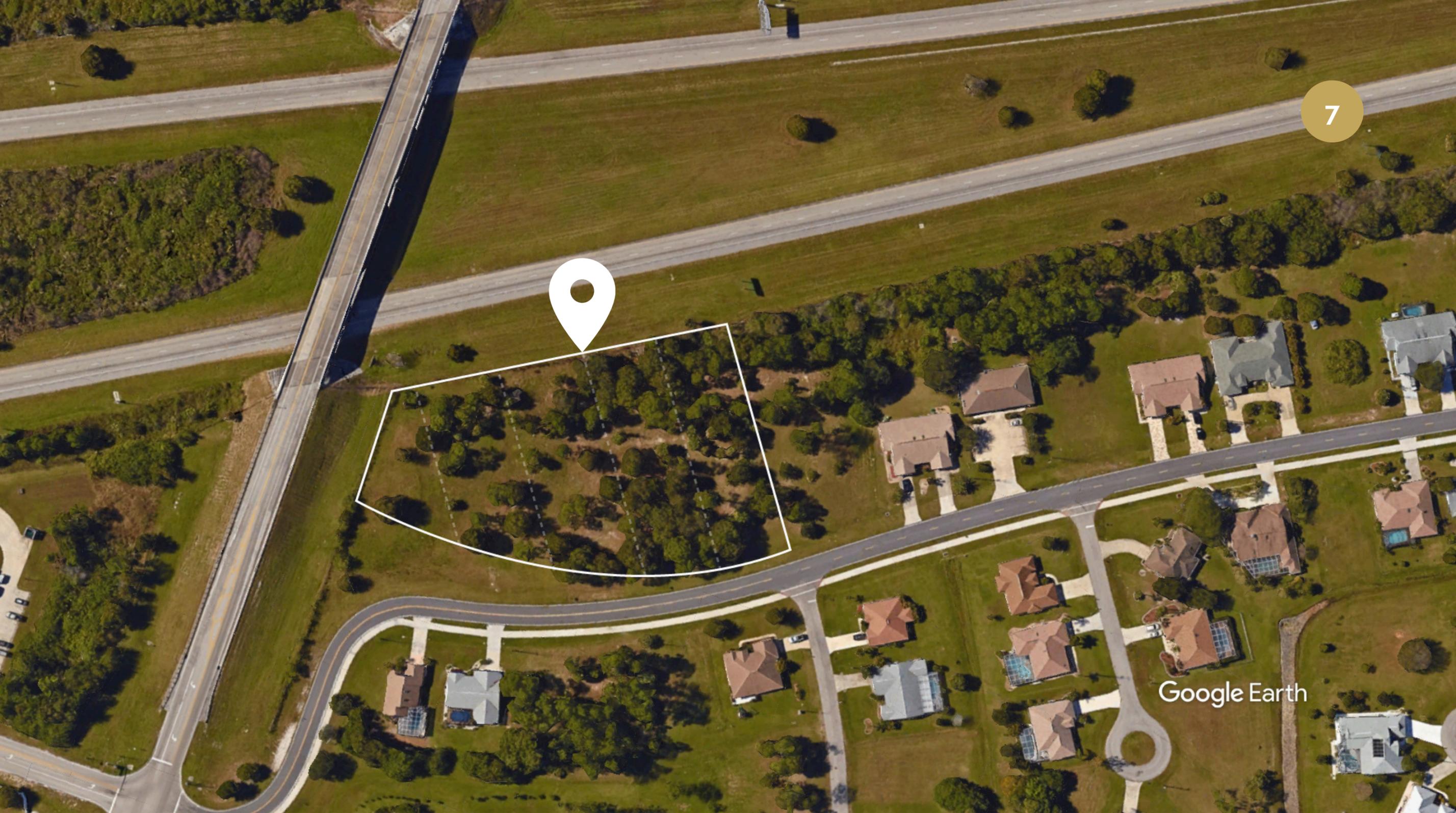
ZONING: RMF15

HIGHLIGHTS



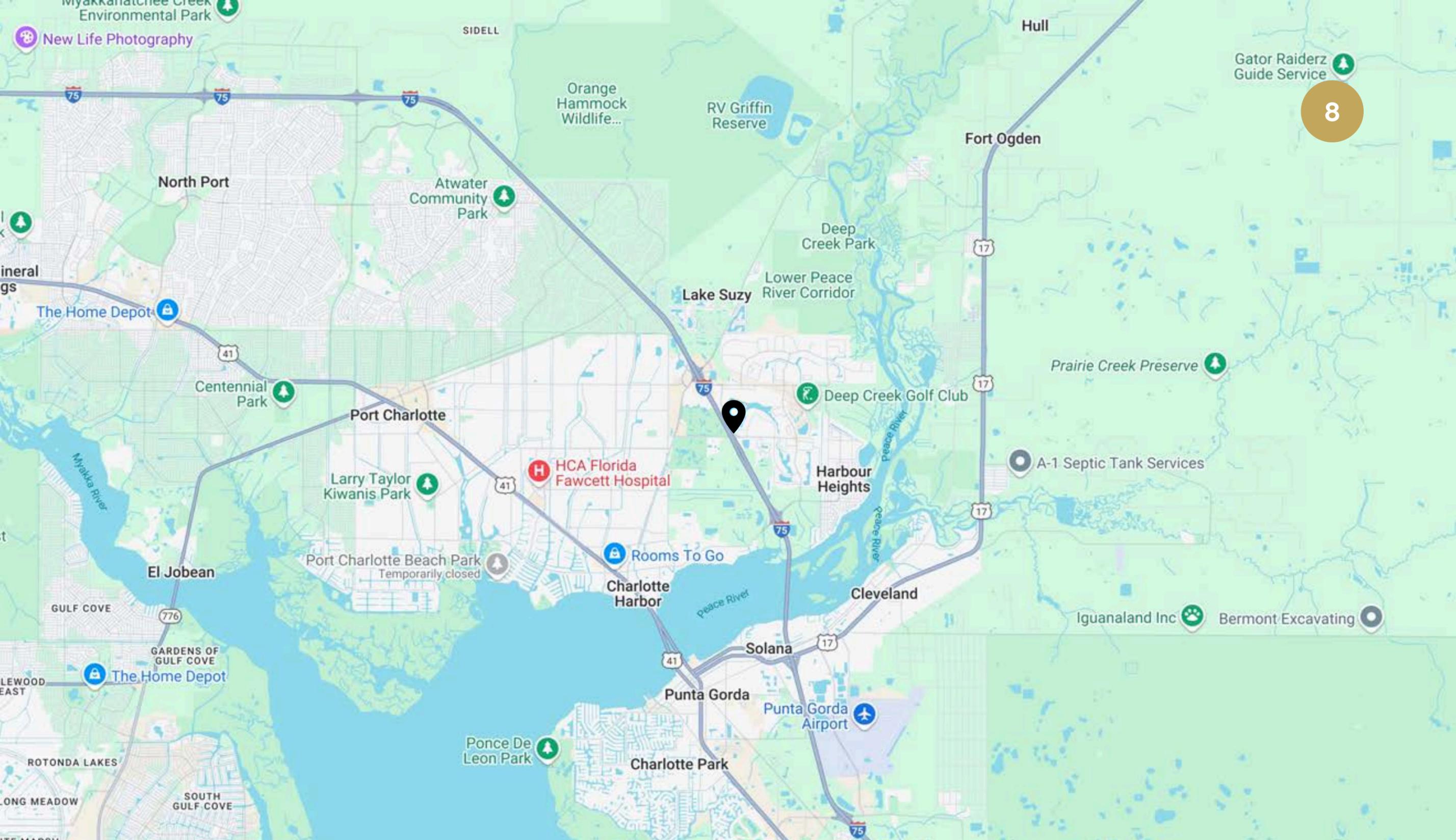
- Zoned RMF15 – Up to 42 Units Allowed: Ideal for multifamily or build-to-rent projects.
- Strategic Location: Minutes from I-75, US-41, and regional employers.
- Development-Ready: Flat site with nearby utilities simplifies buildout.
- High-Demand Area: Punta Gorda continues to experience strong population growth.
- Established Community: Situated in Deep Creek, a deed-restricted area with excellent livability.



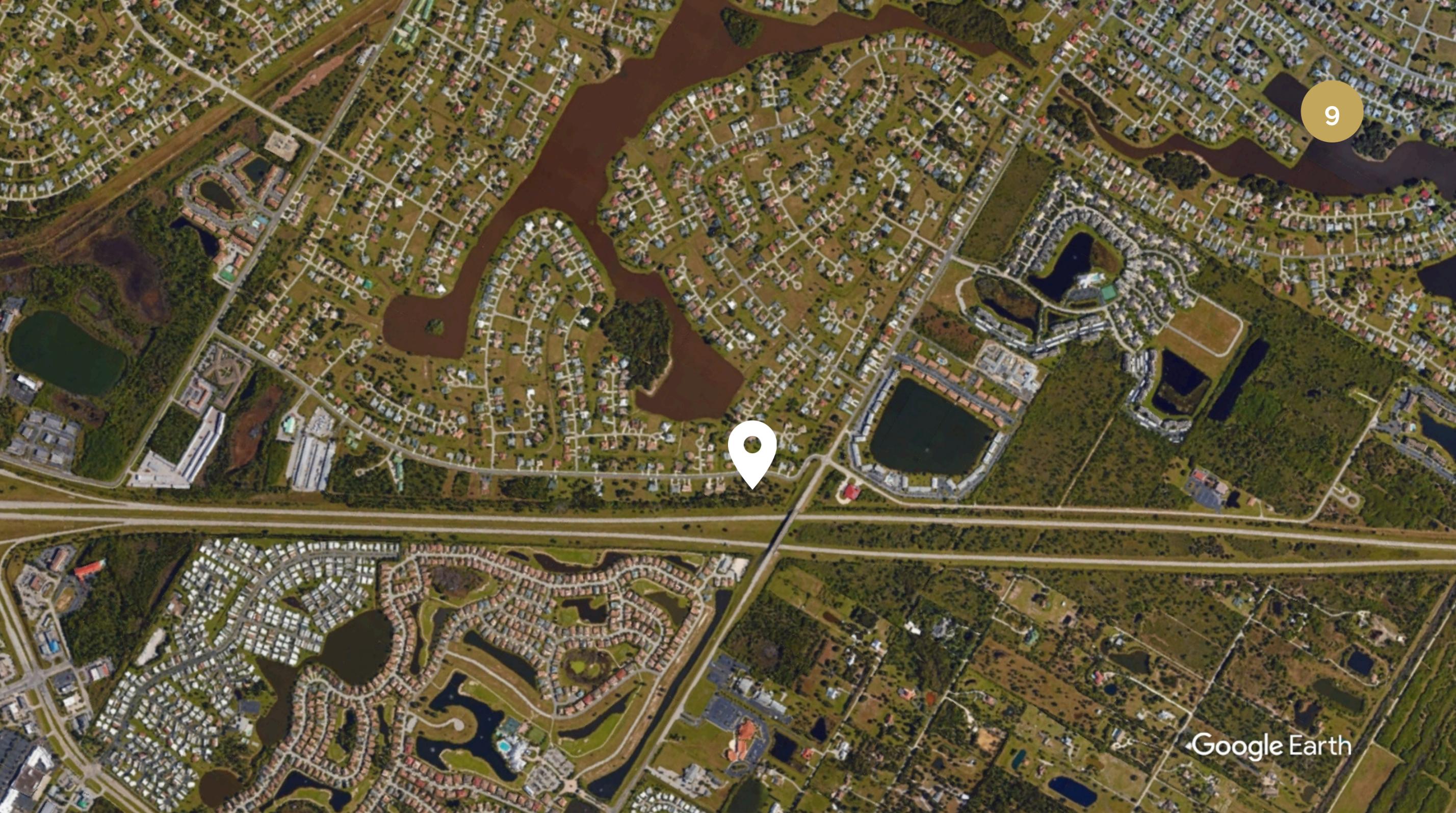


Google Earth

LOCATION INFORMATION



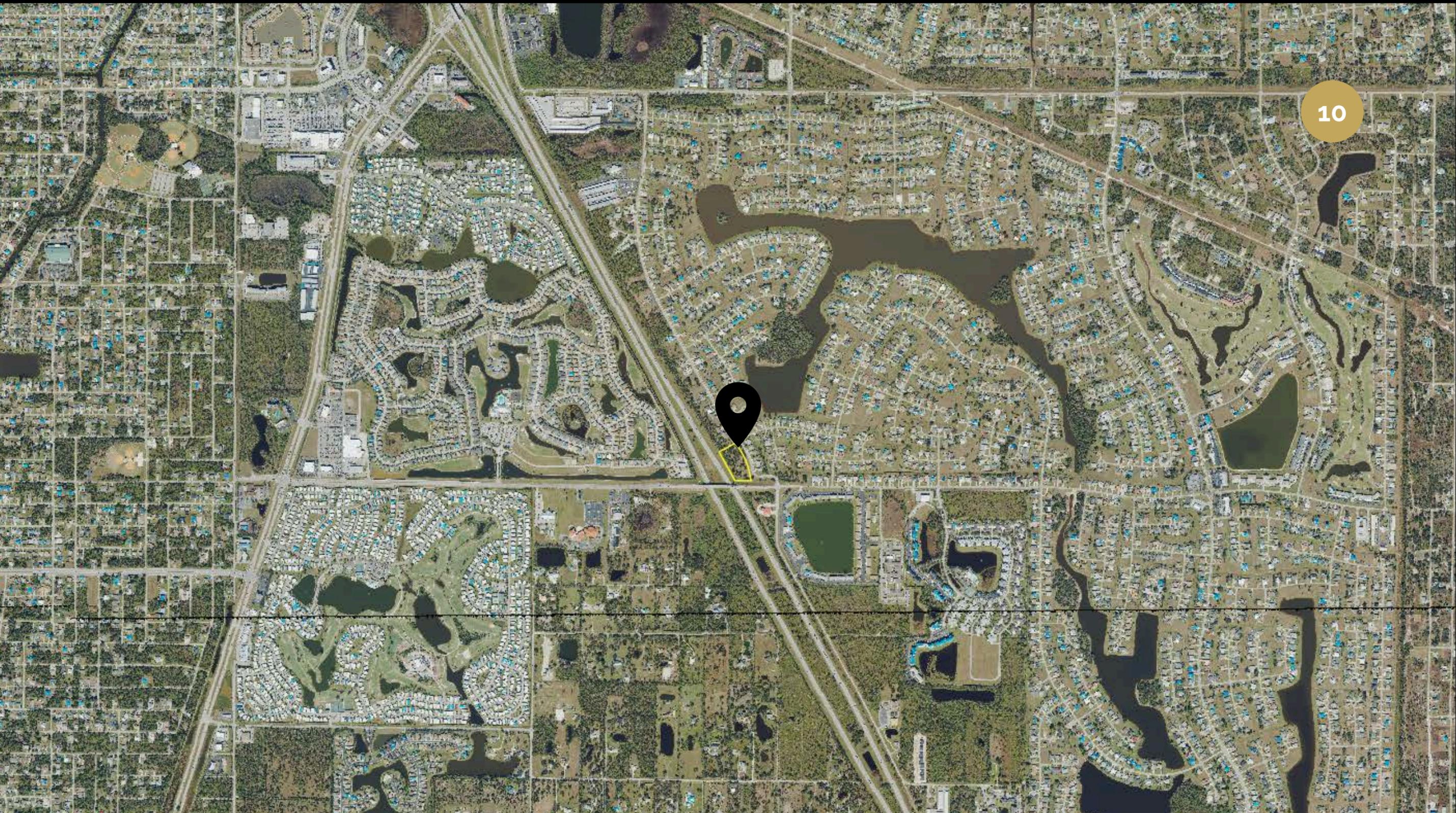
REGIONAL MAP



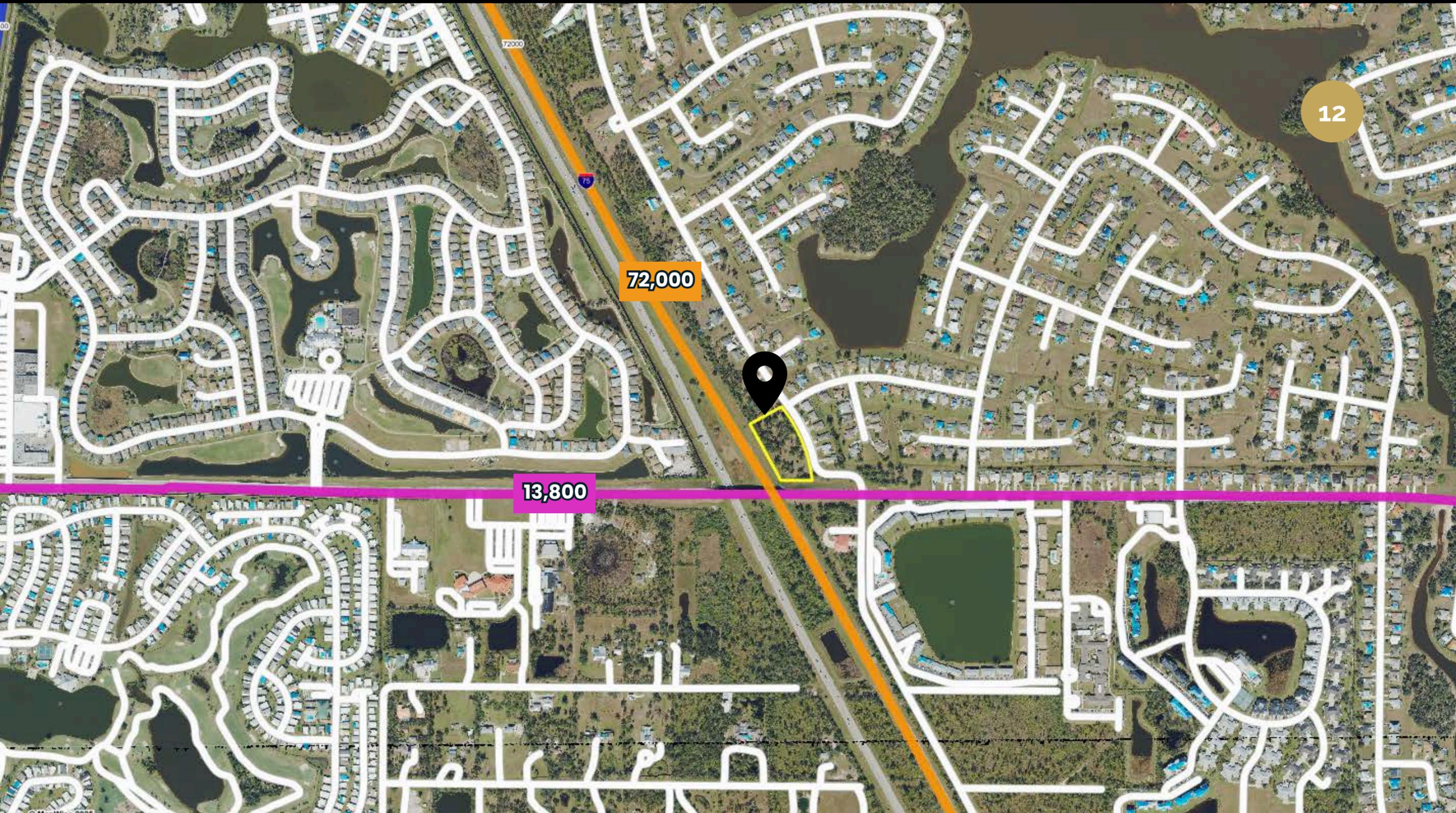
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Google Earth

LOCATION MAP



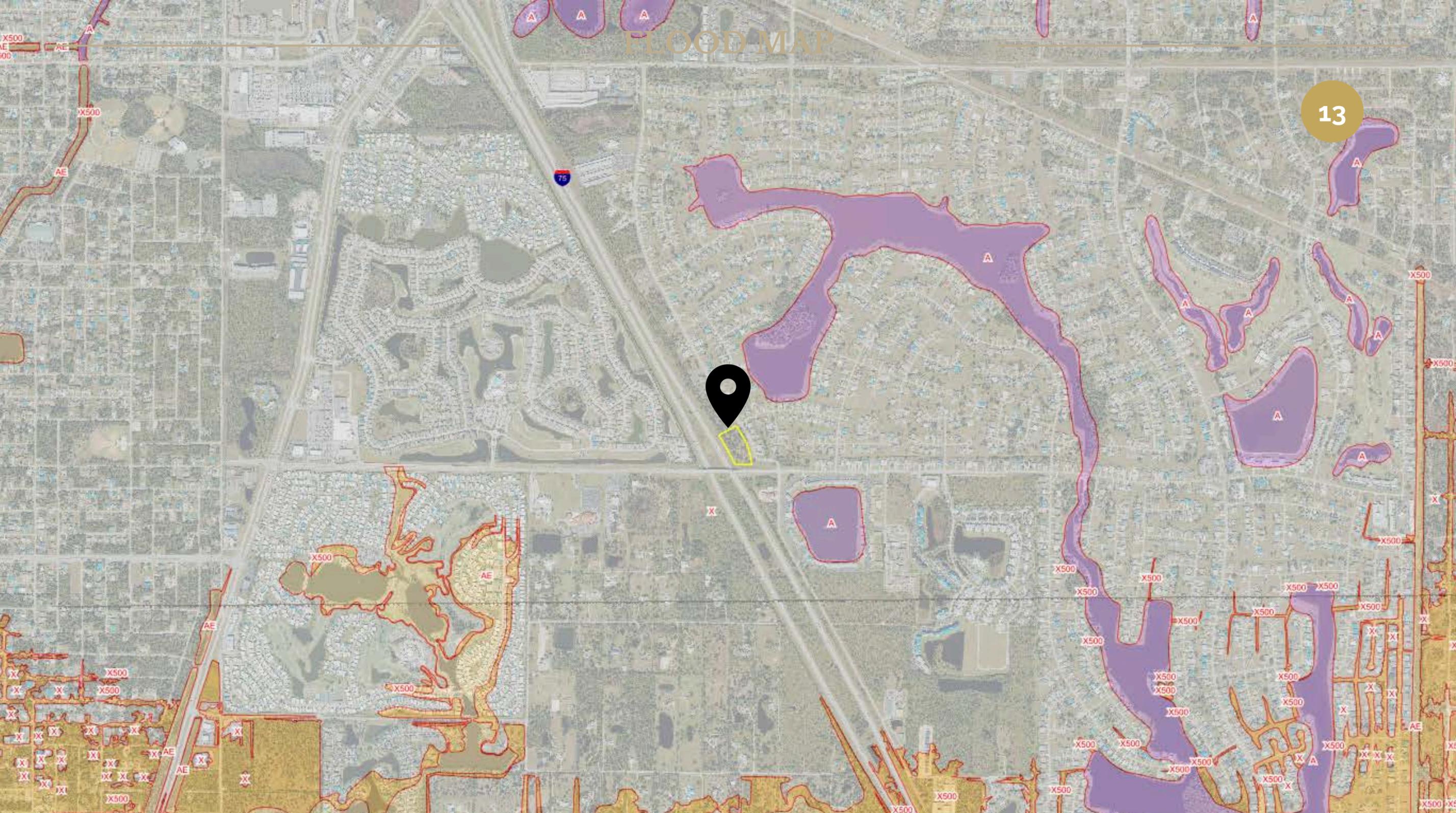
AERIAL MAP



TRAFFIC COUNT MAP



ZONING MAP



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FLOOD ZONING MAP



JESSE IALUNA

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Jesse Ialuna has established a strong reputation for getting deals done. From multi-million dollar commercial projects to high-end residential properties and prime land opportunities, he is a trusted advisor to many entrepreneurs, business owners, and real estate investors. Mr. Ialuna moved to Southwest Florida in 2004.

From his early years in New England, he has an extensive family background going back 3 generations in construction, real estate, and development in New England as well as SWFL. He got his early start in the business world and rose to VP of sales for CSE, a national digital marketing firm based out of Punta Gorda FL. That background and extensive knowledge of Internet marketing strategies have given his real estate clients a clear advantage.

Mr. Ialuna is known by many to be a real estate powerhouse in both commercial and residential, in part due to his dedication to helping property owners and investors reach their goals, paired with his unrelenting hard work. **Jesse has received multiple awards and has been ranked “Best of Zillow”.**



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