

1323/1301 AQUI ESTA DR

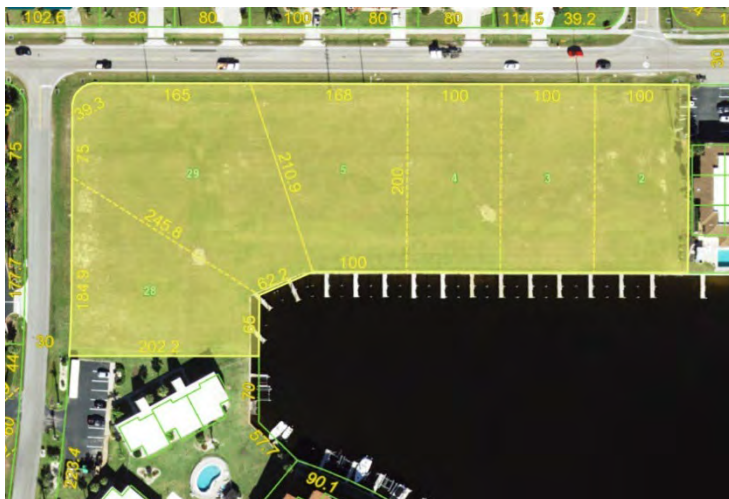
Punta Gorda Isles, FL 33950



AQUI ESTA
1323 Aquí Esta Boulevard + Punta Gorda, FL

INVESTMENT HIGHLIGHTS

- ✓ Cleared and ready to build. Situated on nearly 3.5 acres with 589 ft. waterfront
- ✓ City of Punta Gorda DRC approved Multi-Family development for 51 units
- ✓ City of Punta Gorda Utilities approval
- ✓ SWFWMD Environmental Resource Permit approval
- ✓ City-maintained concrete seawalls
- ✓ Halflants+Pichette Engineering and Architectural renderings
- ✓ Excellent access from I-75 and US-41/ Tamiami Trail
- ✓ Five-mile population demographics: 58,000
- ✓ Punta Gorda's projected population growth to exceed 20 percent over next five years
- ✓ Charlotte County Real Property ID 412213402001
- ✓ Two nearby MF-15 cleared waterfront parcels located at 3232 and 3242 Purple Martin Dr for package deal





AQUI ESTA
Pool Perspective



AQUI ESTA
South Elevation



AQUI ESTA
Breezeway Perspective



AQUI ESTA
Enlarged North Elevation



Punta Gorda MSA Demographics
Source: Co-Star

DEMO	1-MILE	3-MILE	5-MILE
Total Population	6,223	25,248	48,415
Avg Household Income	\$76,453	\$86,897	\$75,663
Total Households	2,972	12,509	23,211
Median Age	59.5	66.3	62.9

Punta Gorda is the rarest of places – a gem at the edge of Florida’s Gulf Coast, a treasure that charms and delights. Florida’s best small city marries the allure of a world-class resort with the pleasures of a hometown welcome. National travel and lifestyle editors tout its premier sports and recreation, blue-ribbon arts and culture, and its variety of casual and fine dining. The 2020 America’s Best Small Cities report ranks Punta Gorda #1 in airport connectivity. First time or returning, visiting, or staying, those who discover Punta Gorda find it for life.



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