

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Investment
Properties
Corporation

PUNTA GORDA, FL 33955



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Licensed Real Estate Broker

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16349 SUNSET PALMS BLVD., PUNTA GORDA, FL 33955

OFFERING SUMMARY

PRICE: **\$2,950,000**

PROPERTY SIZE: **12.5 +/- ACRES**

ZONING: **RMF15**

- ✓ **Attached Villas**
- ✓ **\$35,000 per unit**
- ✓ **87 units**
- ✓ **All site work & fill complete**
- ✓ **Utilities stubbed in for south half of property**

Prime residential Development Opportunity in Fast-Growing Punta Gorda!

Rare opportunity to develop 87 attached villa units in one of Southwest Florida's most rapidly expanding markets. Priced at just \$35,000 per unit, this site is shovel-ready with all site work and fill complete. Utilities are already stubbed in for the southern half of the property, saving valuable time and upfront costs. With strong residential demand and a strategic location, this property is perfectly positioned for a villa community.



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16349 SUNSET PALMS BLVD., PUNTA GORDA, FL 33955

Parcel: 422330482001

3 Miles **5 Miles** **7 Miles**



Population

6,570

9,185

32,404



Avg. Household
Income

\$114,515

\$110,574

\$105,034



Total Housing
Units

4,957

5,583

15,884

DESCRIPTION:

PGI 021 0000 00TB

ZONING:

RMF15

UNITS:

10

click
here!



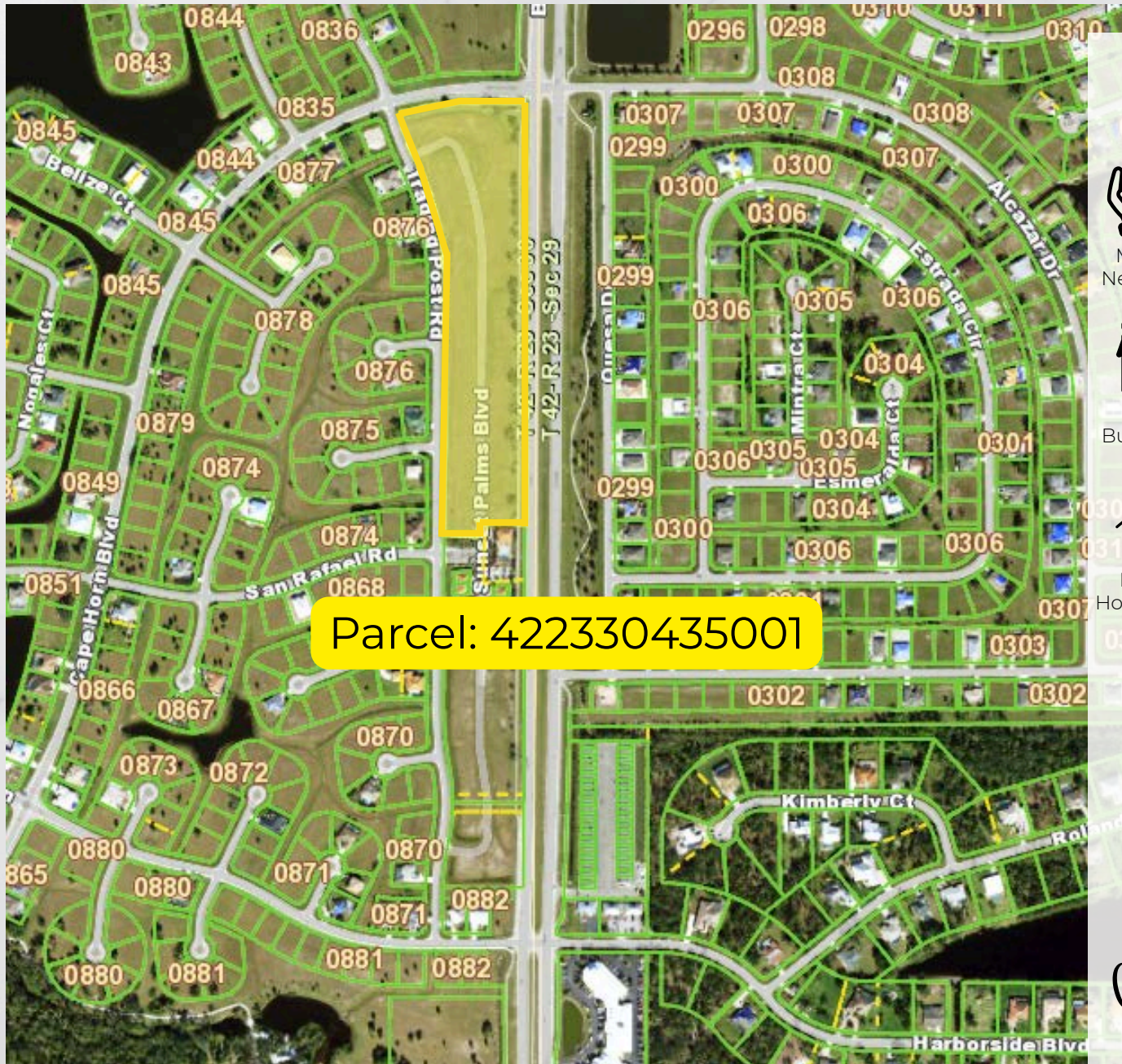
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16238 SUNSET PALMS BLVD., PUNTA GORDA, FL 33955



3 Miles **5 Miles** **7 Miles**



Median
Net Worth

\$636,904 \$574,471 \$447,872



Total
Businesses

87

113

495



Median
Home Value

\$419,927 \$406,897 \$384,730

DESCRIPTION:

PGI 021 0000 00TAN

ZONING:

RMF15

UNITS:

58

click
here!



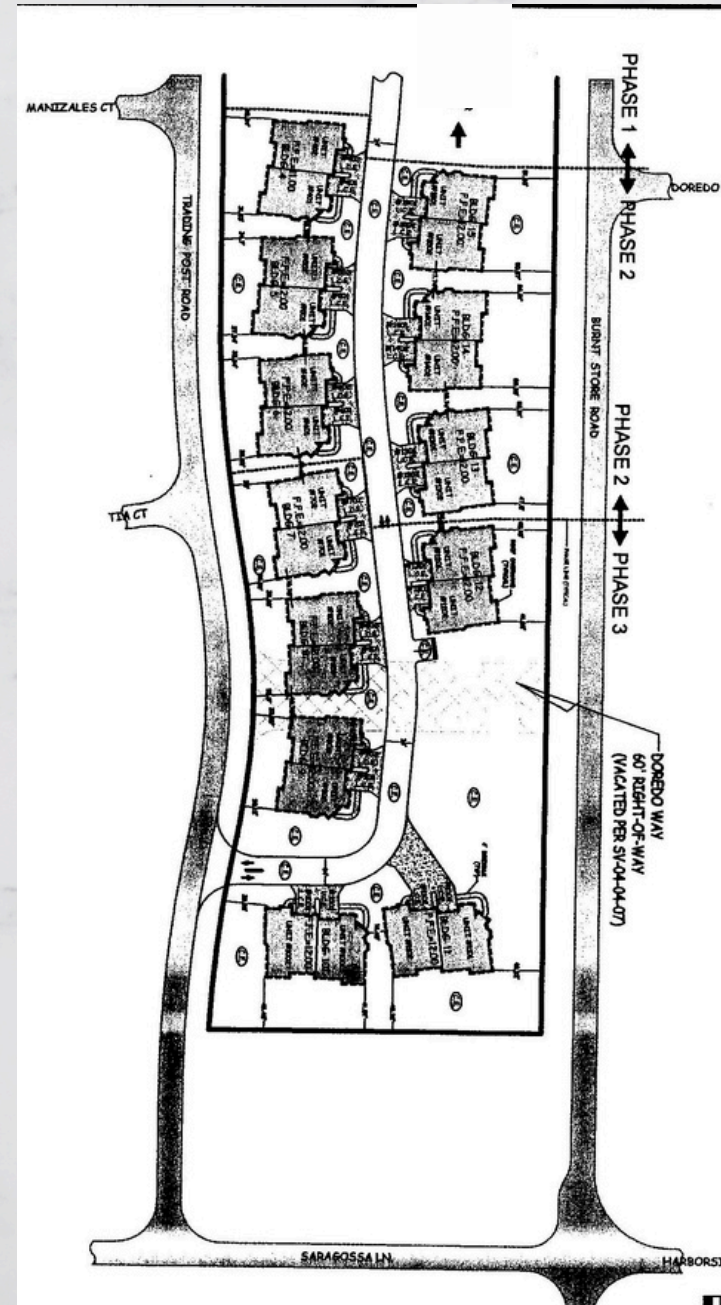
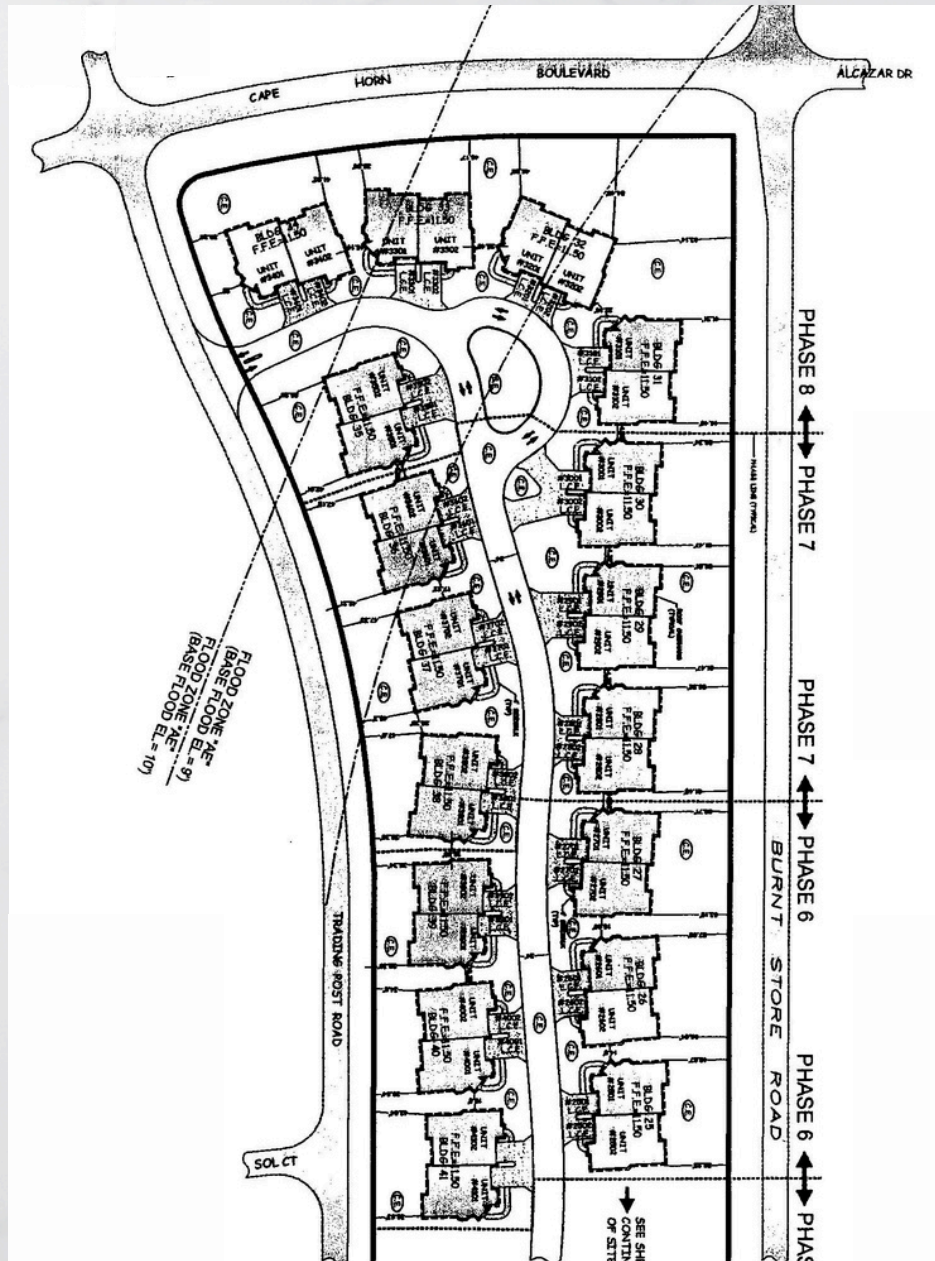
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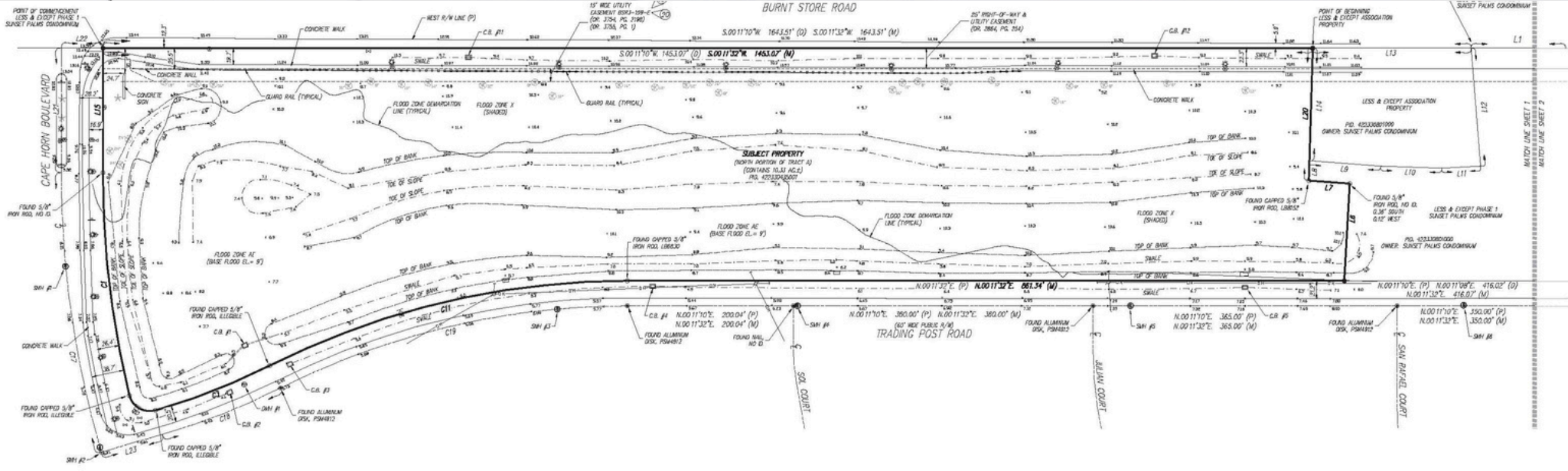
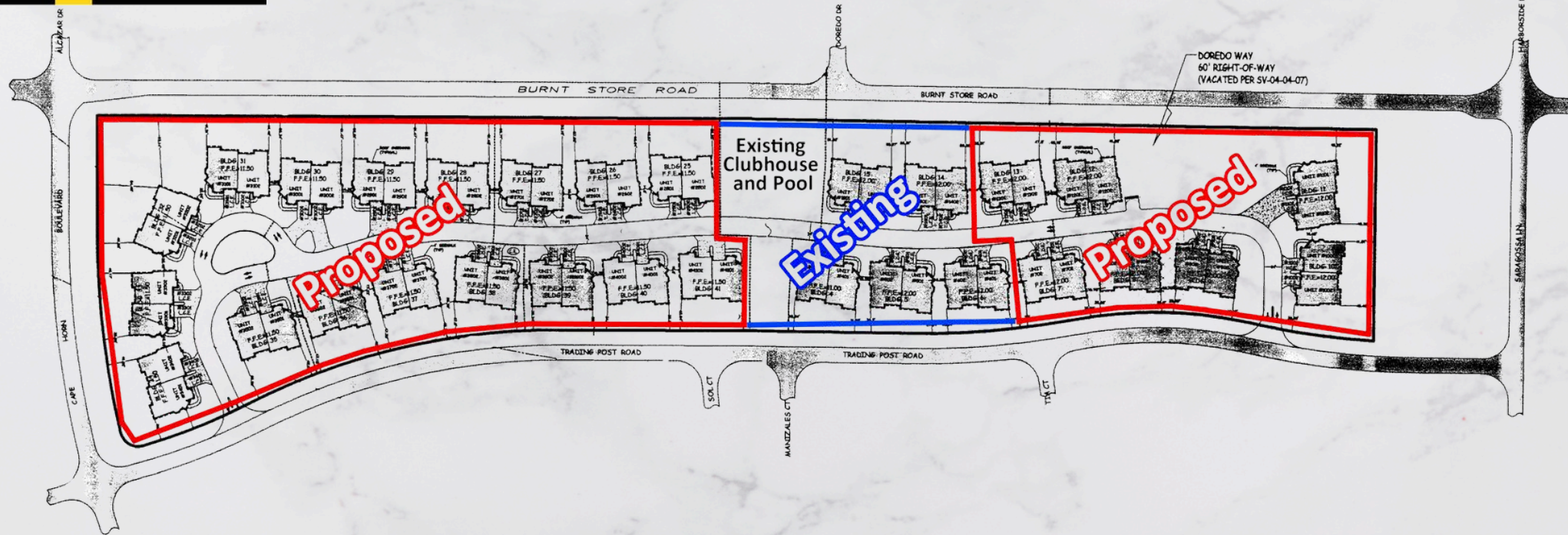




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