

**OFFERING MEMORANDUM**



**6.38 ACRES LAND IN  
ROTONDA WEST**

**291 SUNSET Road, Rotonda West, FL 33947-2443**

**Presented by**

**JESSE IALUNA**

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# DISCLAIMER

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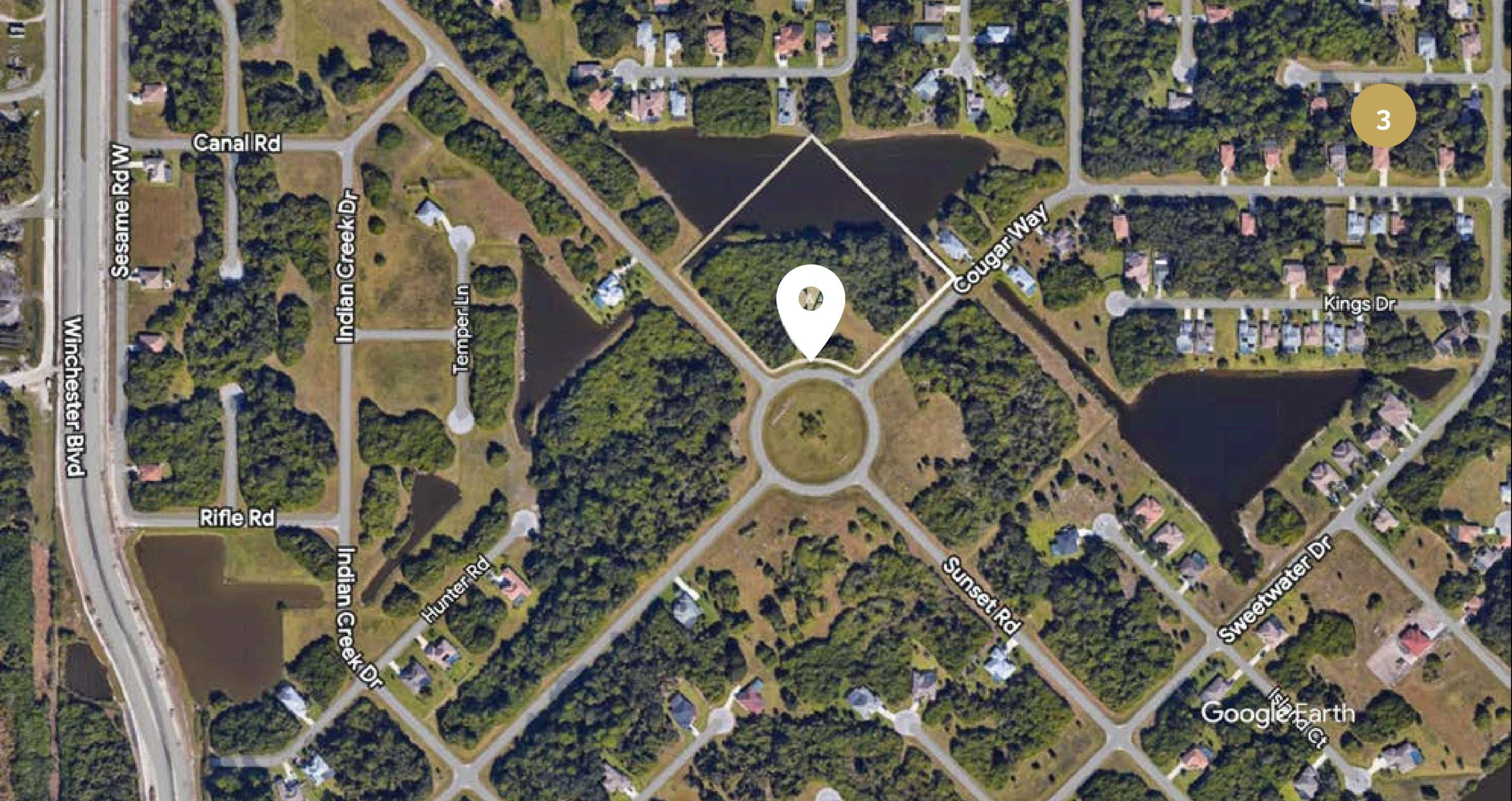
## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals.

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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

This 6.38-acre unimproved commercial parcel offers a rare opportunity for development in a high-visibility area of Rotonda West. Zoned CG (Commercial General), the property allows for a wide range of commercial uses including retail, office, service establishments, mixed-use developments, and light commercial ventures. The parcel's size and shape allow for flexible site planning and ample parking layouts, while surrounding residential neighborhoods create a strong built-in customer base. With utilities nearby and accessibility from Sunset Road, this property provides the foundation for a signature project in a community primed for growth.

## LOCATION

Situated in the heart of Rotonda West, Florida, this 6.38-acre parcel on 291 Sunset Road offers an exceptional opportunity within one of Charlotte County's fastest-growing residential and commercial corridors. Rotonda West is a master-planned community known for its scenic canals, golf courses, and proximity to the Gulf Coast's pristine beaches. The property benefits from excellent access to SR-776 (McCall Road) and Placida Road, providing seamless connectivity to Englewood, Port Charlotte, Boca Grande, and the greater Sarasota region. With steady population growth, ongoing residential expansion, and increasing demand for local services, this area continues to attract both investors and developers seeking long-term value in Southwest Florida's thriving market.

## OFFERING SUMMARY

**SALE PRICE:** \$399,990

**ADDRESS:** 291 SUNSET ROAD,  
ROTONDA WEST, FL 33947-2443

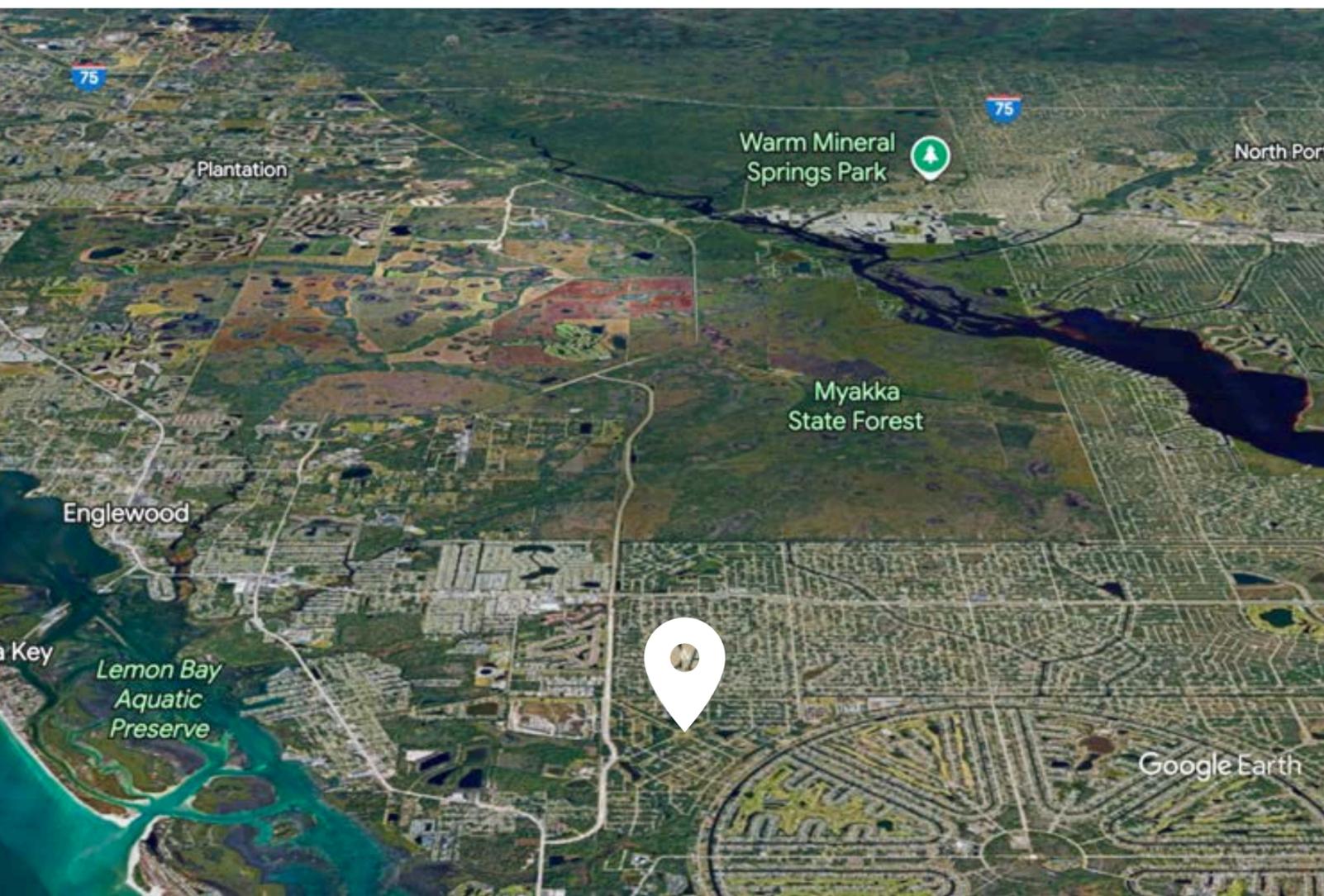
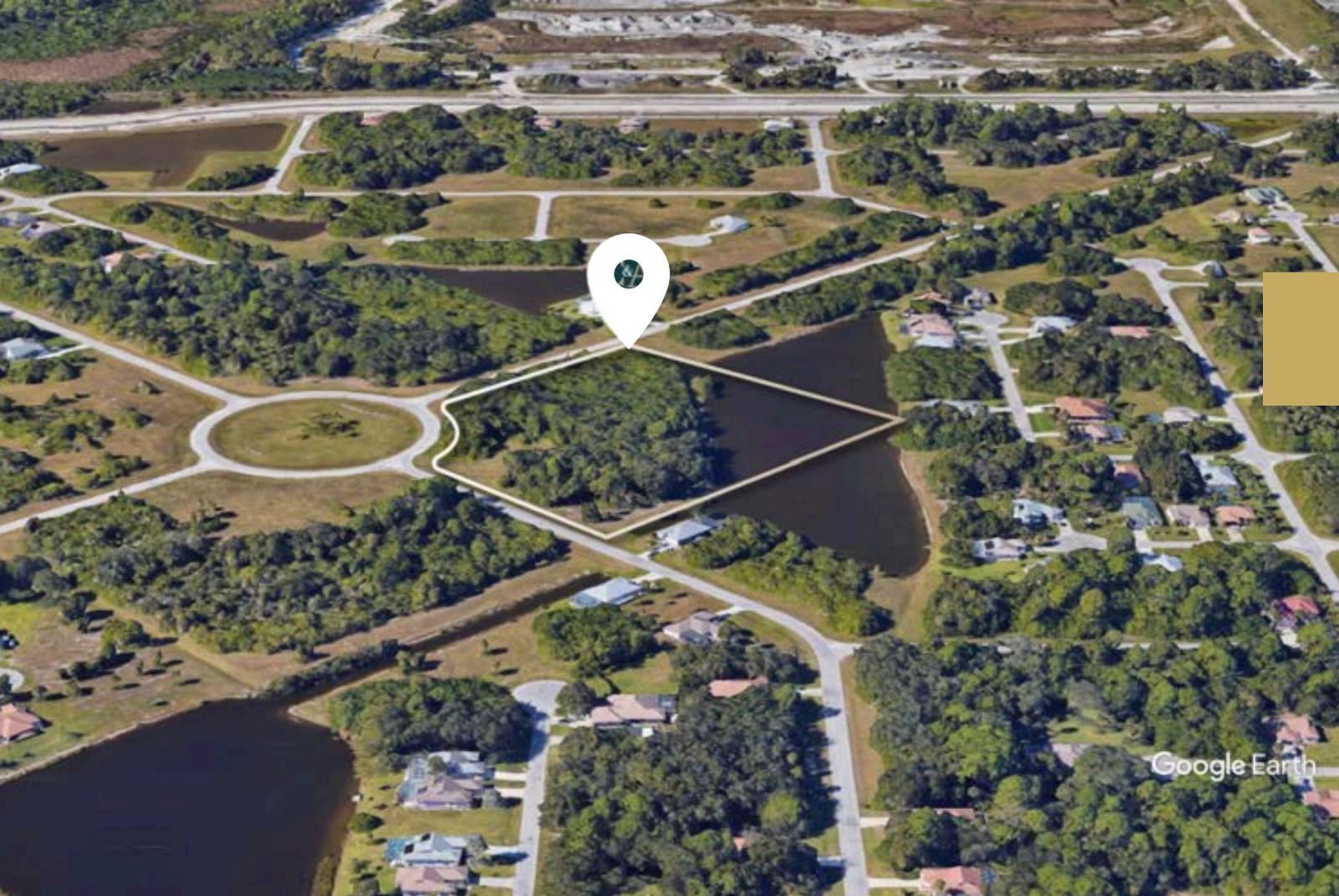
**PARCEL ID:** 412015178001

**LOT SIZE:** 6.38 ACRES

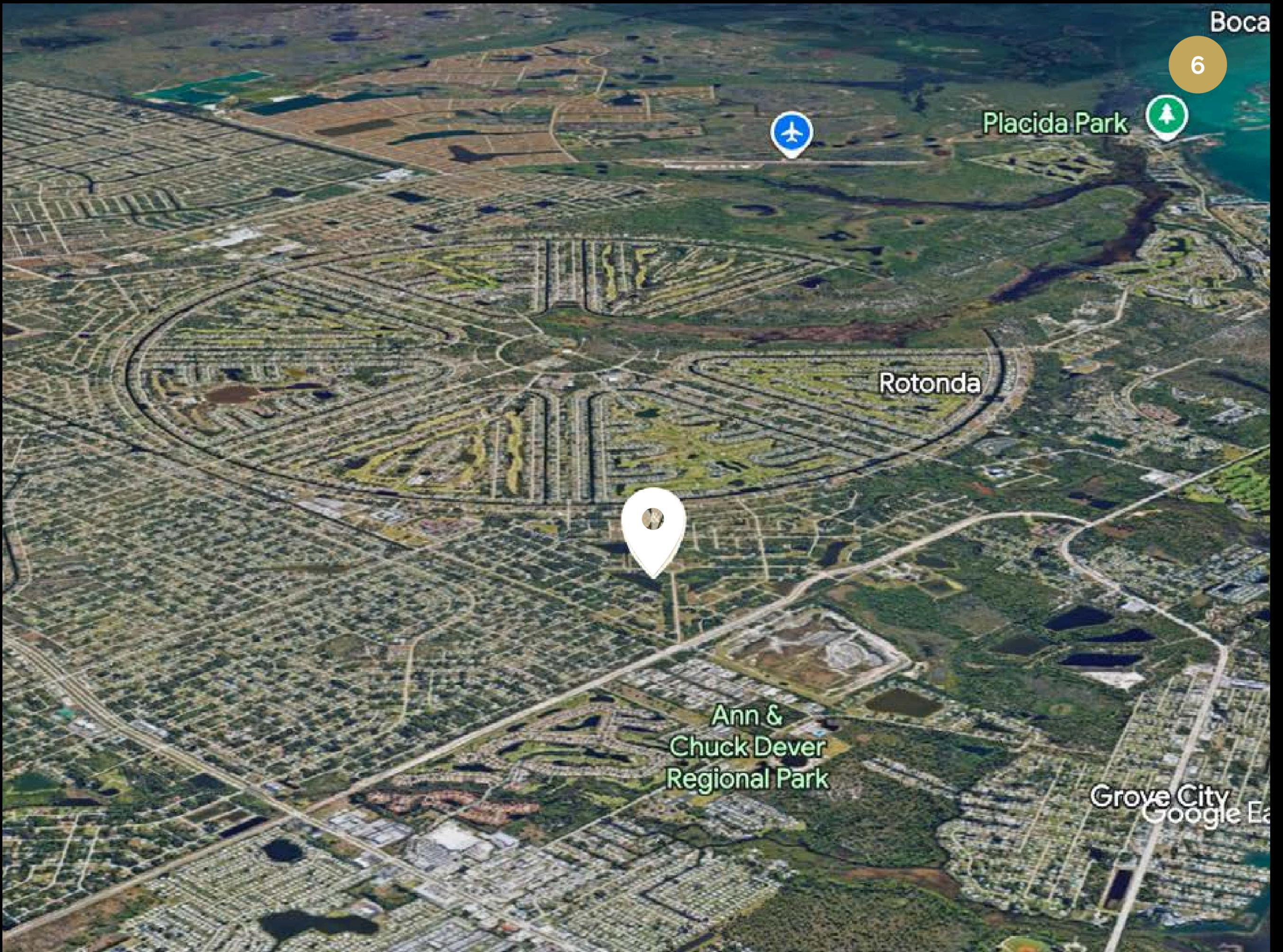
**ASSET TYPE:** LAND

**ZONING:** CG

## HIGHLIGHTS



- Prime 6.38± acres of unimproved commercial land in the heart of Rotonda West, FL.
- Zoned CG (Commercial General) – allowing for diverse commercial and mixed-use development options.
- Strategic location near SR-776, with easy access to Englewood, Boca Grande, and Port Charlotte.
- Strong surrounding demographics with steady residential and population growth supporting retail and service demand.
- Offered at \$429,990 – a compelling investment opportunity in a high-growth Gulf Coast market.



Boca

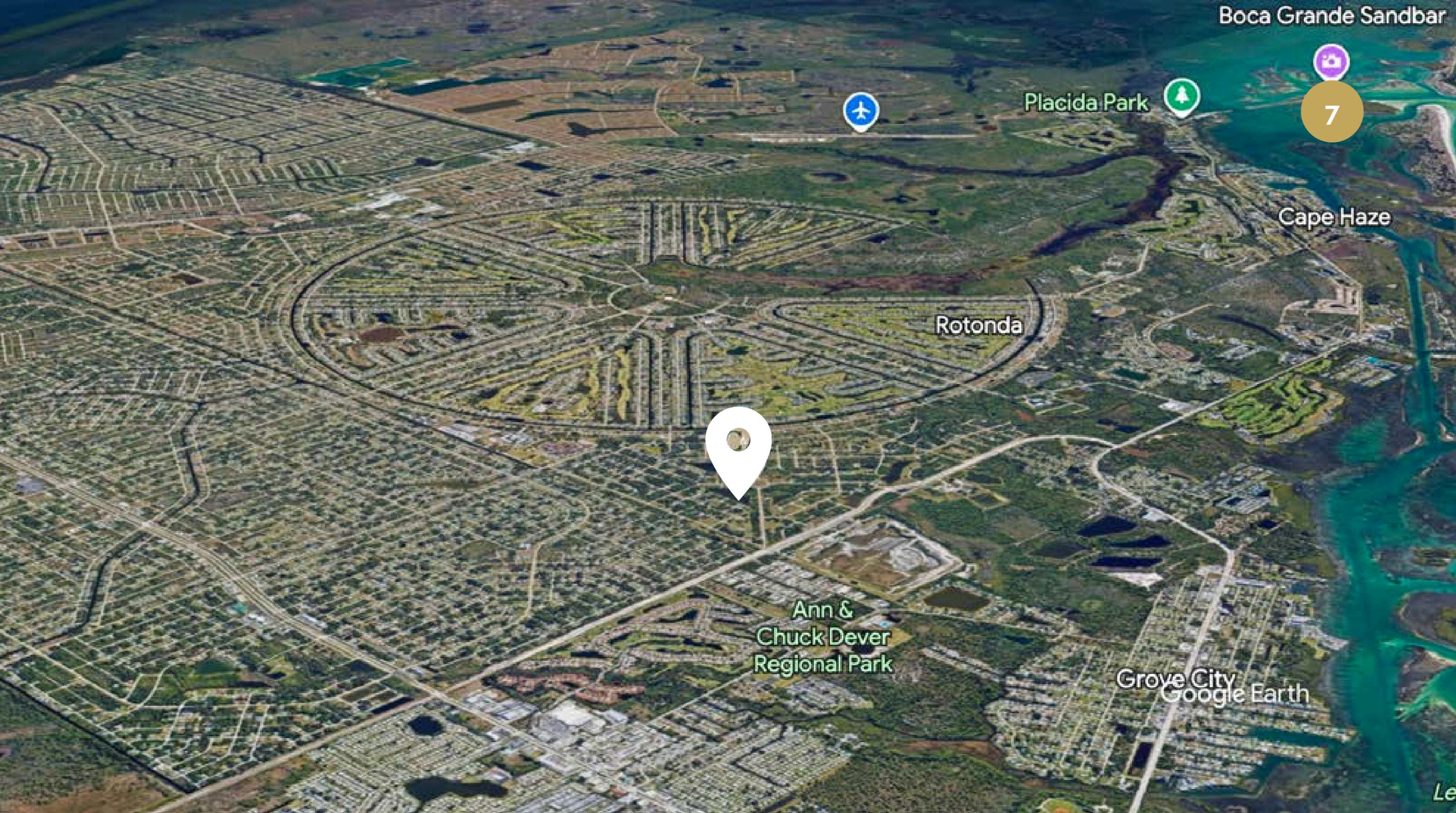
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Placida Park

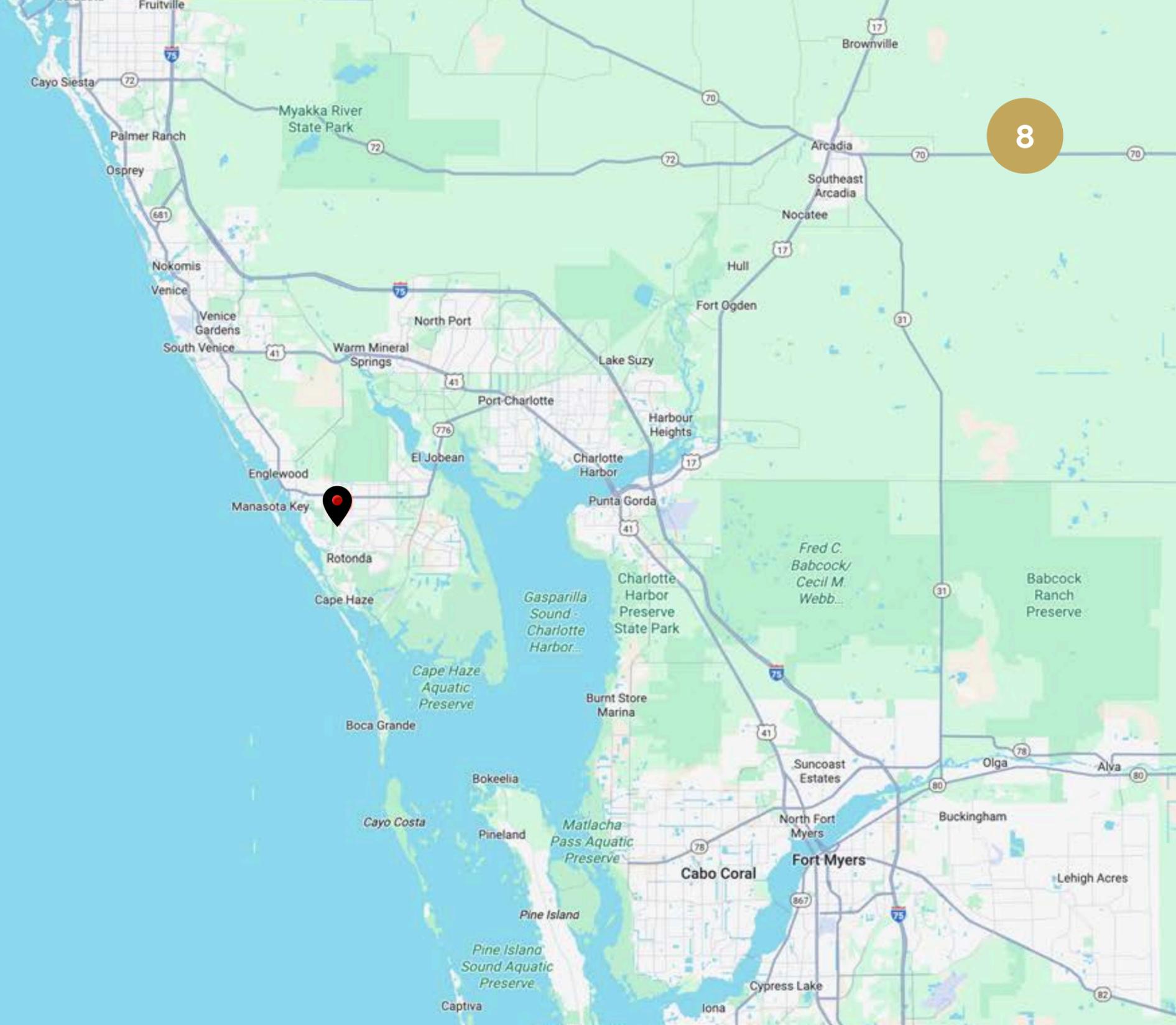
Rotonda

Ann &  
Chuck Dever  
Regional Park

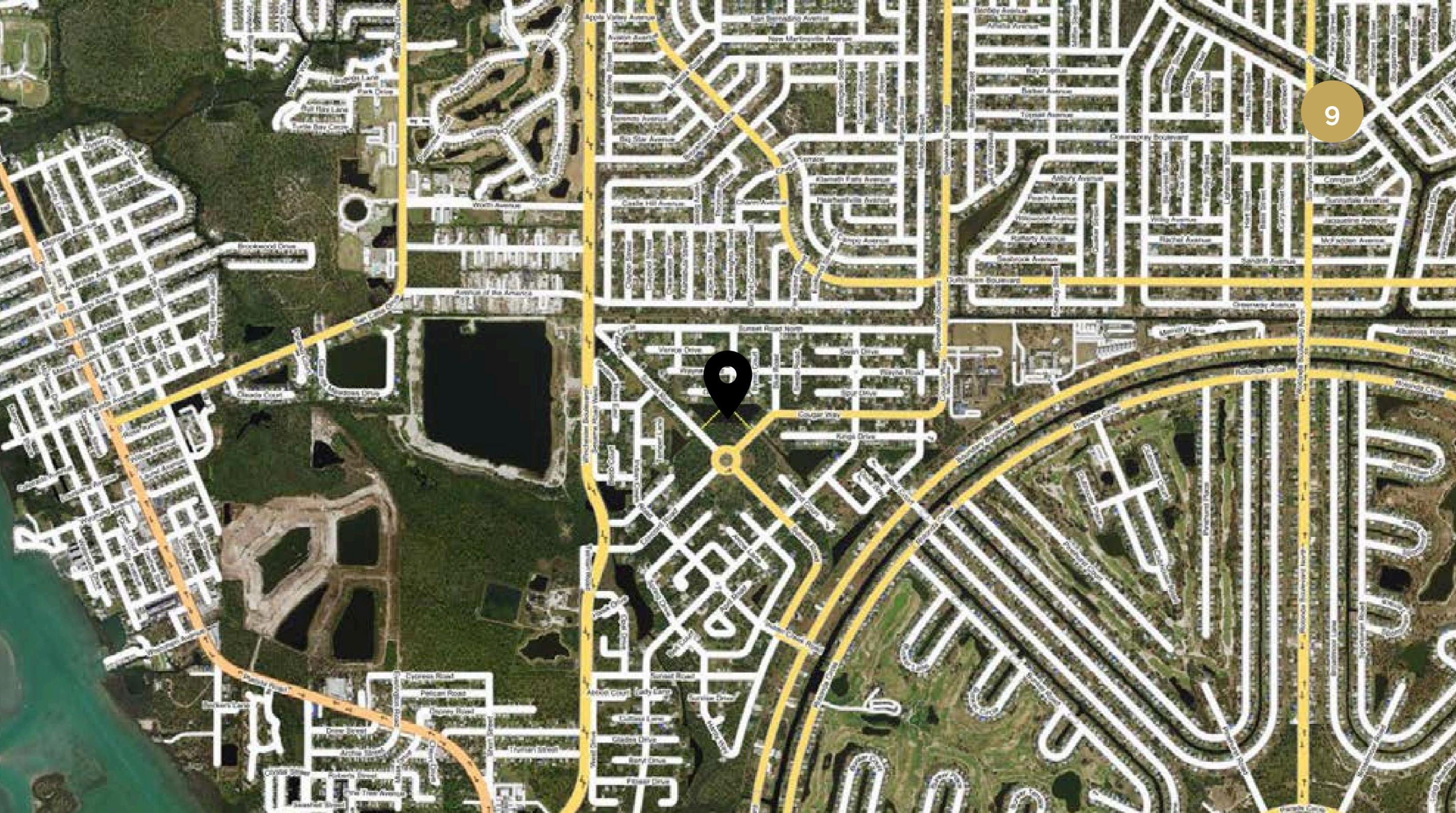
Grove City  
Google Earth



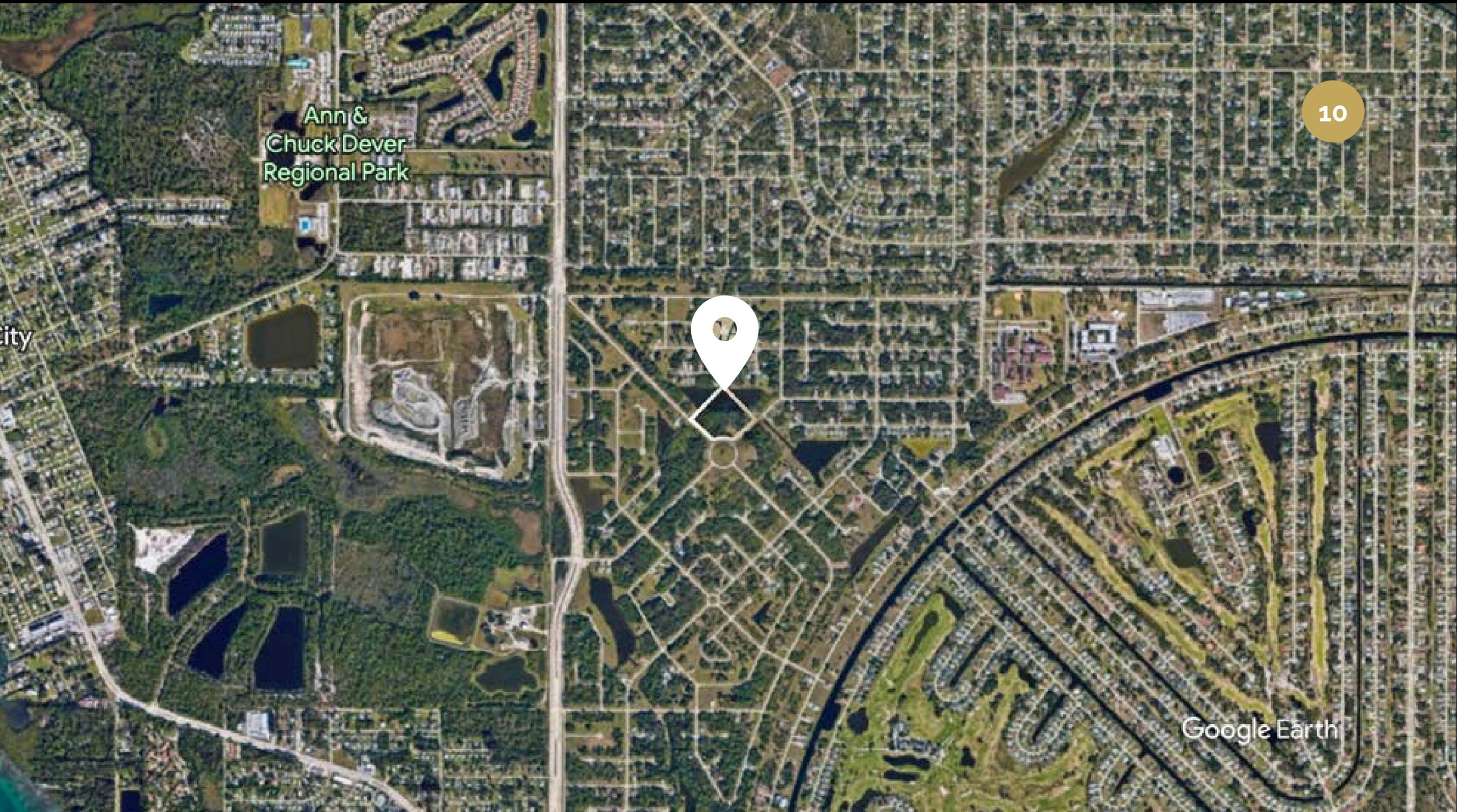
# LOCATION INFORMATION



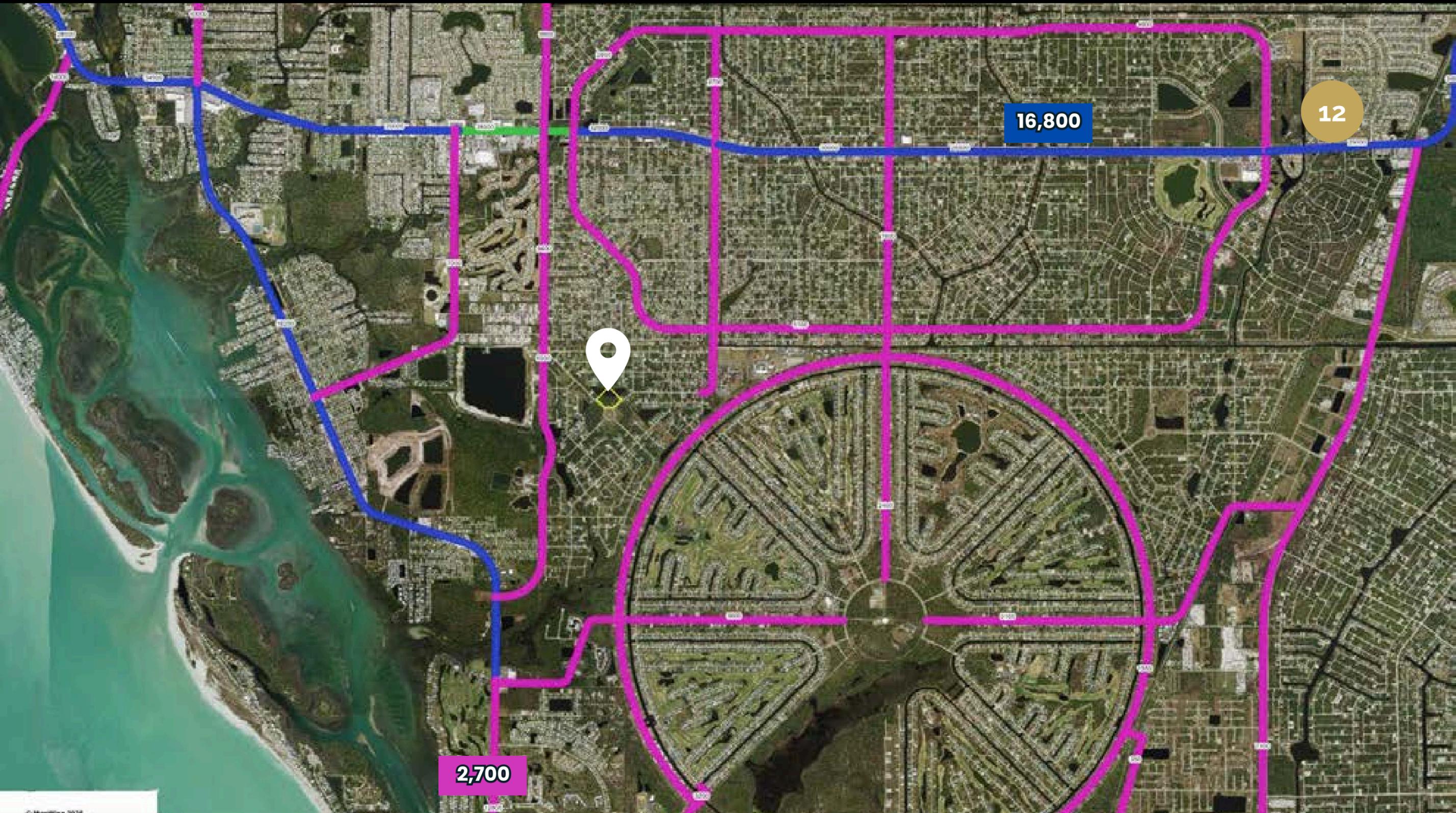
# REGIONAL MAP



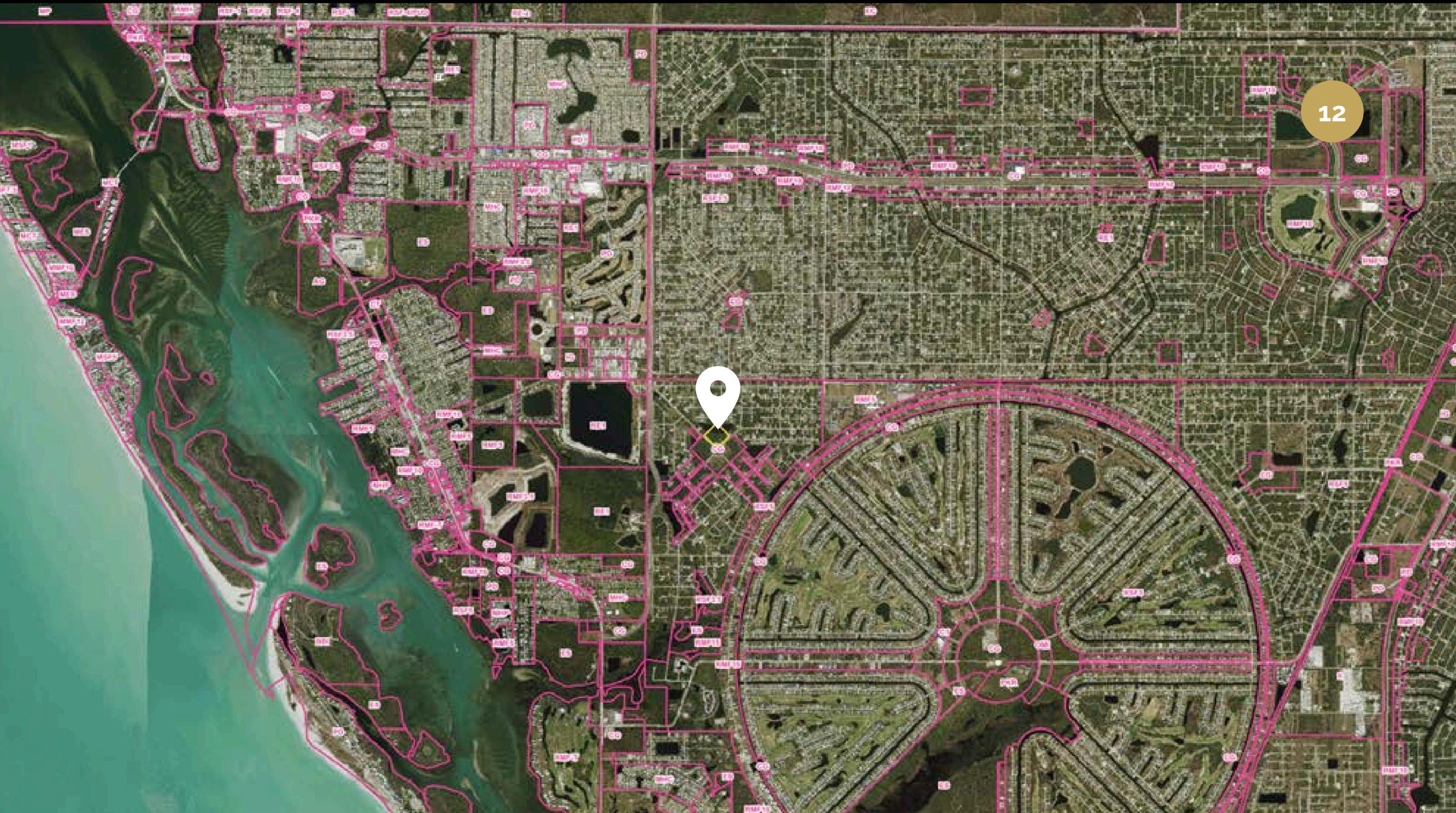
LOCATION MAP



## AERIAL MAP



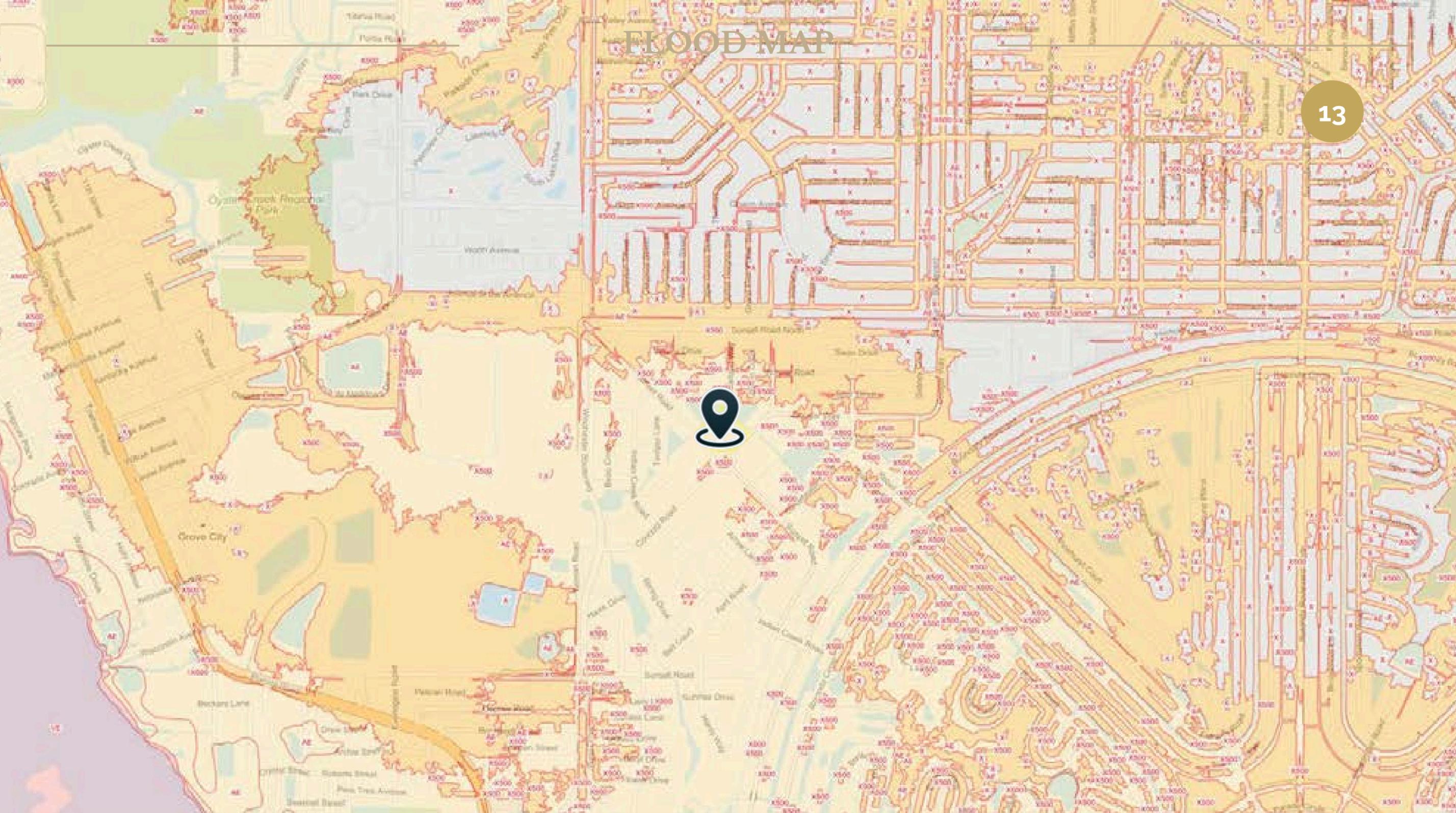
# TRAFFIC COUNT MAP



12

# ZONING MAP

# FLOOD MAP



# FLOOD ZONING MAP



## JESSE IALUNA

Senior Advisor

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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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