



**SALE**

# 1249 Capricorn Blvd

**1249 CAPRICORN BLVD**

Punta Gorda, FL 33983

**PRESENTED BY:**

**DANIEL MILLER**

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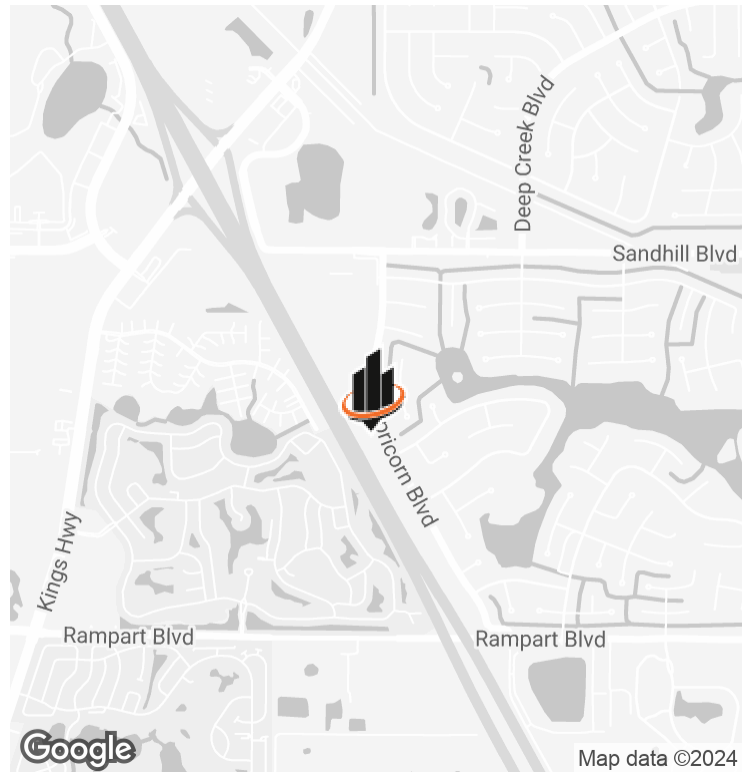
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FL #BK3044386

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$899,000
<b>LOT SIZE:</b>	2.13 Acres

## PROPERTY DESCRIPTION

\* Motivated Seller \* Seller financing available \* Prime multifamily development site nestled in the heart of Punta Gorda. This property offers an exceptional canvas for a residential community, with ample space to bring your vision to life. Boasting on-site amenities for resident enjoyment, the property is perfectly situated within close reach of shopping centers and an array of dining options. This presents an enticing opportunity for investors seeking to capitalize on the strong demand for multifamily living in the Punta Gorda area. With its strategic location and potential for growth, this property stands as a compelling prospect for those looking to make a lasting impact in the real estate market.

## PROPERTY HIGHLIGHTS

- Seller financing available
- On-site amenities for resident enjoyment
- Close proximity to shopping centers
- Near diverse dining options
- Approved for 31 units

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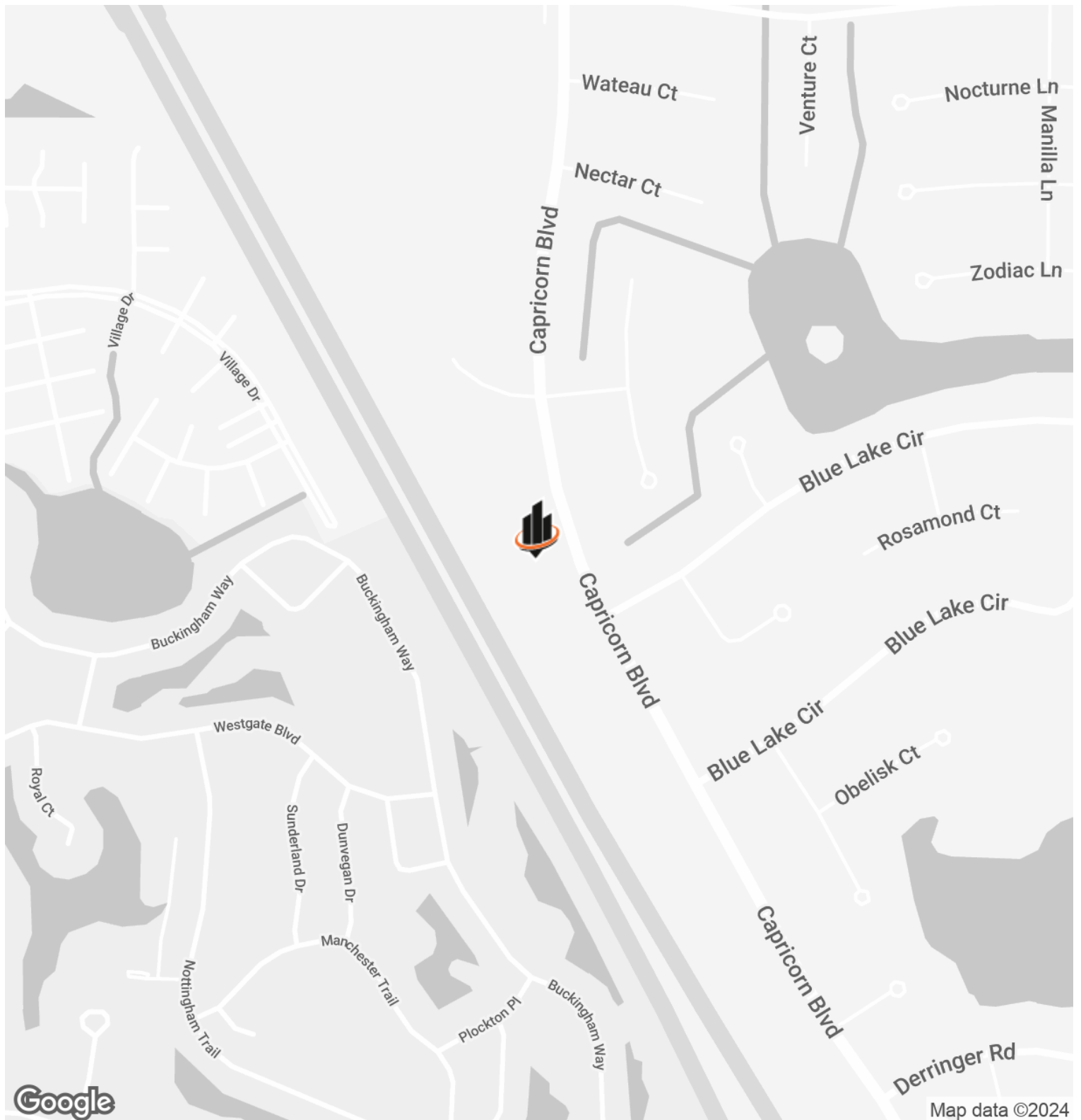
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# LOCATION MAP



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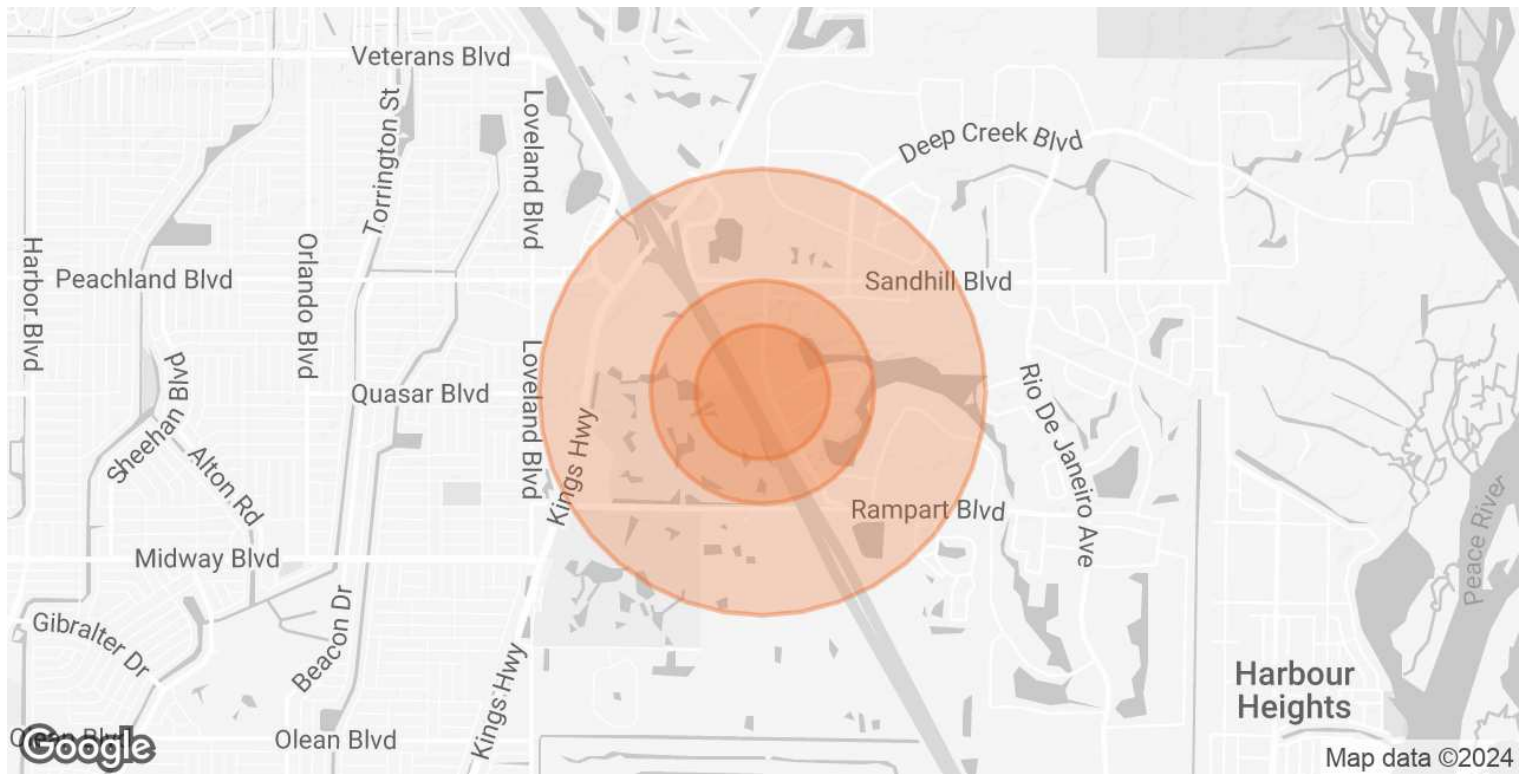
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	467	1,630	5,882
<b>AVERAGE AGE</b>	62	63	61
<b>AVERAGE AGE (MALE)</b>	62	62	60
<b>AVERAGE AGE (FEMALE)</b>	62	63	61
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	231	817	2,921
<b># OF PERSONS PER HH</b>	2	2	2
<b>AVERAGE HH INCOME</b>	\$86,676	\$86,566	\$87,023
<b>AVERAGE HOUSE VALUE</b>	\$312,637	\$308,044	\$303,865

Demographics data derived from AlphaMap

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