



OFFERING MEMORANDUM



**PRIME 20 UNITS MULTIFAMILY
DEVELOPMENT**

1227 CAPRICORN Boulevard,
Punta Gorda, FL 33983-5939

Presented by

JESSE IALUNA

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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

ROUGHLY \$17K PER UNIT!

PROPERTY

This 1.35-acre development-ready parcel at 1227 Capricorn Boulevard is zoned RMF15, allowing up to 20 multifamily units. The site offers level topography, direct road frontage, and proximity to public utilities including water, sewer, and electric. Located within a deed-restricted neighborhood, it benefits from surrounding residential stability and high market appeal. Ideal for investors or developers, the property is ready to meet the rising demand for housing in this fast-growing region of Southwest Florida.

LOCATION

Located in Punta Gorda's desirable Deep Creek community, this 1.35-acre parcel offers convenience, visibility, and access. Positioned minutes from I-75, it provides excellent connectivity to Sarasota, Fort Myers, and Southwest Florida International Airport. The area features a blend of residential, recreational, and commercial amenities, making it attractive to renters and developers alike. Nearby parks, golf courses, shopping centers, and schools contribute to a high quality of life and strong local housing demand.

OFFERING SUMMARY

SALE PRICE: \$349,990

**ADDRESS: 1227 CAPRICORN
BOULEVARD, PUNTA GORDA, FL
33983-5939**

PARCEL ID: 402307281008

LOT SIZE: 1.35 ACRES

ASSET TYPE: LAND

ZONING: RMF15

HIGHLIGHTS



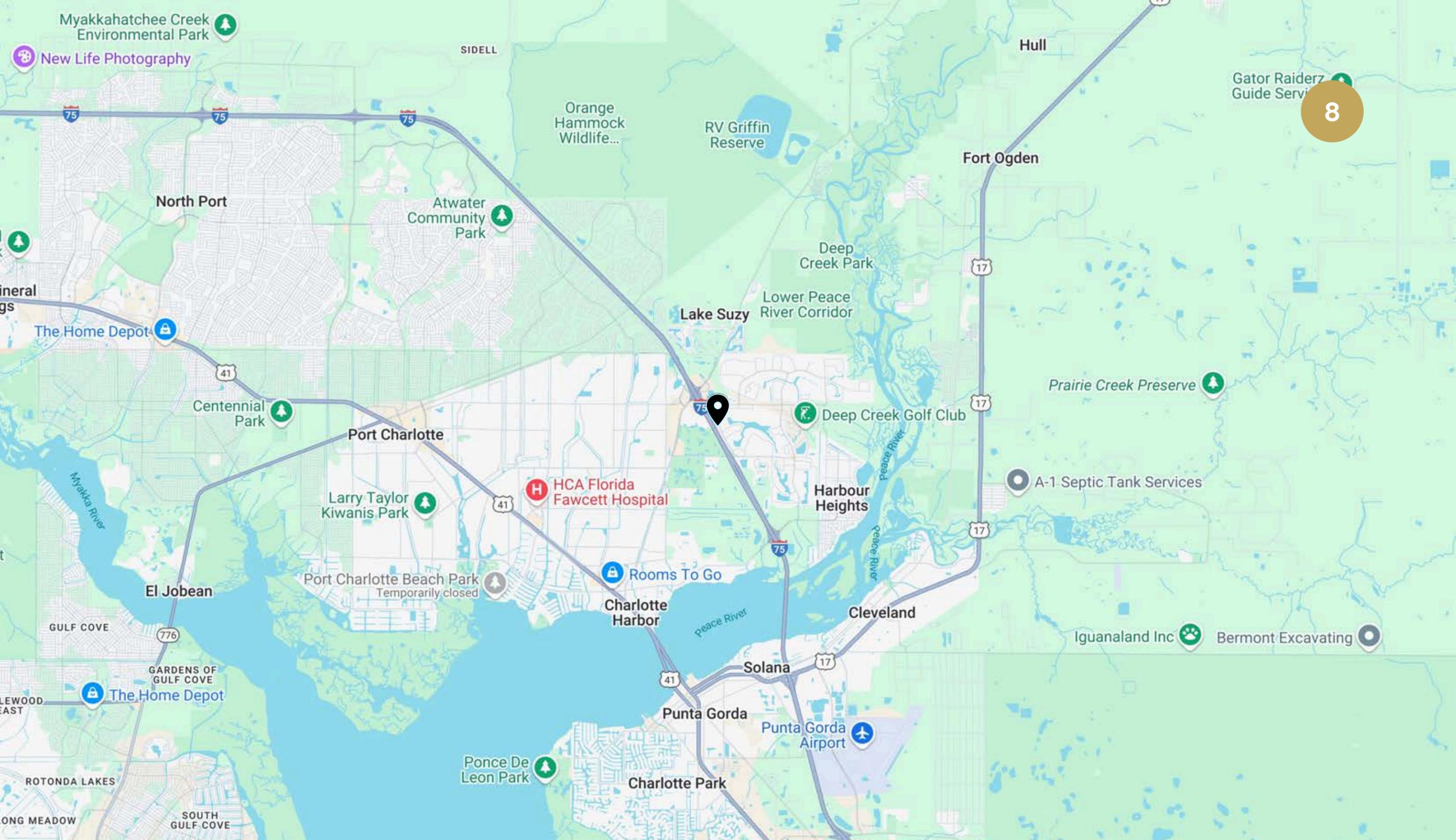
- **RMF15 Zoning – Multifamily Development:** Build up to 20 units in a growing residential market.
- **Prime Deep Creek Location:** Located in a deed-restricted community known for quality living and strong infrastructure.
- **Easy Access to I-75:** Ideal for commuters with less than 2 miles to interstate access.
- **Public Utilities Nearby:** Water, sewer, and electric services available to site, reducing development costs.
- **Strong Demographics & Demand:** Punta Gorda is experiencing sustained population and job growth, supporting long-term investment value.





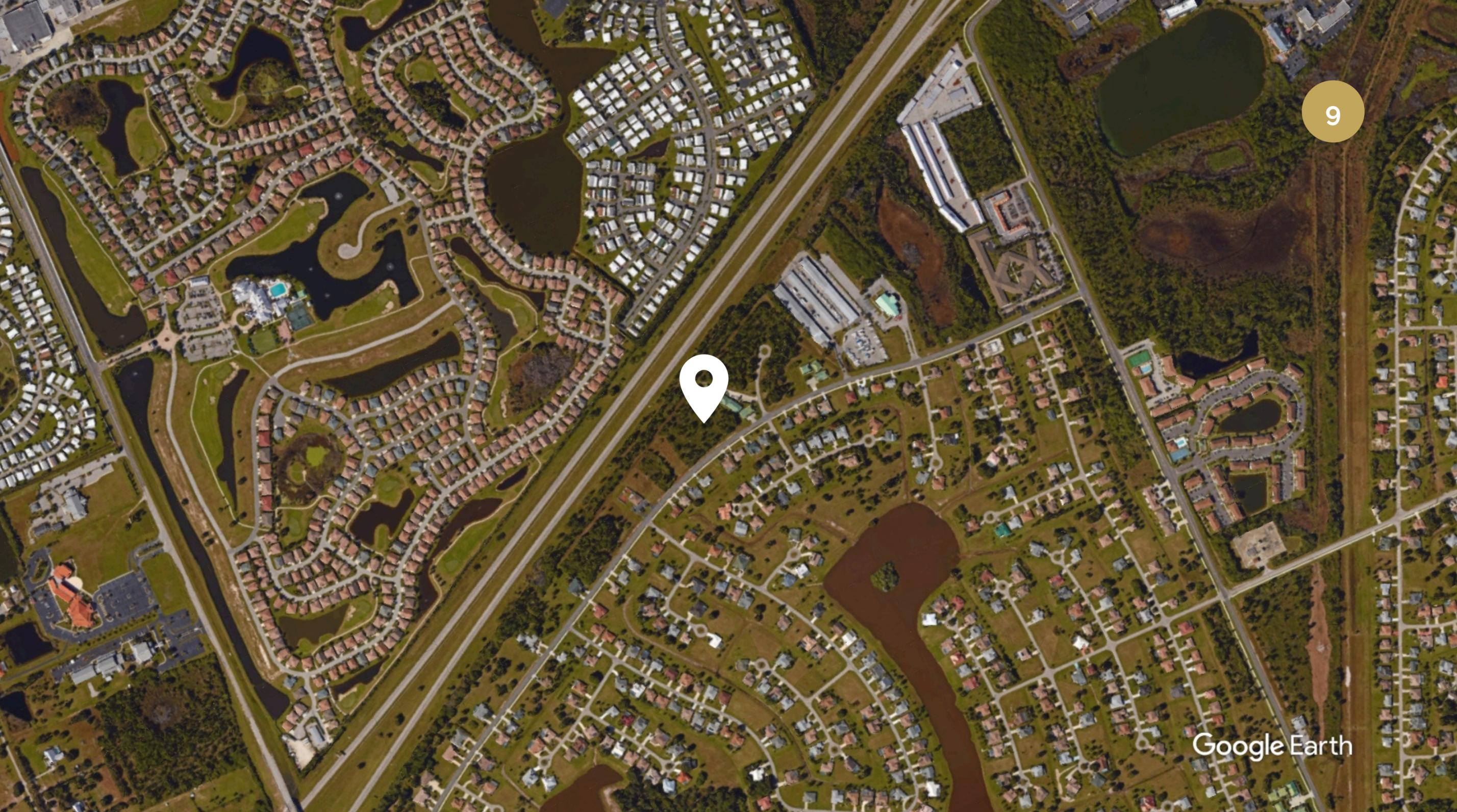
LOCATION INFORMATION

GREAT LOCATION CLOSE TO EVERYTHING

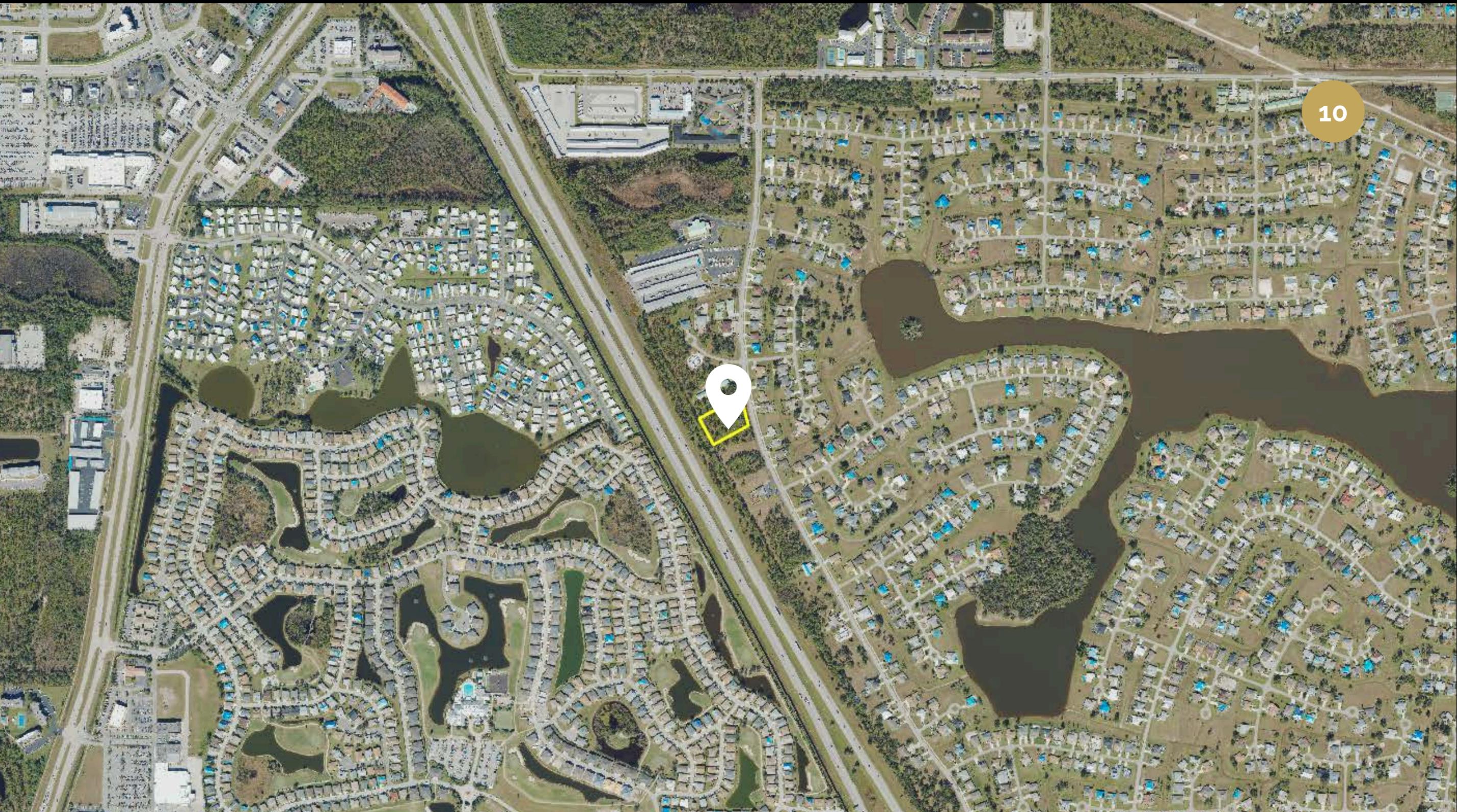


REGIONAL MAP

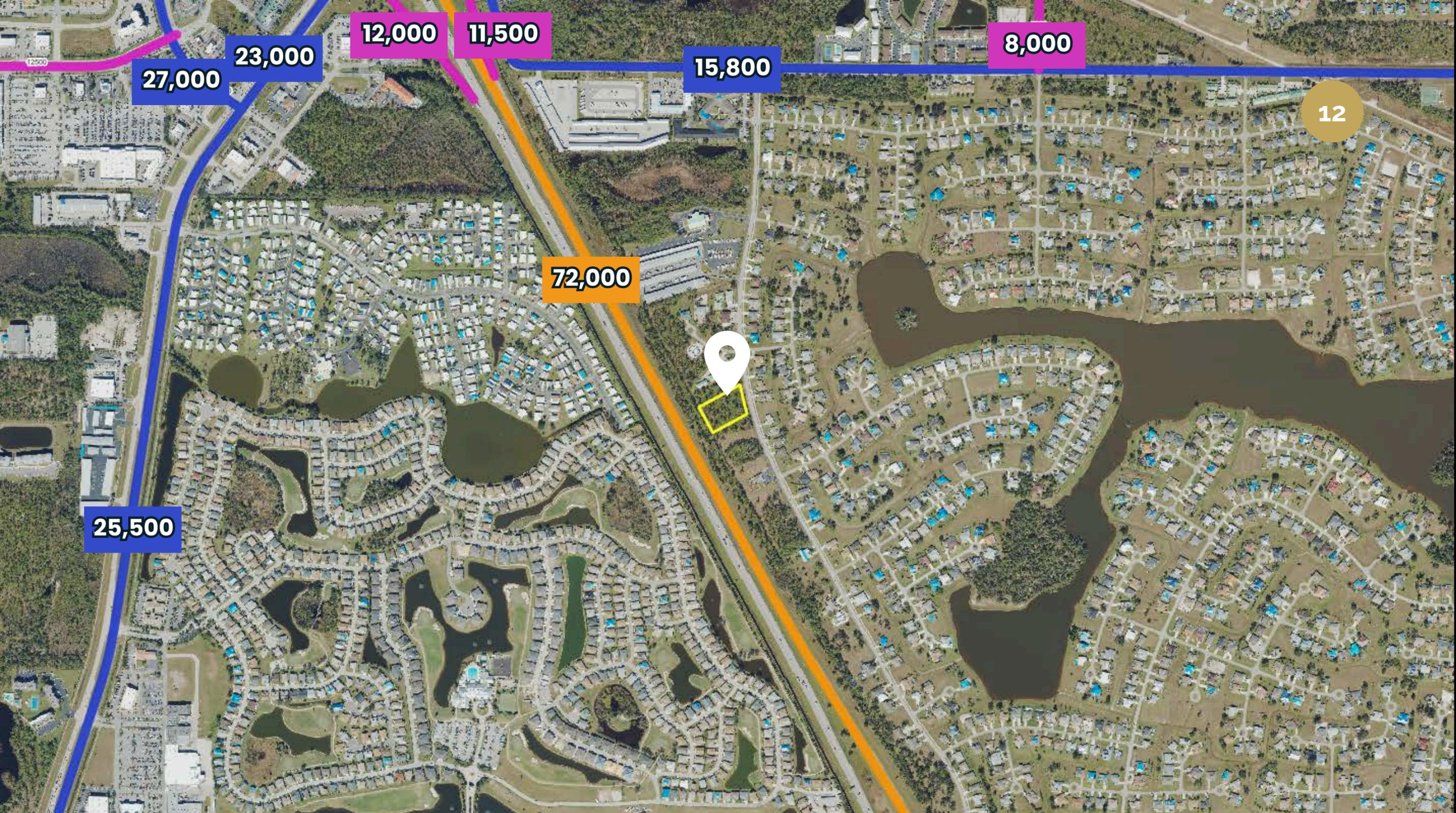
DUE DILIGENCE ALREADY DONE



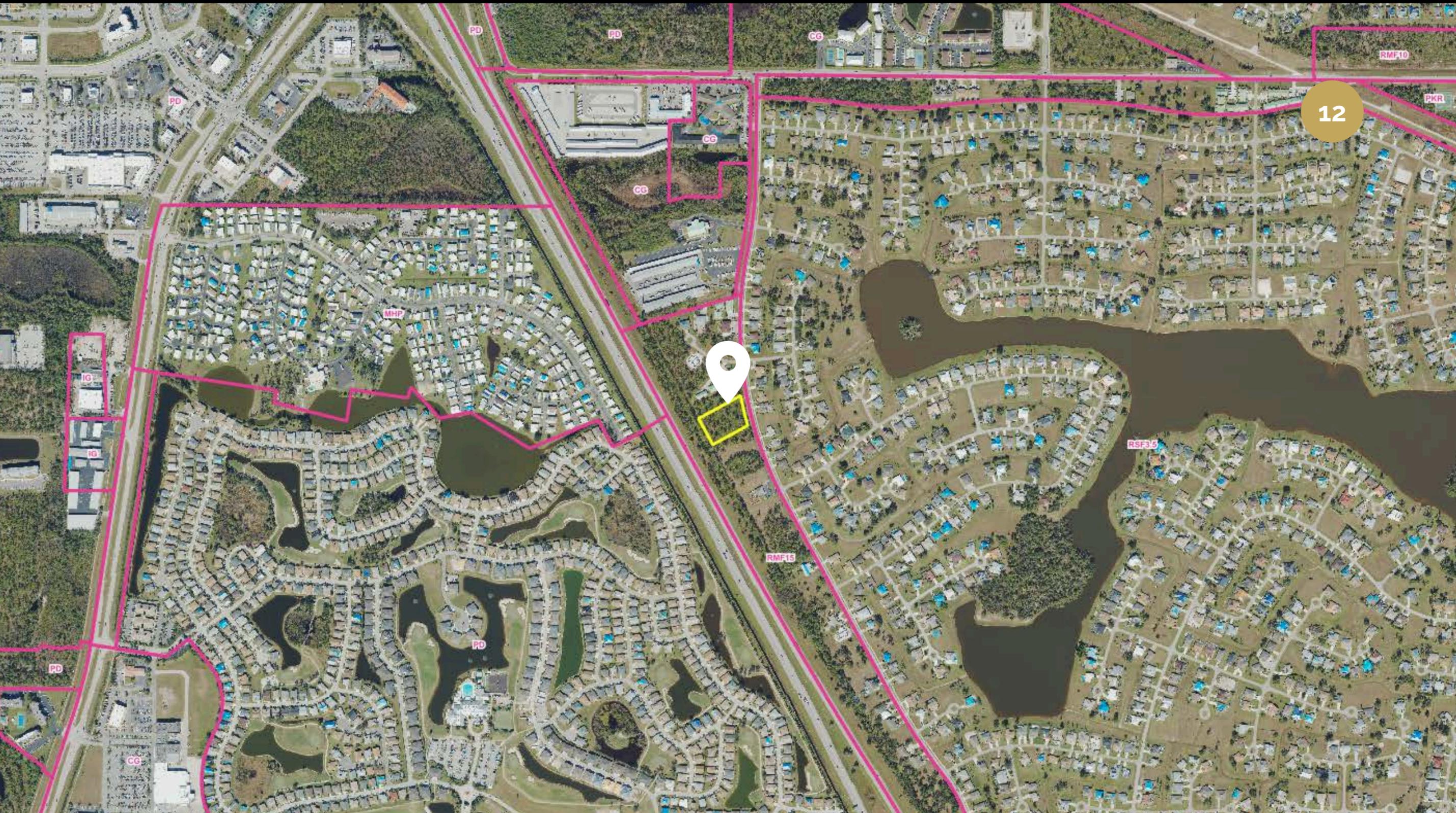
LOCATION MAP



AERIAL MAP

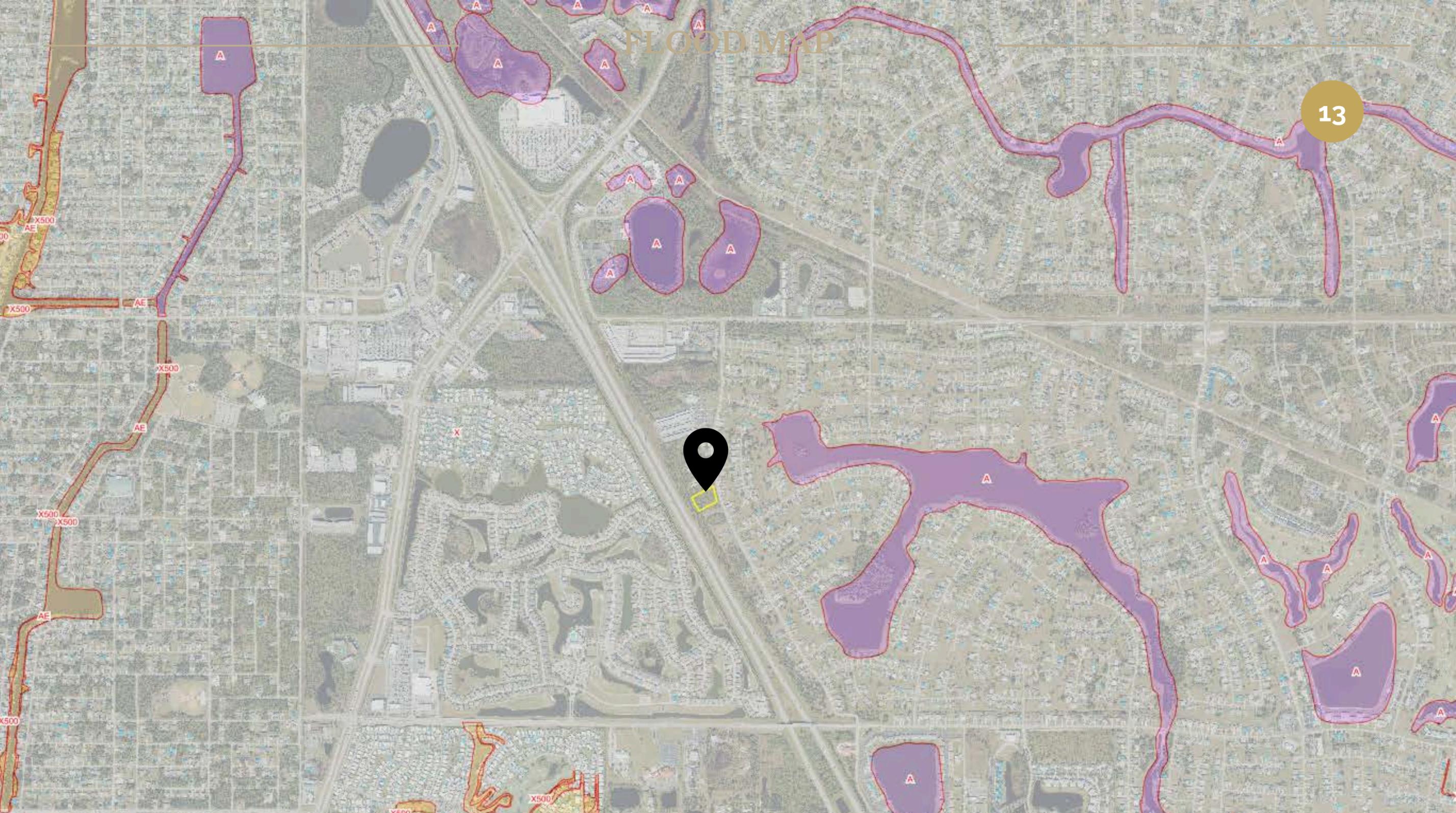


TRAFFIC COUNT MAP



ZONING MAP

FLOOD MAP



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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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