

Publix

Walmart

MULTIFAMILY OPPORTUNITY

24750 SANDHILL BOULEVARD
PUNTA GORDA, FL 33983

Mike Migone CCIM
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MULTIFAMILY SITE
ZONED PD
31.27 ACRES

KINGS HIGHWAY

Publix



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KINGS HIGHWAY

PROPERTY INFORMATION

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LOCATION INFORMATION

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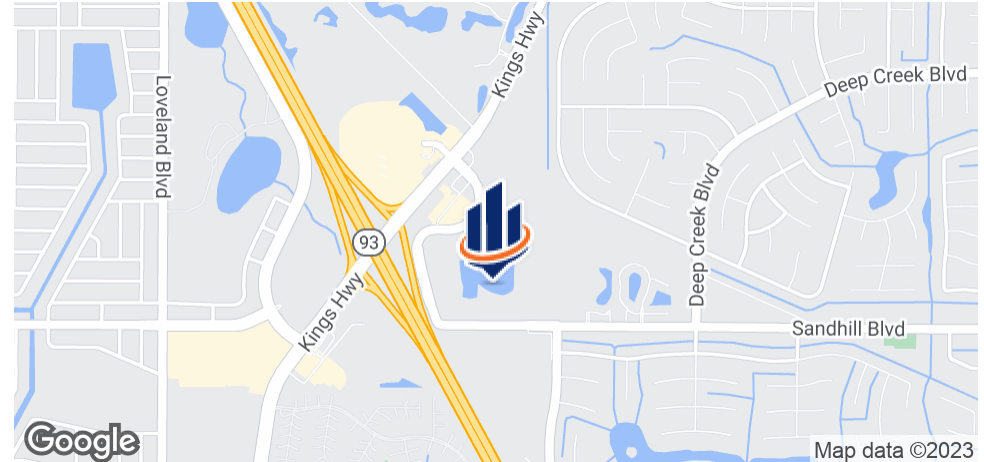
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MULTIFAMILY SITE
ZONED PD
31.27 ACRES

1 PROPERTY INFORMATION

24750 Sandhill Boulevard
Punta Gorda, FL 33983

Property Summary



OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	31.27 Acres
Zoning:	PD- Planned Development
Market:	North Port and Punta Gorda
Submarket:	SW Florida
Price / SF:	\$3.30

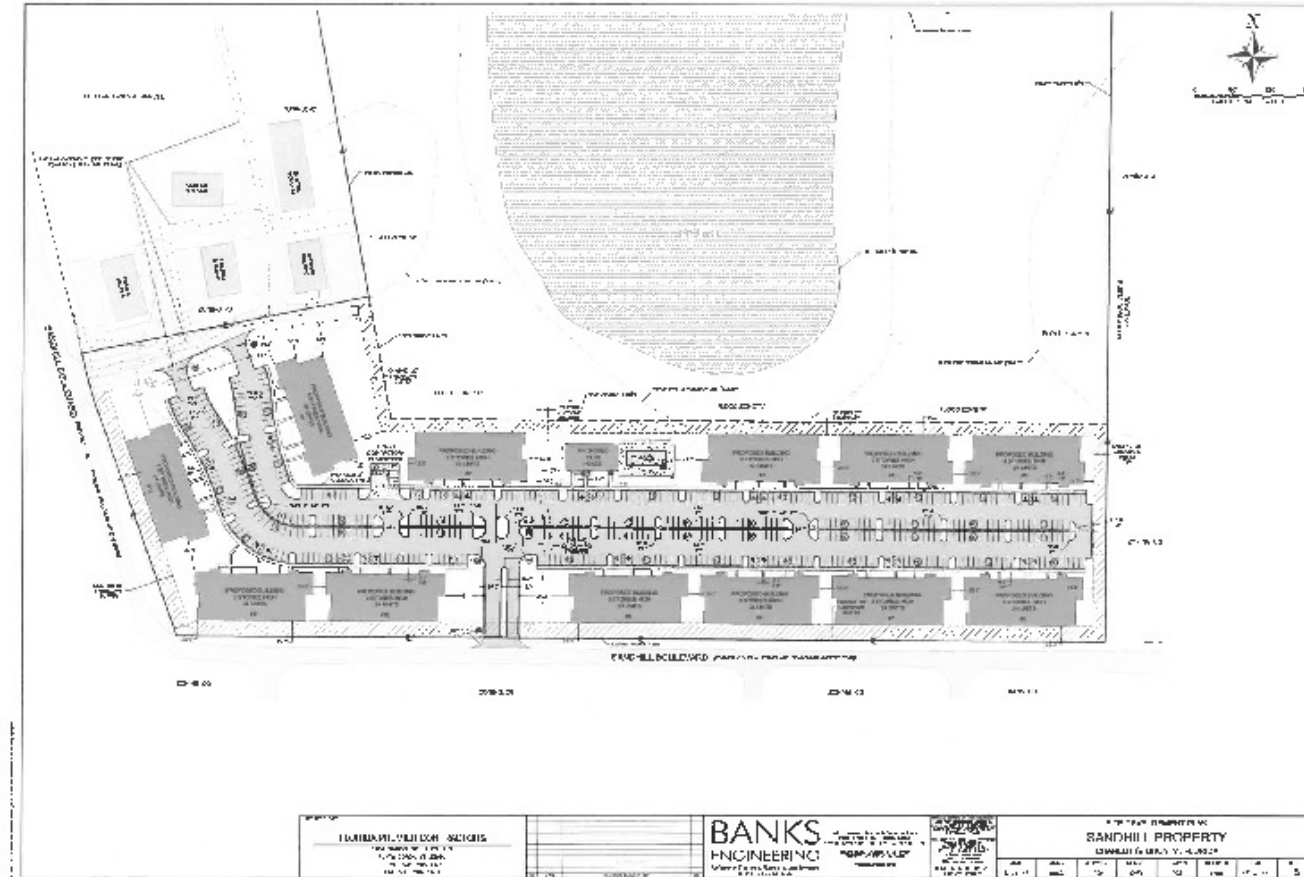
PROPERTY OVERVIEW

The Development of Regional Impact (DRI) this property is located in allows for up to 321 multifamily units. Rapidly growing area with major employers such as Publix and a Super Walmart in close proximity. I-75 access just minutes from the subject. Large lake along the northern half of the property offers open water views. Electric, Water and Sewer stubbed to the site.

PROPERTY HIGHLIGHTS

- Zoned Multifamily & Commercial
- Rapidly Growing Area
- I-75 Access
- Utilities to the Site

288 Unit Apartment Layout



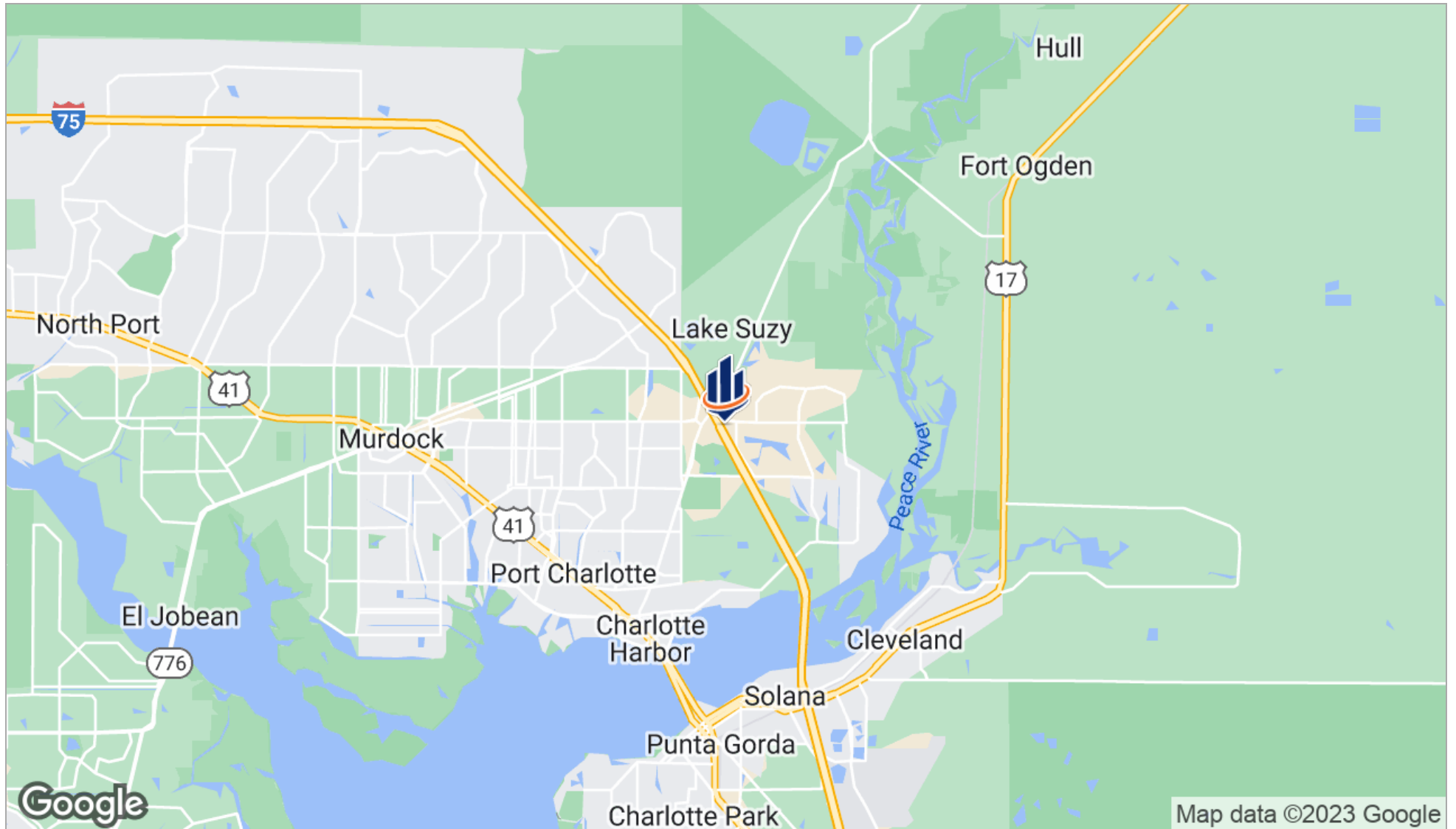
Looking South



2 LOCATION INFORMATION

24750 Sandhill Boulevard
Punta Gorda, FL 33983

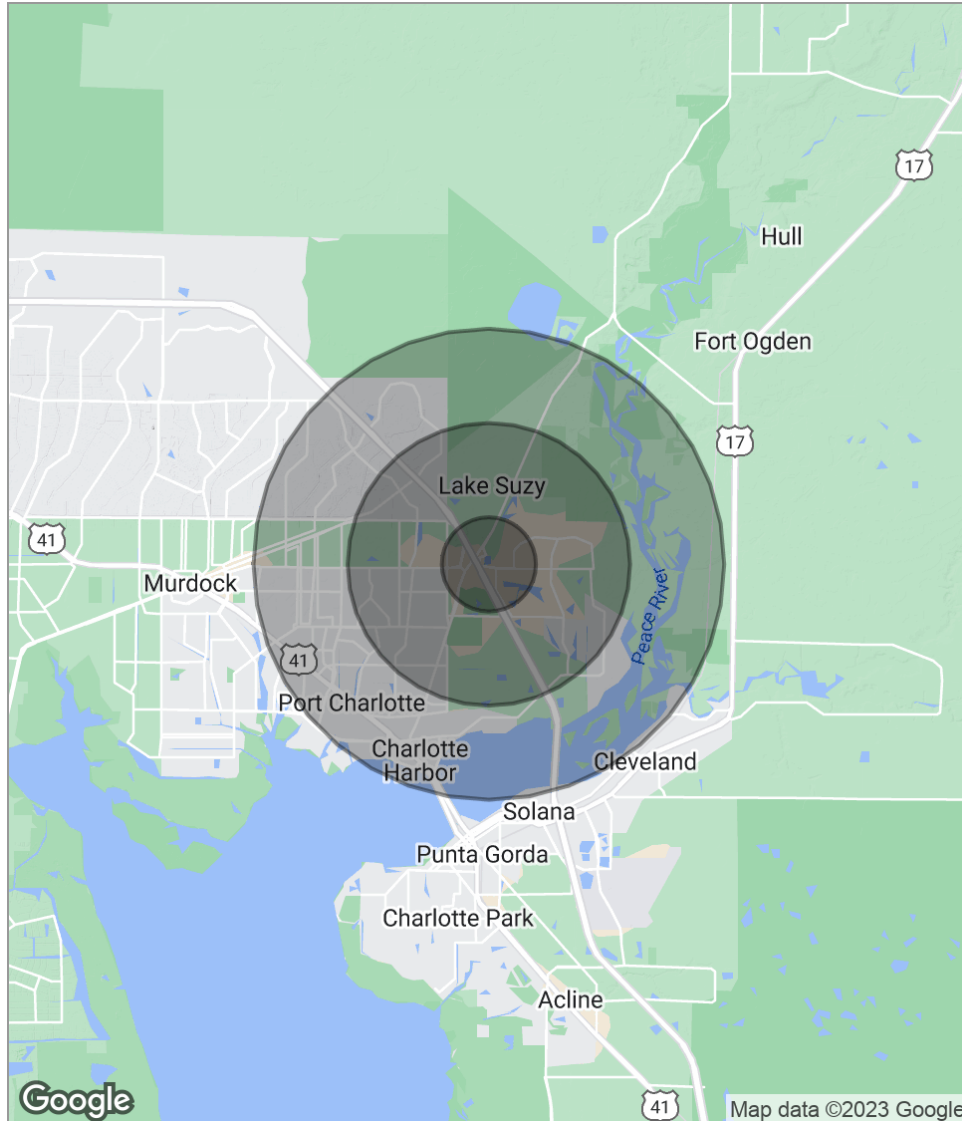
Location Map



Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,181	28,283	67,917
Median age	57.6	50.5	49.5
Median age [Male]	56.8	50.3	48.4
Median age [Female]	58.2	50.8	50.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,672	12,486	29,930
# of persons per HH	1.9	2.3	2.3
Average HH income	\$50,425	\$54,552	\$51,059
Average house value	\$178,551	\$207,015	\$194,977

** Demographic data derived from 2020 ACS - US Census*

Demographics Report

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Advisor Bio & Contact 1

MIKE MIGONE CCIM

Senior Investment Advisor



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PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS & AFFILIATIONS

CCIM, GRI, Suncoast Community Church



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