



**21.54± ACRES OF PRIME VACANT COMMERCIAL LAND
 LOCATED ON SW PINE ISLAND ROAD**



PROPERTY DESCRIPTION

- Location: 2707 & 2801 SW Pine Island Road and 2726 & 2806 Ceitus Parkway, Cape Coral, Florida 33991
 SW Cape Coral approximately 1/2 mile to the east of Veterans Parkway/Burnt Store Road corridor.
- S.T.R.A.P. #'S: 17-44-23-C3-00016.0000; 17-44-23-C4-00016.0010;
 17-44-23-C4-03916.0290; 17-44-23-C4-03916.0230
- Land Size: 21.54± Acres (938,244.8± SF)
- Zoning: CPO (Commerce Park Overlay) City of Cape Coral
- Future Land Use: PIRD (Pine Island Road District) City of Cape Coral
- Ingress/Egress: SW Pine Island Road and Ceitus Parkway
- Best Use: Commercial/Retail
- Utilities: Available to the Site
- Property Taxes: \$13,362.95 (2016 Combined)
- Comments: Sizeable Land Parcel available on SW Pine Island Road in Cape Coral, FL. Pine Island Road has long been considered a primary traffic and growth corridor for Lee County. The widening of this stretch of 4 lanes was recently completed and the parcel is well suited for development with the synergy that the widening of the roadway to 4 lanes will bring. Commerce Park Overlay (CPO) zoning offers a variety of Office, Industrial and Retail uses. Property is priced for a bulk sale at \$5 PSF allowing developers to create value in out-parcels, etc. Location on a primary corridor between Veteran's Pkwy./Burntstore Road and Chiquita Blvd. offers access to all areas of the county including Matlacha, Pine Island and Southwest Cape Coral. Area is projected as a Growth Corridor.

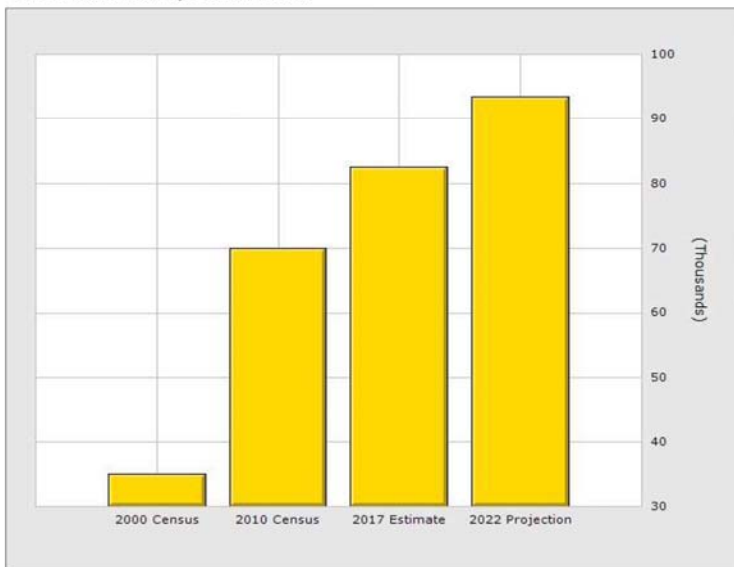
SALE PRICE: \$4,650,000.00 (\$5.01 PSF)



TOTAL OF 48.47± ACRES OF PRIME VACANT COMMERCIAL LAND AVAILABLE FOR SALE ON SW PINE ISLAND ROAD



Population for 5 Mile Radius
 SW Pine Island Rd, Cape Coral, FL 33991



	1 Mile	3 Mile	5 Mile
Population			
2017 Total Population:	2,547	28,426	82,577
2022 Population:	2,901	32,303	93,479
Pop Growth 2017-2022:	13.90%	13.64%	13.20%
Average Age:	39.10	39.00	39.10
Households			
2017 Total Households:	902	10,145	30,214
HH Growth 2017-2022:	13.75%	13.35%	12.98%
Median Household Inc:	\$58,170	\$60,799	\$55,325
Avg Household Size:	2.80	2.80	2.70
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$228,455	\$205,248	\$180,752
Median Year Built:	2003	2003	2001