



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



### **PROPERTY DESCRIPTION**

- Location: Access Undetermined, SW Pine Island Road, Cape Coral, Florida 33991  
 (SW Cape Coral on SW Pine Island Road between Veterans Parkway/Burnt Store Road and Chiquita Blvd.)
- S.T.R.A.P. #'S: 21-44-23-C1-00001.0000 & 20-44-23-C2-00001.1030
- Land Size: 26.93± Acres Total (1,346,439.60± SF)
- Zoning: CORR (Corridor) City of Cape Coral
- Future Plan: PIRD (Pine Island Road District) City of Cape Coral
- Ingress/Egress: SW Pine Island Road and Saddlewood Lane
- Best Use: Commercial/Retail
- Utilities: Available to the Site
- Property Taxes: \$29,951.32 (2017 Combined)
- Comments: Sizeable Land Parcel available adjacent to a Walmart owned land parcel on SW Pine Island Road in Cape Coral, FL. Walmart is expected to break ground on the Super Center in 2018. Pine Island Road has long been considered a primary traffic and growth corridor for Lee County and was widened to 4 lanes in 2016. Access via signalized intersection at Saddlewood Lane which will be 4 lanes as well. Parcel is well suited for commercial and retail development with the synergy that a Walmart Super Center store usually brings. Property is priced for a bulk sale at less than \$6 PSF allowing developers to create value in outparcels, 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.

**SALE PRICE: \$7,000,000.00 (\$5.97 PSF)**

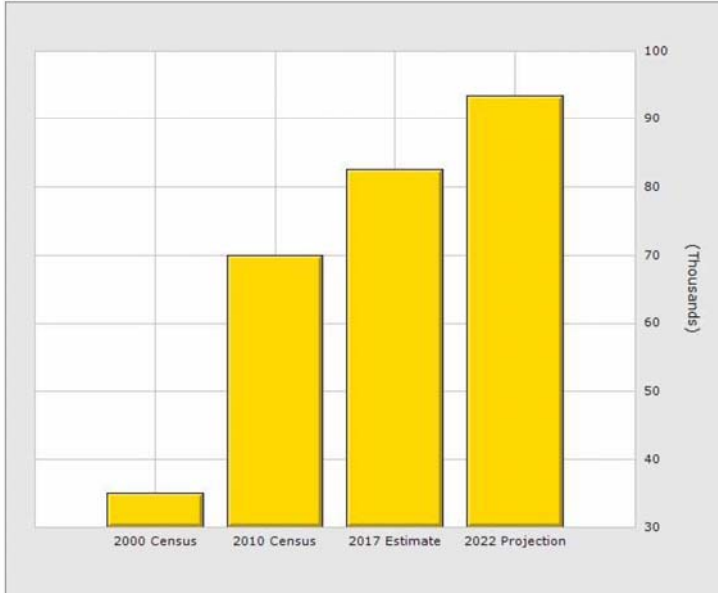


**TOTAL OF 48.47± ACRES OF PRIME VACANT COMMERCIAL LAND AVAILABLE FOR SALE ON SW PINE ISLAND ROAD**



**Population for 5 Mile Radius**

SW Pine Island Rd, Cape Coral, FL 33991



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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
<b>Households</b>			
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
<b>Housing</b>			
Median Home Value:	\$228,455	\$205,248	\$180,752
Median Year Built:	2003	2003	2001