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## 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: \$15,918.67 (2017 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 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. Area is projected as a Growth Corridor.

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

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## TOTAL OF 74.84± 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 Population 1 Mile 3 Mile 5 Mile 2017 Total Population: 2,547 28,426 82,577 100 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 90 Households 2017 Total Households: 902 10.145 30.214 13.75% 13.35% 12.98% HH Growth 2017-2022: \$60,799 \$55,325 80 Median Household Inc: \$58,170 Avg Household Size: 2.80 2.80 2.70 2017 Avg HH Vehicles: 2.00 2.00 2.00 Housing 70 (Thousands Median Home Value: \$228,455 \$205,248 \$180,752 2003 2003 2001 Median Year Built: 60 50 40 30 2010 Census 2017 Estimate 2022 Projection 2000 Census 9/27/2017 COMMERCIAL Copyrighted report licensed to VIP Realty - Commercial - 391077

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