

4.06± Acres FOR SALE Pine Island Road Frontage



LOCATION: 801 SW Pine Island Road & 800/801 SW 2nd Terrace, Cape Coral, FL 33991

STRAP #: 15-44-23-00-00001.0000; 15-44-23-C2-03619.0440; 15-44-23-C2-03619.0400

ZONING: C1 - Commercial (Lee County)

SIZE: 4.06± AC

LAND DIMENSIONS: 360'± Frontage
on Pine Island Road

PRICE: \$ 751,627 or \$4.25 PSF

UTILITIES: Water & Sewer
City of Cape Coral Utilities

COMMENTS: 4.06± acres located on Pine Island Road, a major four-lane roadway with 360± ft. of frontage, allowing for high visibility and great traffic flow. The property consists of three separate parcels and is zoned C1 Commercial and CORR (Corridor District). The property is located in the City of Cape Coral and is just west of Nicholas Parkway, the new Kohl's Department Store, and east of Skyline Blvd. Cape Coral Utilities provide service to the area. Strong retail and commercial growth is seen in this area with new development including Carrabba's Italian Grill, 7-Eleven, Wal-Mart Neighborhood Grocery, and many others. Property currently produces income through billboard signage.

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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