

Vacant 10.48 Acre Commercial Site

Vacant Commercial Land Parcel

Cape Coral, FL 33909



OFFERING SUMMARY

Sale Price: \$498,500

Lot Size: 10.48 Acres

Zoning: C-1 Pedestrian
Commercial

Market: Cape Coral

Price / SF: \$1.09

PROPERTY OVERVIEW

The Subject Property is in a quality location and PRICED UNDER MARKET. The property is located near the intersection of Del Prado and US 41 / Tamiami Trail. The City of Cape Coral is 115 square miles and is the third largest city, geographically, in Florida. With more than 400 miles of waterways, including 222 miles of salt-water access canals, and 31 miles of shoreline surrounding the City, Cape Coral has become one of the most attractive and affordable lifestyle communities in Southwest Florida.

The property is part of Entrada, a development situated on Cape Coral's major thoroughfare, Del Prado Blvd. With strong commercial development surrounding Del Prado, US 41, and the nearby Pine Island corridor, it is likely to be even more attractive to residential development. The Cape Coral / Fort Myers MSA is one of the fastest growing in the Country and should be expected to become a focal point for commercial development related to this growth. The Subject Parcel is well positioned for commercial development of different kinds

PROPERTY HIGHLIGHTS

- PRICED UNDER MARKET Commercial Parcel
- Near New DR Horton Development
- Cape Coral is one of the fastest growing markets in Florida and the Country
- The City of Cape Coral is nationally recognized as a desirable place to live
- Site serves as an "entrance" to the City of Cape Coral
- Significant interest from the City of Cape Coral in the development of this area.

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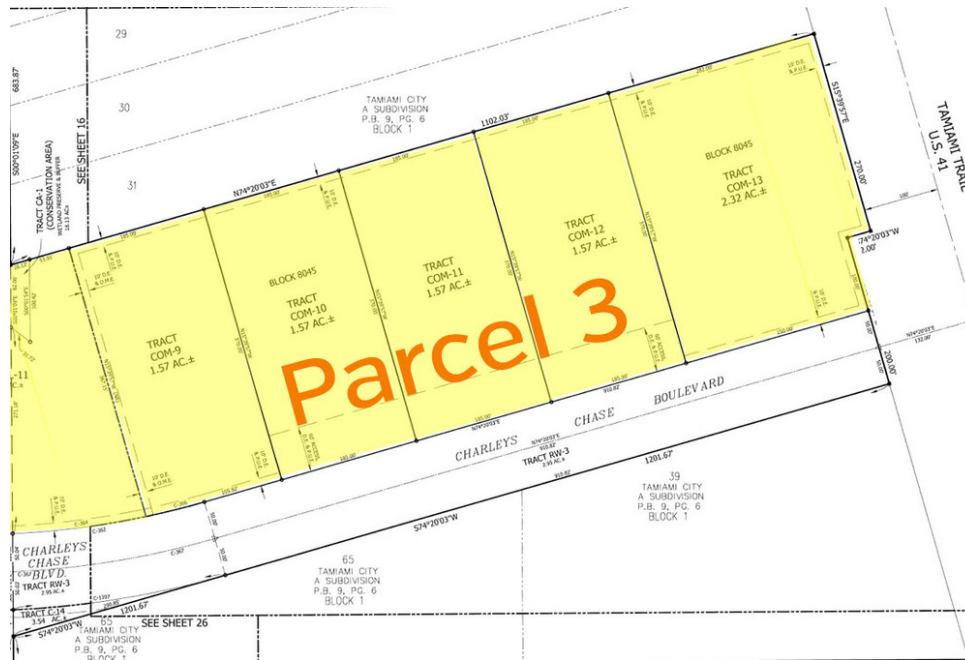
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DESCRIPTION

Parcel 3 [Com-9 through Com-14] contains 10.48 gross acres which are 1.57, 1.57, 1.57, 1.57, 2.32 and 1.88 acres respectively. The land has frontage along the east side of De Navarra Pkwy and the west side of Tamiami Tr (US-41). As indicated in the Entrada Ordinance, a roadway must be constructed adjacent and south of this parcel. The roadway would connect De Navarra Pkwy. to Tamiami Trail (US-41). The intent of the roadway was to provide ingress/egress (in and out) for traffic linked to the components of Entrada.

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