



Sandoval Pkwy.

SW Pine Island Road

For Sale

22.74± AC

2810 & 2850 SW Pine Island Road

Cape Coral, FL 33991

Offered for:
\$4,200,000



Site Specifications ①

- Parcel ID: 20-44-23-C1-00006.0000
- Address: 2850 SW Pine Island Road, Cape Coral, FL 33991
- Size: 4.55± Acres
- Zoning: AG-2 (Lee County)
- Taxes (2021): \$1,974.43
- Traffic (2022): 22,500 AADT on SW Pine Island Road
- Frontage: 170± lineal feet on SW Pine Island Road

Site Specifications ②

- Parcel ID: 20-44-23-C1-00007.0000
- Address: 2810 SW Pine Island Road Cape Coral, FL 33991
- Size: 18.19± Acres
- Zoning: AG-2 (Lee County)
- Taxes (2021): \$4,146.05
- Traffic (2022): 22,500 AADT on SW Pine Island Road
- Frontage: 645± lineal feet on SW Pine Island Road

Executive Summary

Colliers, as the exclusive advisor to the owners, is pleased to announce the sale of two (2) parcels of land located along SW Pine Island Road in the Cape Coral area of Lee County. The larger parcel has an area of 18.19 acres, while the smaller parcel covers 4.55 acres. Lee County has designated the parcels as AG-2 - Agricultural and identified them as being "Rural" lands in Lee County's Future Land Use.

This is an exceptional opportunity to purchase an asset in fast-growing SW Cape Coral. The limited commercial frontage asset and barriers to entry in this submarket provide a solid foundation for investors seeking stability and paths for future development.





Property Location

The two (2) parcels are located directly off of SW Pine Island Road, which has an annual average daily traffic count (AADT) of 22,500 (FDOT, 2022). Pine Island Road is the city's northernmost relevant east/west arterial and is the primary access road to nearby Pine Island. Development along Pine Island Road is some of the newest in the Cape Coral area.

Surrounding Area

With an area of 120 square miles, Cape Coral is the largest city between Tampa and Miami in both population and area, and is the 8th largest city in the State of Florida. Cape Coral is situated in Lee County with Charlotte County to the North and Collier County to the South.

Southwest Florida's largest employers are:

- Lee Health (14,028 employees)
- Lee County School District (11,003)
- Publix Super Market (9,768)
- Lee County Local Government (9,142)

Lee County was named No. 7 by CNBC in the National State Economy ranking, and is in the top 10 of the nation's fastest growing metro areas. Lee County was named No. 4 Best Business Tax Climate by the Tax Foundation.

Cape Coral was ranked No. 1 for projected economic growth for 2019-2021 by Moody's Analytics.

Demographics (5-mile radius)



2023 Total Population

101,706



2023 Average Household Income

\$96,510



2023 Total Family Households

28,561

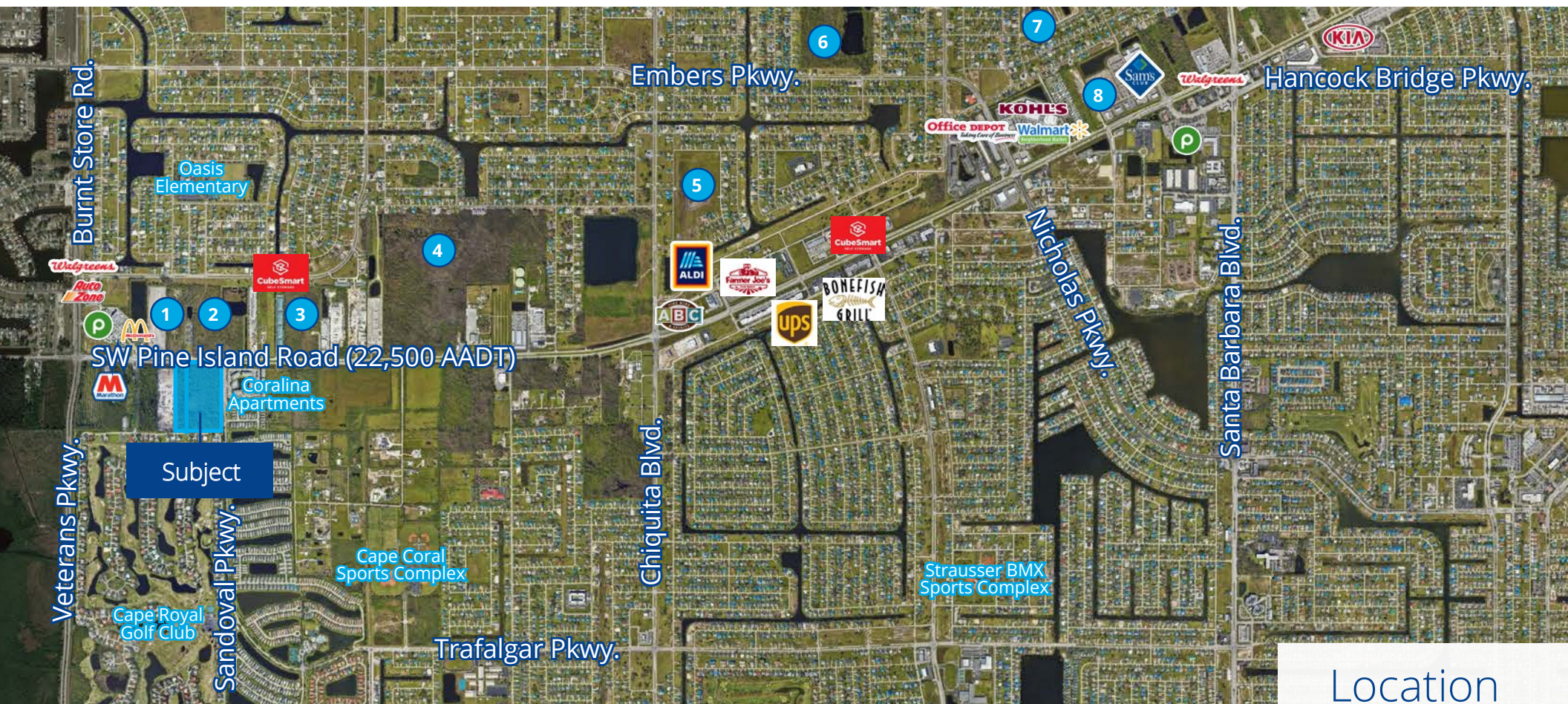


2023 Daytime Population

74,804

Notable Projects

- | | | | | | | | | |
|--------------------------------------|--------------|-----------|---------------------------|--------------|------------|----------------------------------|--------------|-----------|
| 1 The Springs at Coral Shores | Multi-Family | 304 Units | 4 Cape Coral Grove | Mixed Use | 99.5 Acres | 7 Siesta Lakes | Multi-Family | 412 Units |
| 2 Atlantica at Cape Coral | Multi-Family | 327 Units | 5 The Hadley | Multi-Family | 444 Units | 8 The Club on Pine Island | Multi-Family | 196 Units |
| 3 Bloomsbury Apartments | Multi-Family | 312 Units | 6 Embers Lakes | Multi-Family | 84 Acre | | | |



Location

| Destination | Distance |
|---------------------|----------------------|
| Matlacha | 6 Minutes 2.6 Miles |
| Pine Island | 10 Minutes 6.0 Miles |
| Cape Coral Hospital | 14 Minutes 6.7 Miles |

| Destination | Distance |
|---|-----------------------|
| City of Fort Myers | 25 Minutes 12.1 Miles |
| I-75 | 23 Minutes 19.7 Miles |
| Southwest Florida International Airport | 42 Minutes 32.6 Miles |

Watch the Drone



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