

KYLINE BLVD (20,000 AADT)



**SALE**

# Skyline Blvd Commercial Land

2145 SKYLINE BLVD  
Cape Coral, FL 33991

**PRESENTED BY:**

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# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- High Traffic Visibility: Approximately 20,000 AADT on Skyline Blvd
- Strategic Growth Area: Rapid development in Cape Coral, FL
- Flexible Zoning: Zoned C
- Proximity to Developments: Adjacent to active projects

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$140,000.00
<b>SIZE:</b>	0.34 AC
<b>ZONING:</b>	C

## PROPERTY DESCRIPTION

2145 Skyline Blvd is a 0.34-acre commercial parcel in Cape Coral, FL, ideal for developers and land bankers seeking a strategic investment. With 120 feet of frontage on Skyline Blvd, which sees about 20,000 AADT, the property offers excellent visibility and accessibility. Zoned C for commercial use, this parcel supports diverse development opportunities, including retail, office, or mixed-use projects. Located in a rapidly developing corridor with ongoing projects, including one retail project nearly complete adjacent to the site, this land is positioned to benefit from the area's growth and rising demand. This parcel offers significant potential for current development or future appreciation in a thriving commercial market.

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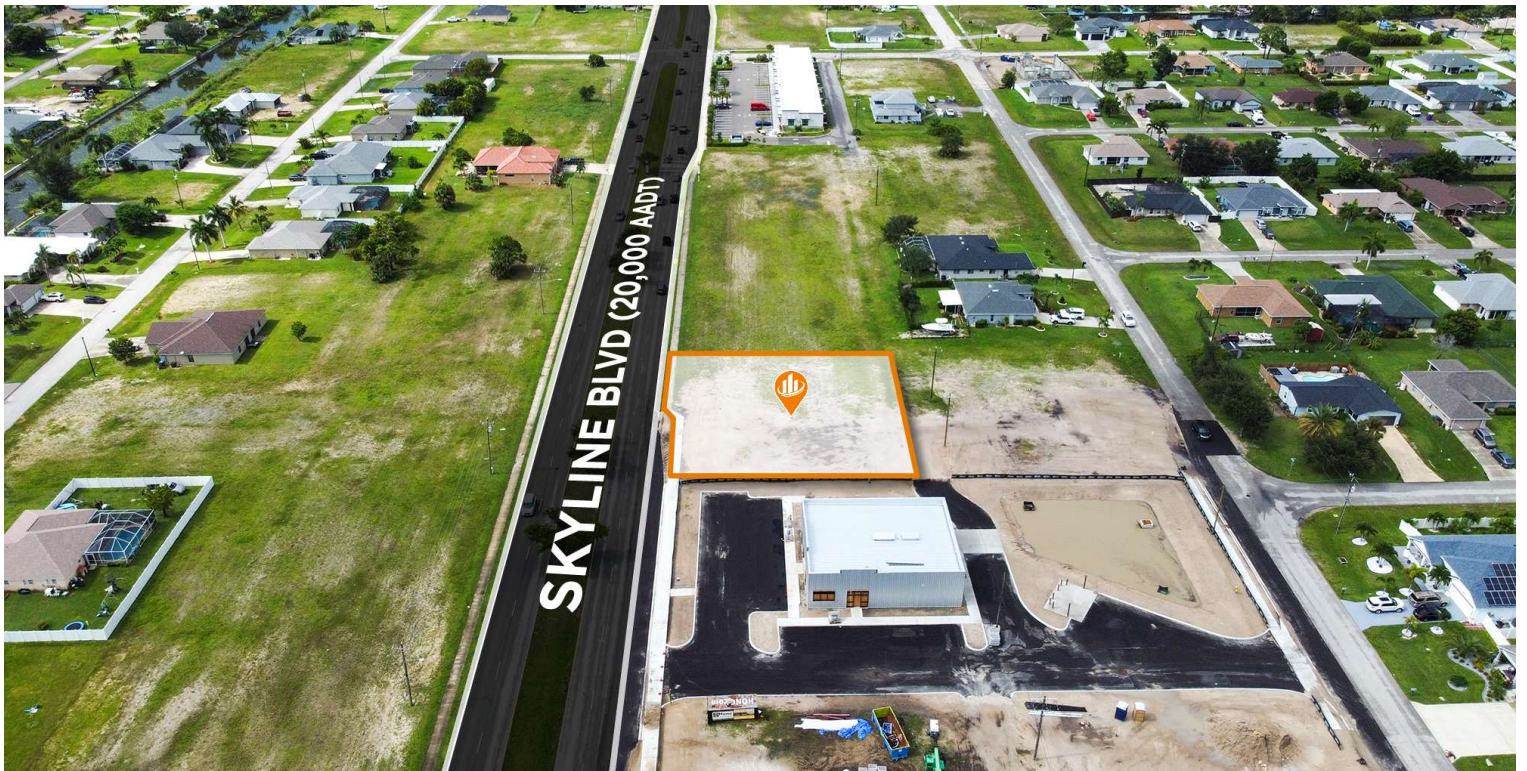
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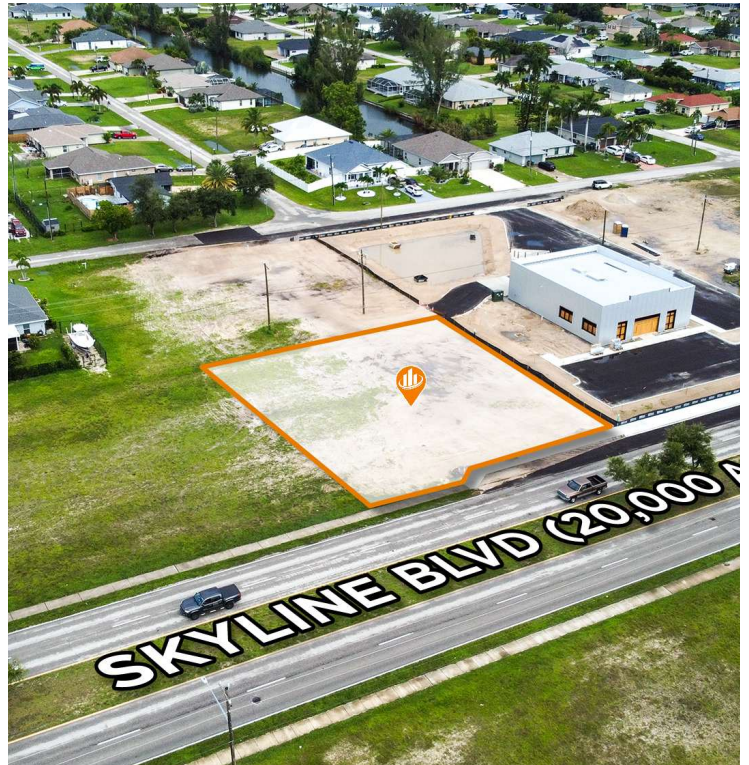
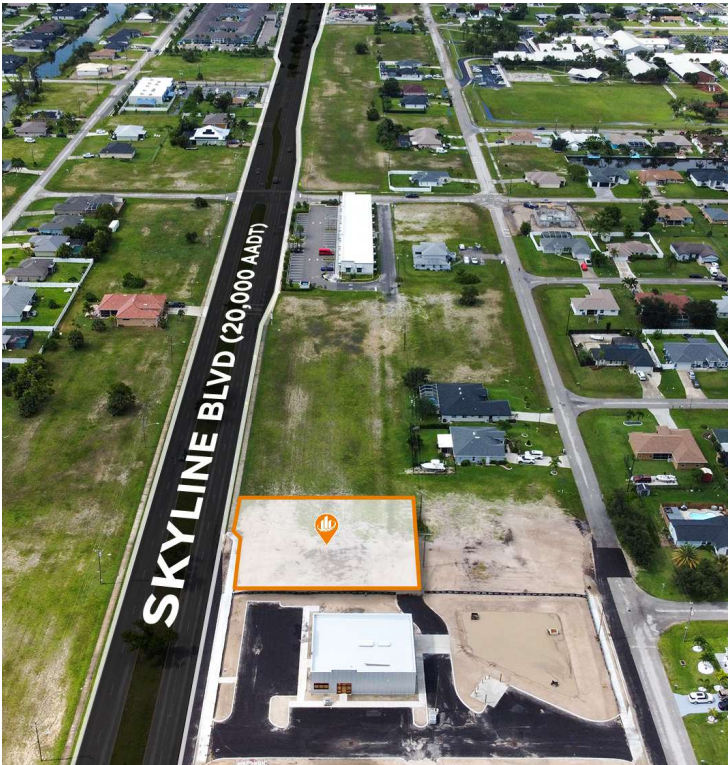
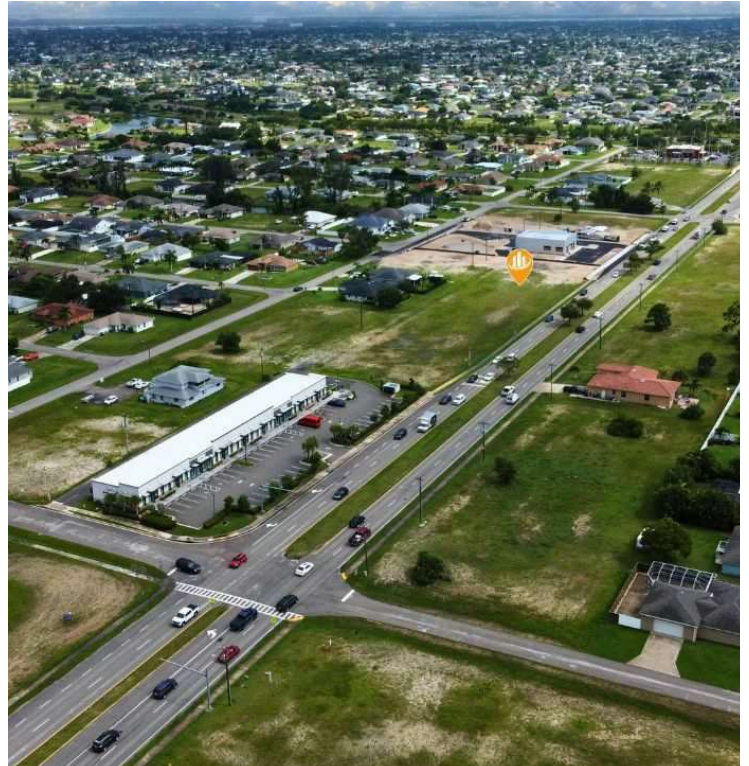
## ADDITIONAL PHOTOS



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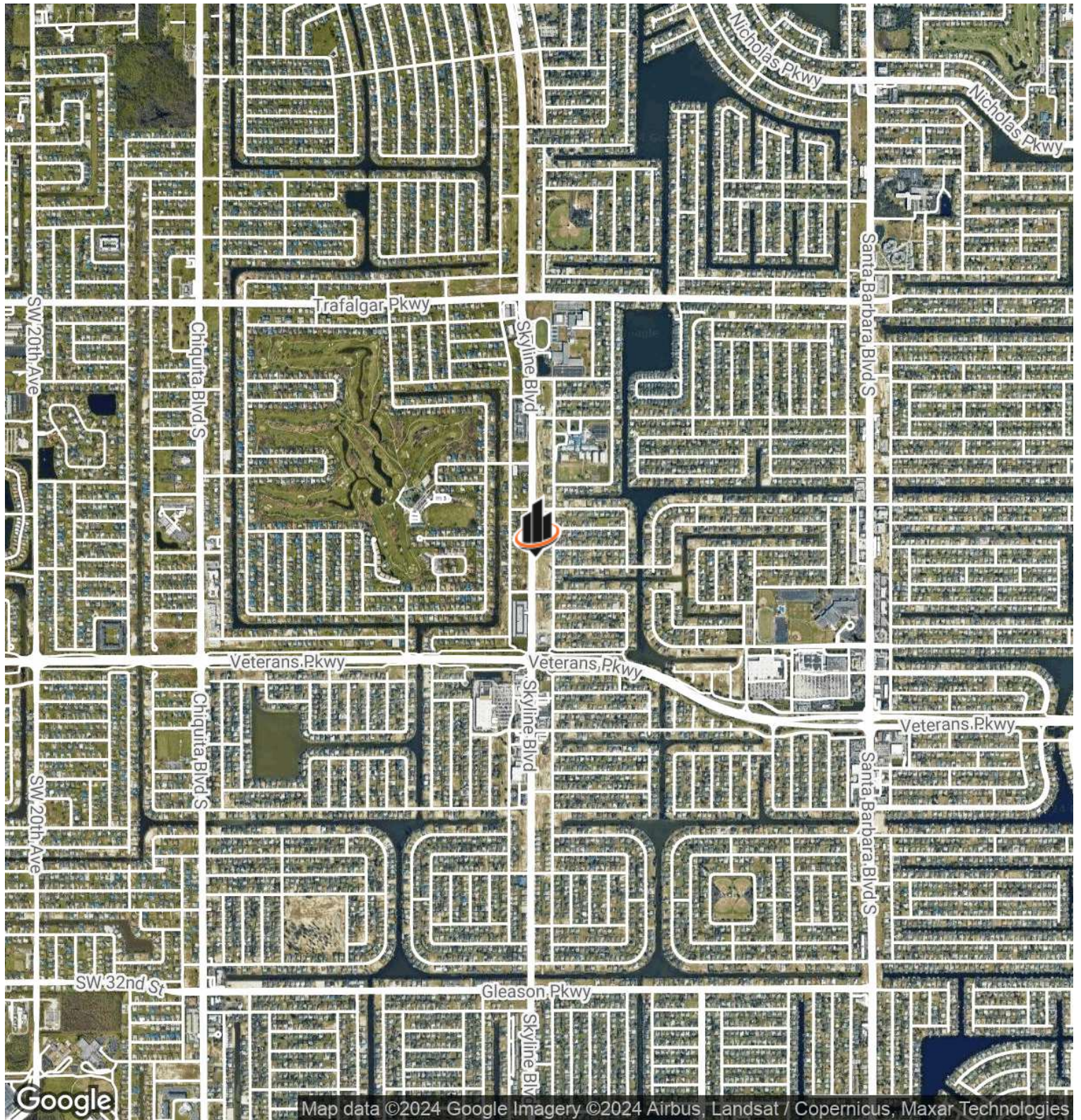
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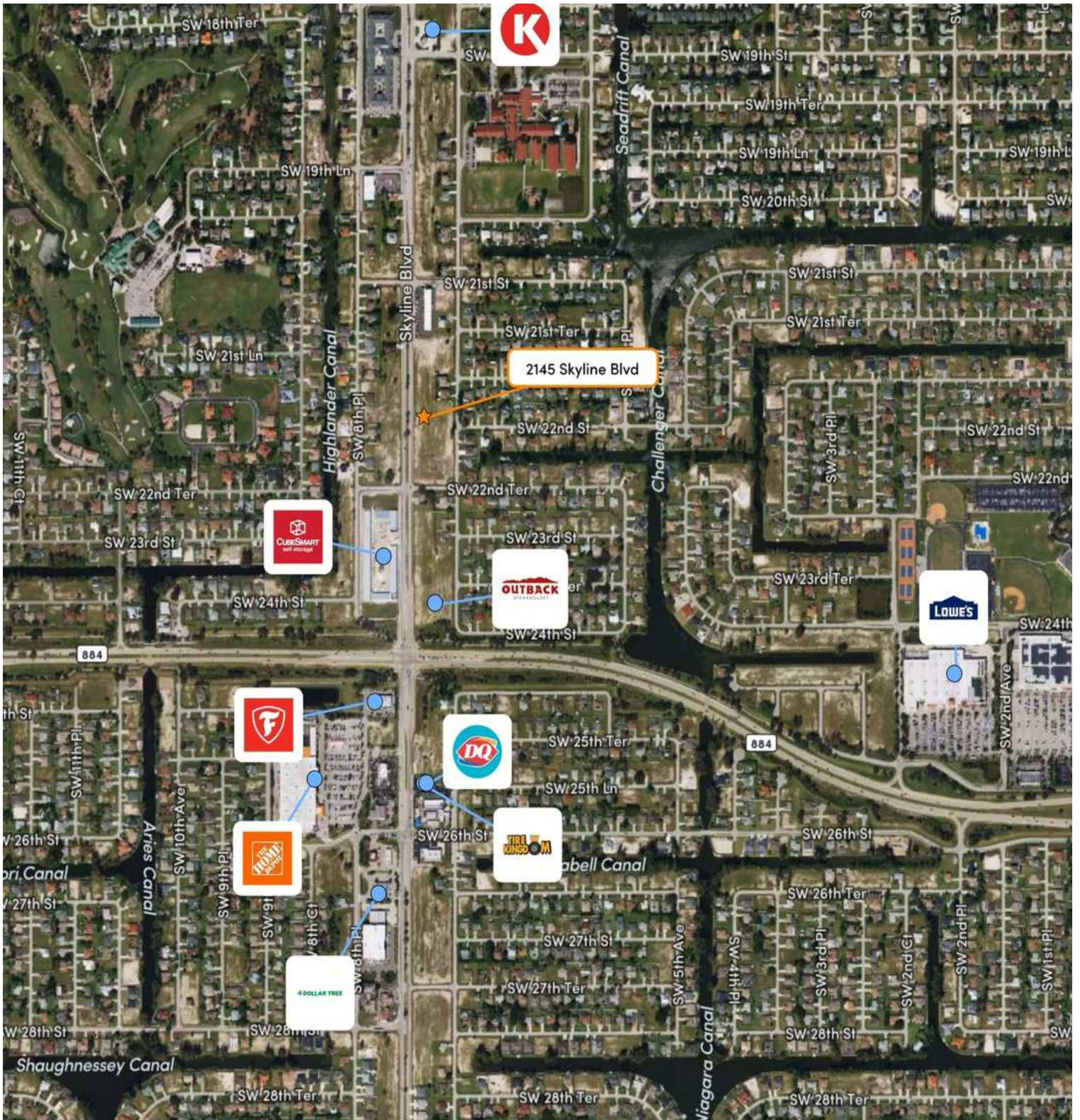
# LOCATION MAP



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