

# ENTRADA COMMERCIAL PARCELS

3561 DE NAVARRA PARKWAY  
CAPE CORAL, FL

**ACREAGE AVAILABLE**  
**COMMERCIAL PADS**  
**APPROVED PDP**  
**POTENTIAL MULTI-FAMILY**

**PROJECT SIZE:**  
49.66± AC  
6.5± AC  
1.4± AC

**PARCELS FROM:**  
1.39+ AC



**MICHAEL PRICE ALC**  
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COMMERCIAL REAL ESTATE SERVICES

# ENTRADA OFFERING SUMMARY

Opportunity to acquire one of the limited number of contiguous large parcels within the City of Cape Coral, with approvals in-place!

This 49.66-acre development parcel has 10± preserved acres, with the remaining 39.5± acres useable. In addition, there is a 1.4-acre parcel on the South side of Del Prado Boulevard.

The 49.66-acres features C-1 zoning, with an approved PDP for up to 250,000 square feet of commercial use (special exception for gas use)!

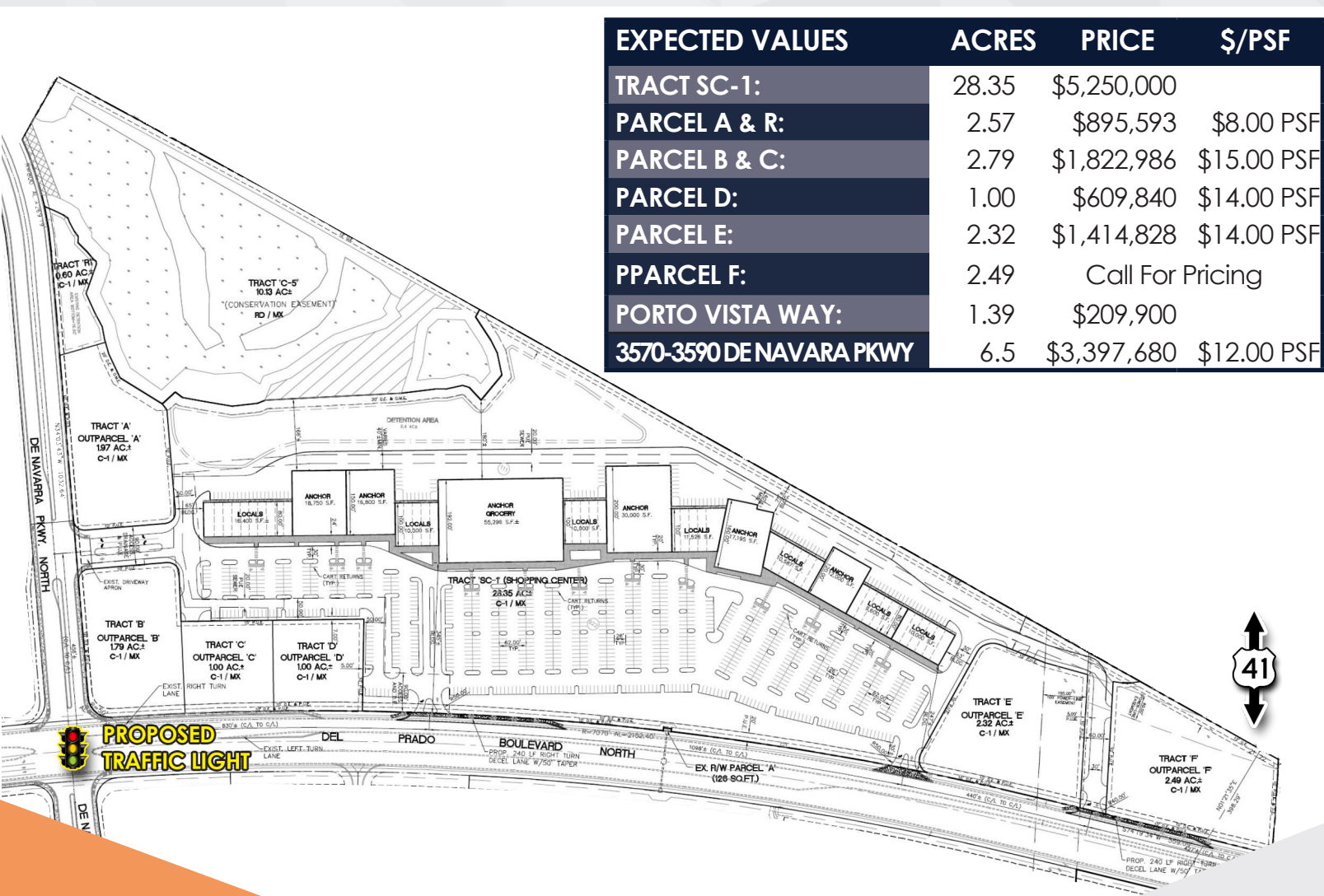
## SITE SUMMARY

<b>Street Address:</b>	3561 De Navarra Parkway
<b>City / County:</b>	Cape Coral / Lee County
<b>Parcel Zoning:</b>	C-1   Approved PDP
<b>Site Size (AC):</b>	1.39 - 28.35 (49.66± AC)
<b>US 41 AADT:</b>	25,000 CPD
<b>Del Prado</b>	19,100 CPD

Also being offered is the 6.5± acre property at the SW corner of the intersection of Del Prado Blvd and De Navarra Pkwy. This property provides an opportunity for corner exposure, with a multitude of commercial uses, on two thoroughfares in a rapidly growing market.

A hard corner at US 41 and Del Prado Boulevard, 2,700± feet of frontage along Del Prado, Master storm water in-place, and the potential to convert a portion of the property to Multi-Family makes this a unique, and limited, offering.

EXPECTED VALUES	ACRES	PRICE	\$/PSF
<b>TRACT SC-1:</b>	28.35	\$5,250,000	
<b>PARCEL A &amp; R:</b>	2.57	\$895,593	\$8.00 PSF
<b>PARCEL B &amp; C:</b>	2.79	\$1,822,986	\$15.00 PSF
<b>PARCEL D:</b>	1.00	\$609,840	\$14.00 PSF
<b>PPARCEL E:</b>	2.32	\$1,414,828	\$14.00 PSF
<b>PPARCEL F:</b>	2.49	Call For Pricing	
<b>PORTO VISTA WAY:</b>	1.39	\$209,900	
<b>3570-3590 DE NAVARA PKWY</b>	6.5	\$3,397,680	\$12.00 PSF



# ENTRADA AREA OVERVIEW

The Entrada development is located within the City of Cape Coral in Southwest Florida.

Cape Coral is among the nations fastest growing areas, and Entrada is situated on two of Cape Corals' main thoroughfares: US 41 and Del Prado Boulevard.

The Site is within the overall "Entrada" development, which features a 721-unit active DR Horton community with strong sales velocity.

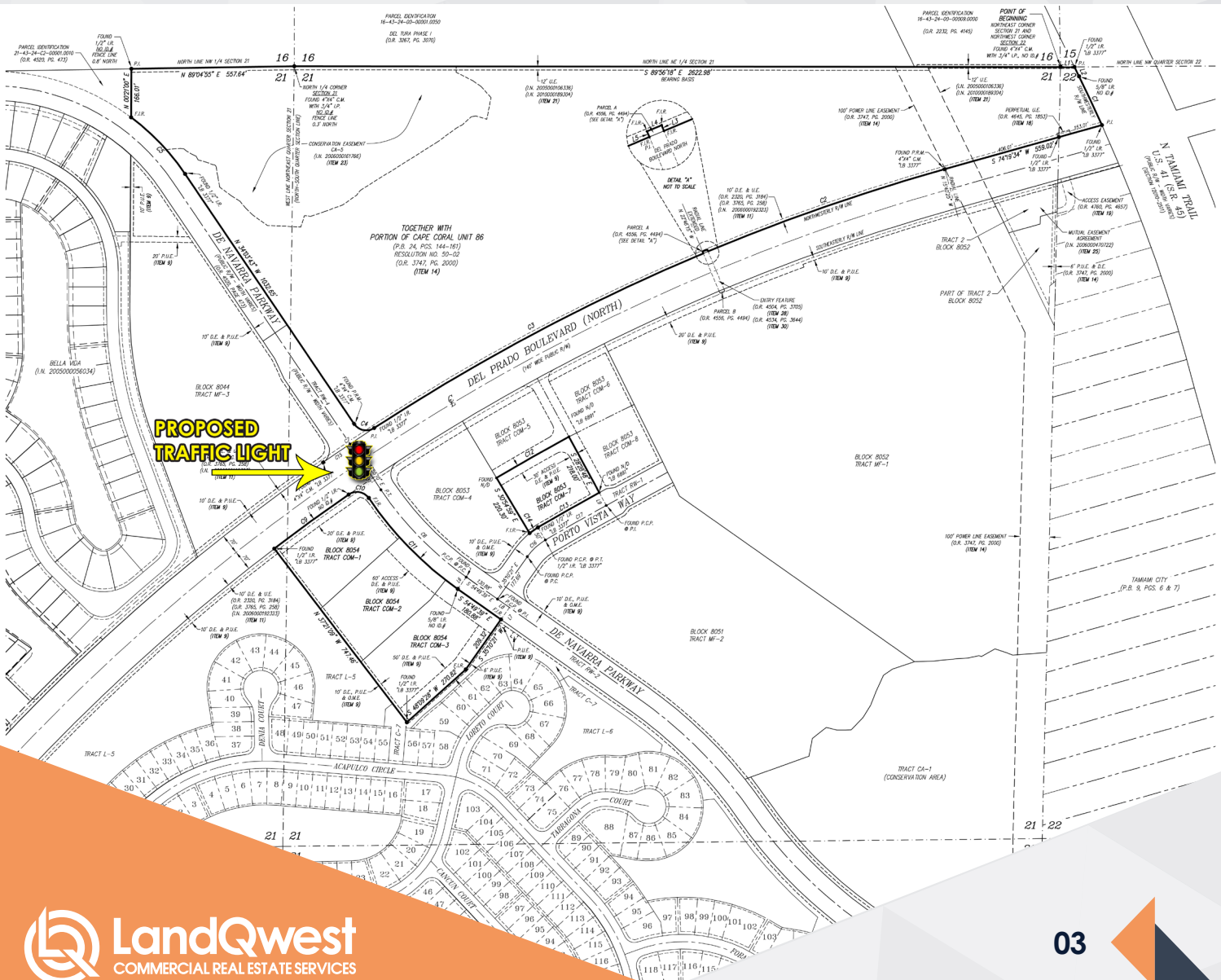
## DEMOGRAPHIC SUMMARY

CATEGORY	1-MILE	3-MILES	5-MILES
TOTAL POPULATION:	4,575	32,079	75,956
5-YEAR INCREASE:	2.3%	2.2%	2.3%
AVG. HH INCOME:	\$55,160	\$53,758	\$54,494
TOTAL HOUSEHOLDS:	2,373	15,255	33,750
DAYTIME EMPLOYEES:	878	4,989	17,105

APPLIED GEOGRAPHIC SOLUTIONS 2019

## TOP AREA EMPLOYERS

COMPANY	INDUSTRY	# STAFF
LEE MEMORIAL HEALTH	MEDICAL	10,900
LEE PUBLIC SCHOOLS	EDUCATION	10,600
PUBLIX SUPERMARKETS	RETAIL (FOOD)	5,007
CHICO'S FAS INC	RETAIL (APPAREL)	1,642
GARTNER	INDUSTRY RESEARCH	1,253
LEE COUNTY		





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