



PINE ISLAND ROAD - AADT 20,300+



NOTT ROAD

LSI
COMPANIES

OFFERING MEMORANDUM

1950 SW PINE ISLAND ROAD

12.1 ACRE COMMERCIAL DEVELOPMENT SITE - CAPE CORAL, FL

PROPERTY SUMMARY

Property Address: 1950 SW Pine Island Rd.
Cape Coral, FL 33991

County: Lee

Property Type: Commercial Land

Property Size: 12.1± Acres | 527,079± SF

Zoning: Commercial Corridor (CC)

Future Land Use: Pine Island Road District (PIRD)

Tax Information: \$65,256 (2026)

STRAP Number: 21-44-23-C2-0400A.0000

LIST PRICE:
\$7,200,000
\$13.66 PSF

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SALES EXECUTIVES



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Sales Associate



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Senior Broker Associate



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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

1950 SW Pine Island Road is a 12.1-acre commercially zoned site with approximately 980 feet of frontage along Pine Island Road. The property is positioned within one of the corridor's fastest-growing areas, surrounded by numerous planned and active developments, including the 131-acre Coral Grove mixed-use project, which is expected to create more than 1,000 jobs. The site also benefits from its location along the only mainland access route serving Matlacha and Pine Island, capturing significant resident and visitor traffic.

KEY HIGHLIGHTS:

- Commercial Corridor (CC) zoning with PIRD Future Land Use
- 980' of frontage and 540' of depth, offering excellent visibility and site planning flexibility
- Within one of Cape Coral's fastest-growing commercial corridors
- Surrounded by major planned mixed-use, retail, and residential developments

UTILITIES

Utilities serving the site along Nott Road include an 8" water main, 16" force main, irrigation lines, and LCEC electric service.

ACCESS:

- The property is expected to benefit from dual access points:
- SW Pine Island Road: Right-in/right-out access.
- Nott Road: Full ingress and egress via the median opening on Pine Island Road

EXECUTIVE SUMMARY



- Future Land Use: PIRD
- Zoning: Commercial Corridor (CC)

Permits a wide range of commercial uses, including:

- Retail
- Office
- Limited warehouse/light industrial
- Large-format commercial
- Multifamily residential (up to 25 DU/AC) may be developed pursuant to Florida's Live Local Act, subject to its affordable housing requirements

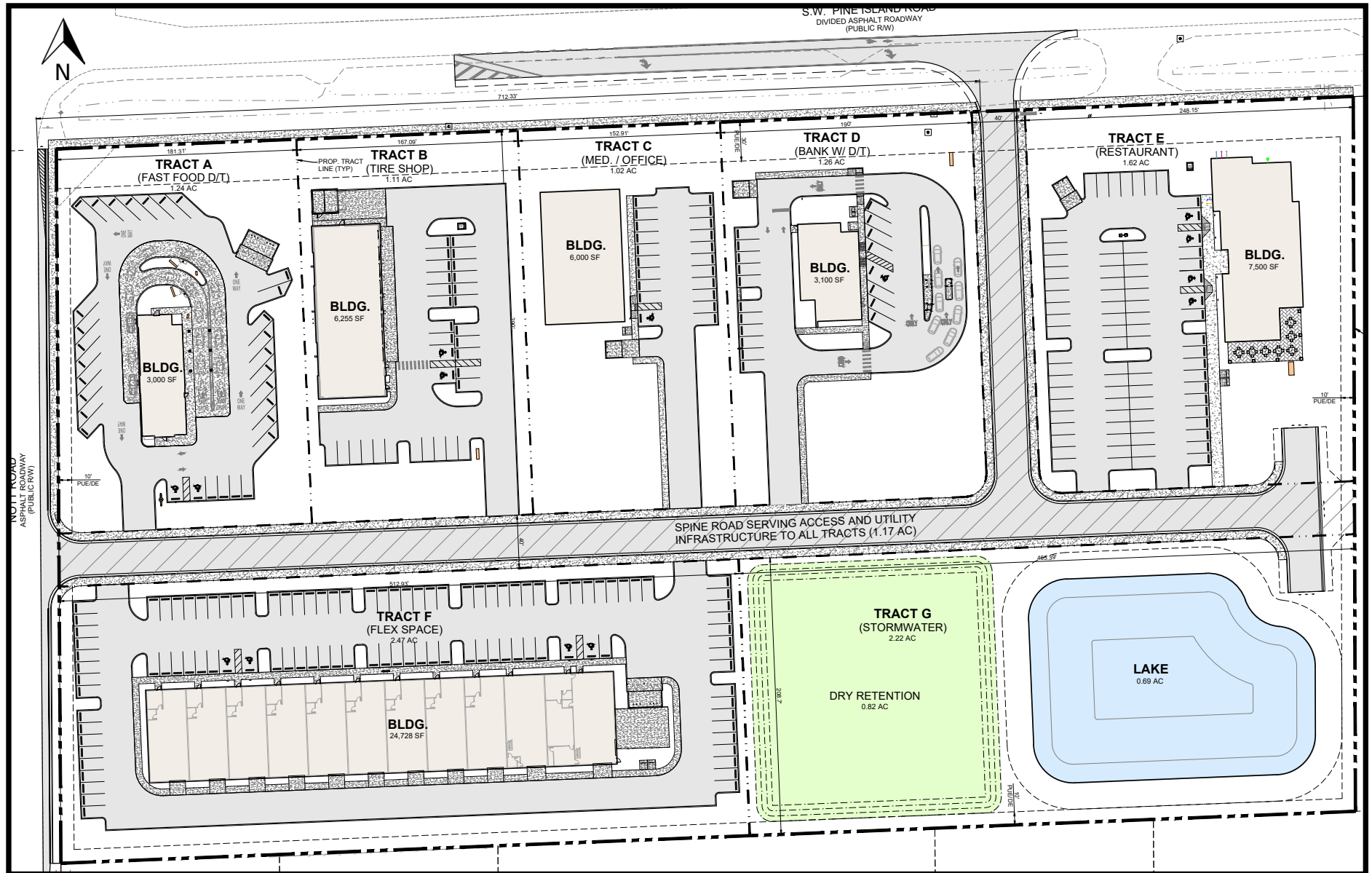




PROPERTY AERIAL



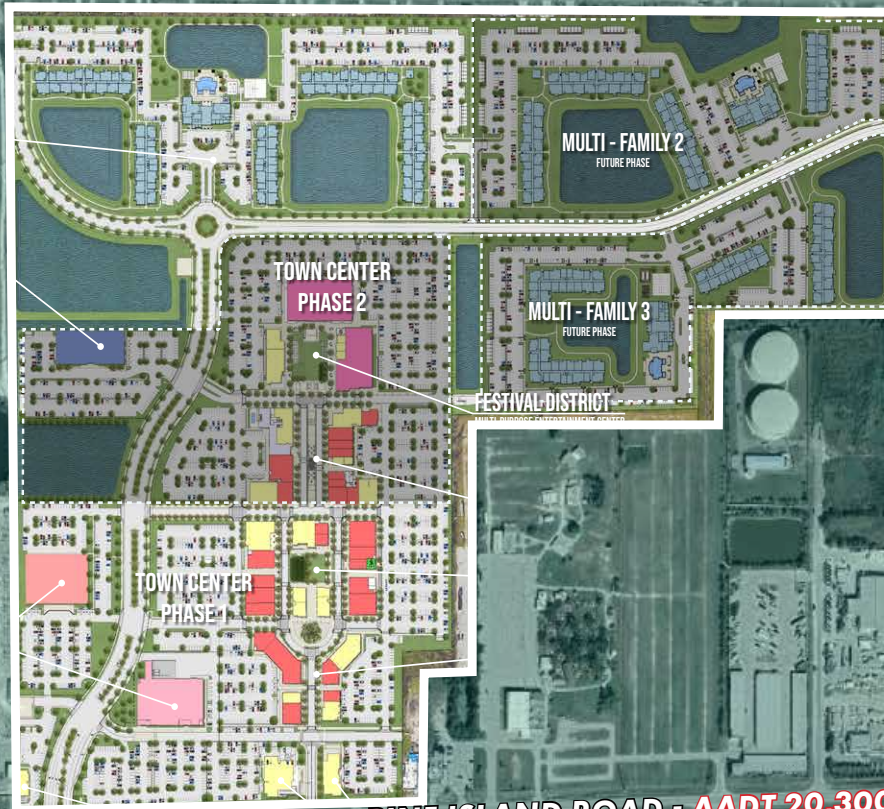
CONCEPT PLAN



CORAL GROVE

The property is strategically located adjacent to the \$700 million Coral Grove mixed-use development, a 131-acre project that will create a new walkable town center in northwest Cape Coral. As the largest mixed-use development in Cape Coral's history, Coral Grove is planned to include approximately $\pm 1,300$ luxury apartments, a ± 130 -key hotel, $\pm 300,000$ square feet of retail, dining, entertainment, and commercial space, and is estimated to create over 1,000 jobs.

Designed as a premier live-work-play community, Coral Grove will create a vibrant destination for residents, visitors, and businesses. The property's location presents an exceptional opportunity to capitalize on the area's rapid growth with uses that complement the expanding residential and employment base in this corridor.

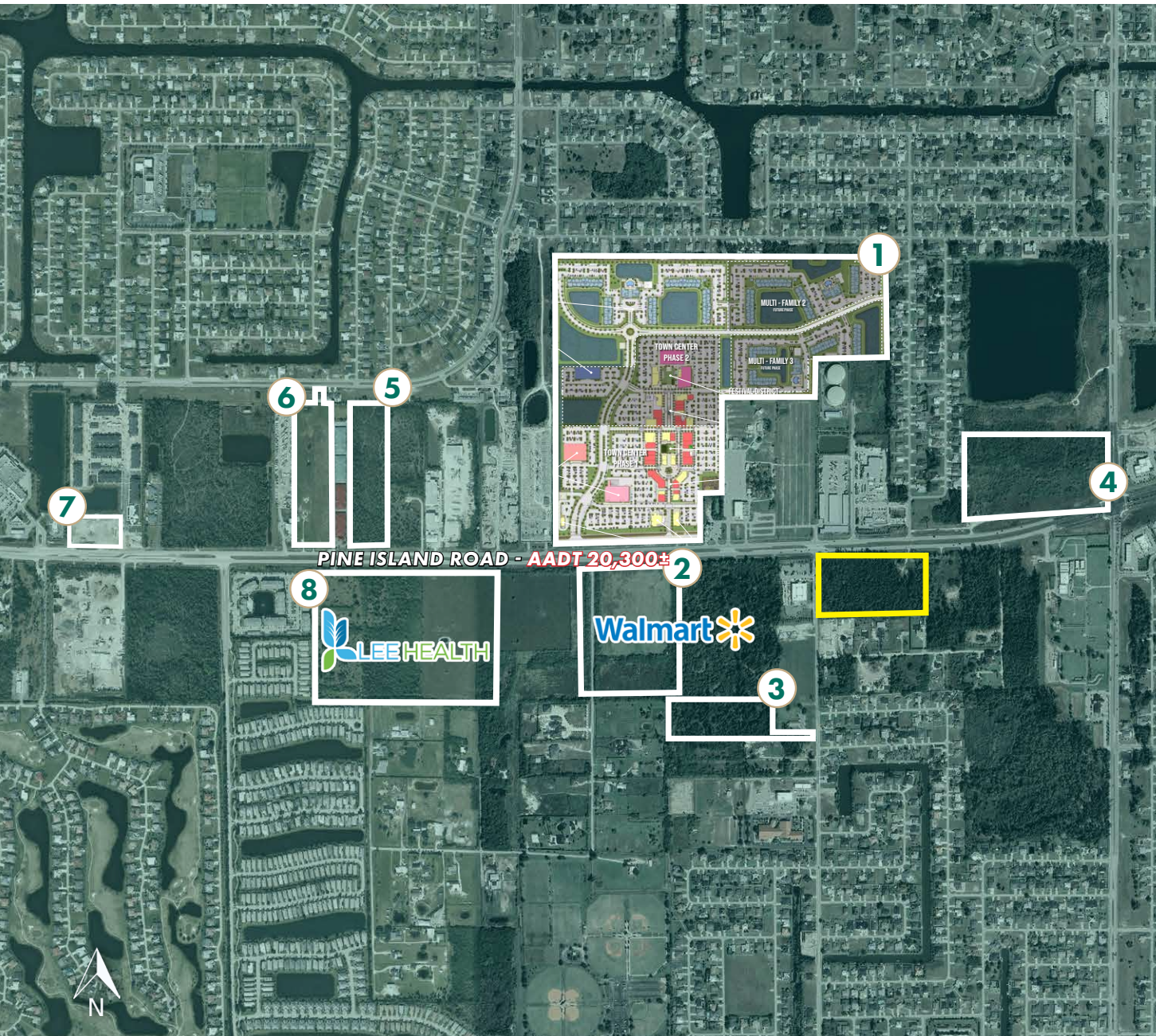


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TSC TRACTOR
SUPPLY CO.



AREA DEVELOPMENTS



1. Coral Grove (Construction anticipated Q3 2026)

- \$700M Private investment, estimated \$1.3B economic impact
- Cape Coral's next walkable urban core
- 1,200+ luxury apartments
- 136-key hotel
- 300,000+ SF of retail, dining & entertainment
- Four public parks

2. Walmart (Permitted/Approved)

- Full-service Walmart

3. Pointe Grand (In planning)

- Three-lot subdivision, multifamily parcel, and two commercial outparcels

4. West Cape Marketplace (Permitted/Approved)

- 13-acre commercial development with multiple commercial outparcels

5. Bloomsbury (Under construction)

- 200-unit multifamily community

6. Pine Island Commerce Center

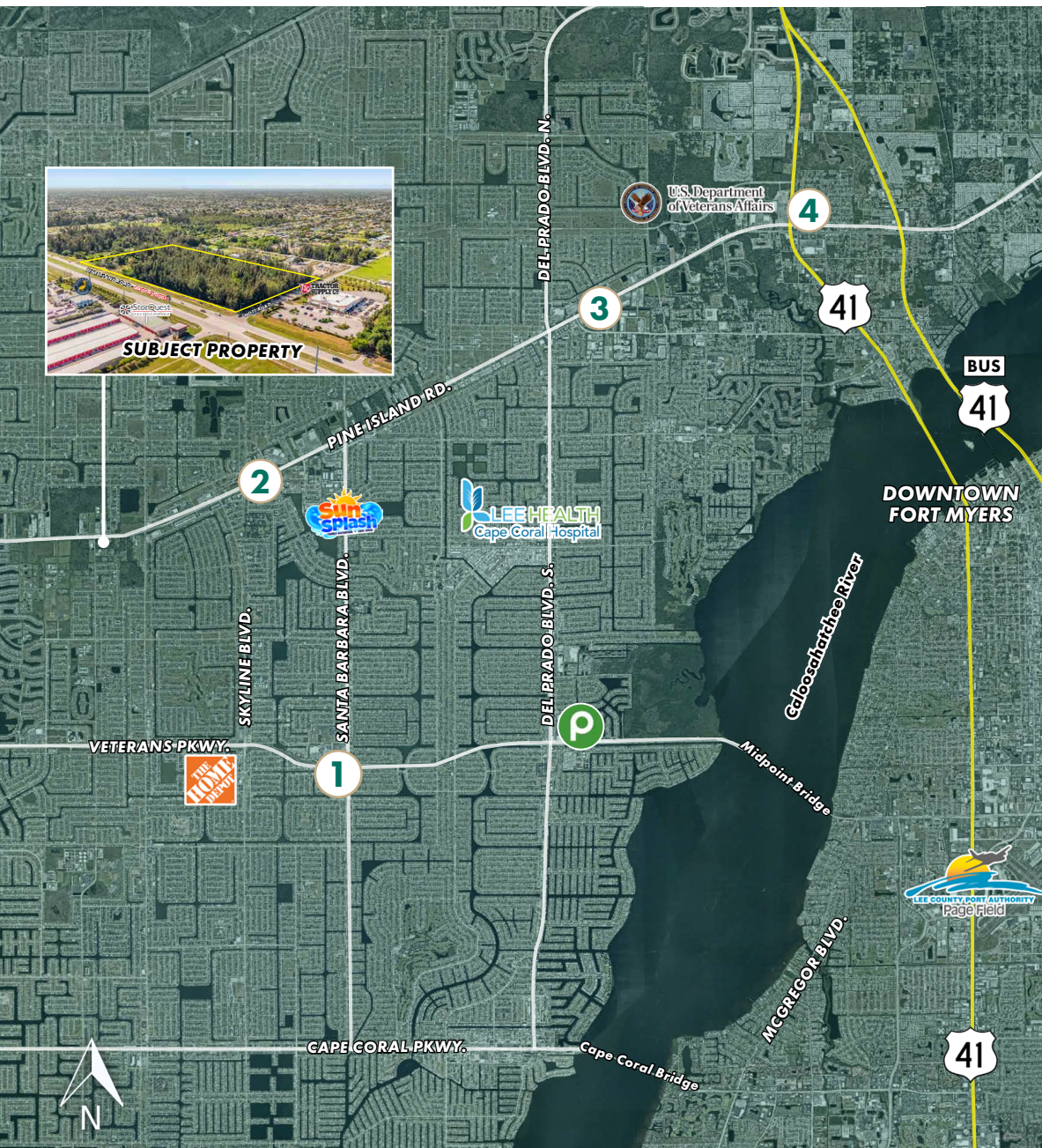
- Bones Coffee - 100,545 SF, two-story warehouse

7. Wendy's and Snappy Car Wash

8. Lee Health (In planning)

- 48-acre medical subdivision

RETAIL MAP



1. MIDPOINT CENTER



2. PINE ISLAND ROAD



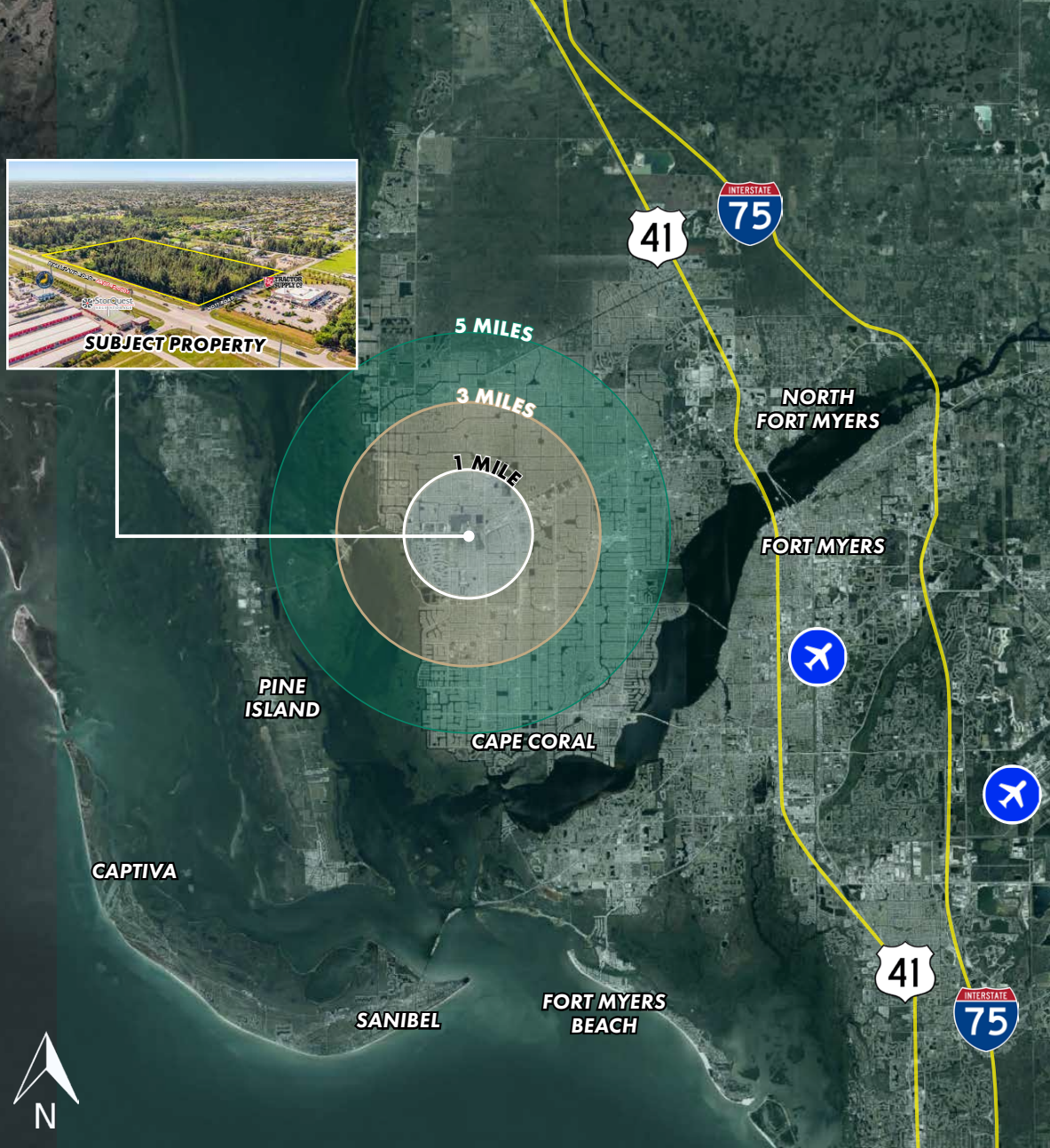
3. NORTH POINT SHOPPING CENTER



4. PINE ISLAND ROAD & US-41 INTERSECTION



LOCATION



1 MILE RADIUS

POPULATION



5,405

HOUSEHOLDS



2,004

MEDIAN INCOME



\$101,394

3 MILE RADIUS

POPULATION



59,304

HOUSEHOLDS



22,054

MEDIAN INCOME



\$100,145

5 MILE RADIUS

POPULATION



151,311

HOUSEHOLDS



58,484

MEDIAN INCOME



\$93,543

LOCATION HIGHLIGHTS

- 1.5± miles to Burnt Store Rd
- 2.8 miles to Santa Barbara Blvd
- 3.4± miles to the Pine Island Bridge
- 5.8± miles to Cape Coral Pkwy
- 10± miles to Fort Myers



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