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FOR SALE | LAND

JACKLYN ROGERS - REMAX COMMERCIAL

1715 Cape Coral Pkwy W | Ste 14
Cape Coral, FL 33914

1.95 ACRES WITH CORRIDOR ZONING AND SHOVEL READY FLEX/WAREHOUSE PLANS
525/531 CHIQUITA BLVD S, CAPE CORAL, FL 33991



PRESENTED BY:

JACKLYN ROGERS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,099,000
Lot Size:	1.95 Acres
Price / Acre:	\$563,590
Zoning:	Commercial Corridor (CC) with multiple uses allowed.
Market:	Pine Island Corridor

PROPERTY OVERVIEW

- Seller Financing available with 500k down, 9% interest only and balloon in 3-5 Year.
- Don't miss this opportunity located Northeast of Pine Island Road (SR 78) and Chiquita Parkway. The property is zoned Commercial Corridor (CC) with multiple uses allowed. Future land use is Pine Island Road District. This district is established to implement the recommendations of the Pine Island Road Master Plan and to promote such uses as retail, office, limited warehouse and light manufacturing, multi-family residential and large-scale commercial retail uses.
- The Property Owners have worked with Avalon Engineering for shovel ready plans for two Flex Warehouse buildings on 1.95 acres. Building A features 11,976 sq ft building with 8 rentable units and Building B features 10,487 sq ft building with 7 rentable units. 4 Units are 1521 sq ft and the remaining 11 units are 1489 sq ft.
- Chiquita Blvd has an annual average daily traffic count (AADT) of 13,200 (FDOT, 2022). Pine Island Road is the city's northernmost relevant east/west arterial. With over 3500 multifamily units approved along the corridor and multiple large scale commercial developments under construction this location is ideal for anyone looking to develop.

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RETAILER MAP



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TREND

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Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

Future Developments



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Grocery

Less than 1 Mile from Aldi's and Farmer Joes

2+/- Miles from Publix and Walmart

Pharmacy

2+/- Miles from Walgreens, Publix, Walmart pharmacies

2.25 Miles from Sam's Club and CVS Pharmacies

Urgent Care/Hospital

1 +/- Miles from new Lee Heath Facility

2+/- Miles from Med Express Urgent Care

1.6 +/- Miles from HCA Florida Cape Coral Emergency

Public schools

2+/- Miles from Mariner High School and Mariner Middle School

1+/- Miles from Trafalgar Middle School and & Elementary School