



BURNT STORE ROAD - AADT 9,200±

CALOOSA PKWY.

LSI
COMPANIES

OFFERING MEMORANDUM

3301 CALOOSA PARKWAY

40± ACRE DEVELOPMENT OPPORTUNITY - CAPE CORAL, FL

PROPERTY SUMMARY

Property Address: 3301-3501 Caloosa Pkwy.
Cape Coral, FL 33993

County: Lee

Property Type: Vacant Land

Property Size: 40± Acres

Zoning: Agricultural (A)

Future Land Use: Single Family & Multi-Family (SM)

Tax Information: \$10,273.33 (2025)

STRAP Number: 18-43-23-C3-00007.0000

LIST PRICE:

\$3,750,000

\$93,750 Per Acre

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SALES EXECUTIVES



Justin Thibaut, CCIM
CEO & President



Justin Milcetic
Sales Associate



DIRECT ALL OFFERS TO:

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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.

EXECUTIVE SUMMARY

LSI Companies is pleased to present a 40± acre land offering located at 3301–3501 Caloosa Parkway in Cape Coral, one of Southwest Florida's fastest-growing residential markets.

This strategically positioned tract lies within the expanding Burnt Store Road Corridor, placing it directly in the path of growth as new residential and commercial development flourishes in the surrounding area.

Currently zoned Agricultural (A), the property is guided by a Future Land Use designation of Single-Family and Multi-Family (SM), providing a clear pathway for future entitlement and residential development. This presents a unique opportunity for developers and investors to control a large-scale, contiguous site with long-term upside as infrastructure and utilities continue to expand into the area.

The property's Single-Family and Multi-Family Future Land Use allows for densities of 4.4 dwelling units per acre for single-family, and multi-family densities of 25 dwelling units per acre, providing multiple paths for residential development.

With limited availability of similarly sized tracts in Cape Coral and continued population growth driving demand, this offering represents a rare opportunity to acquire a future development site in a rapidly evolving corridor.

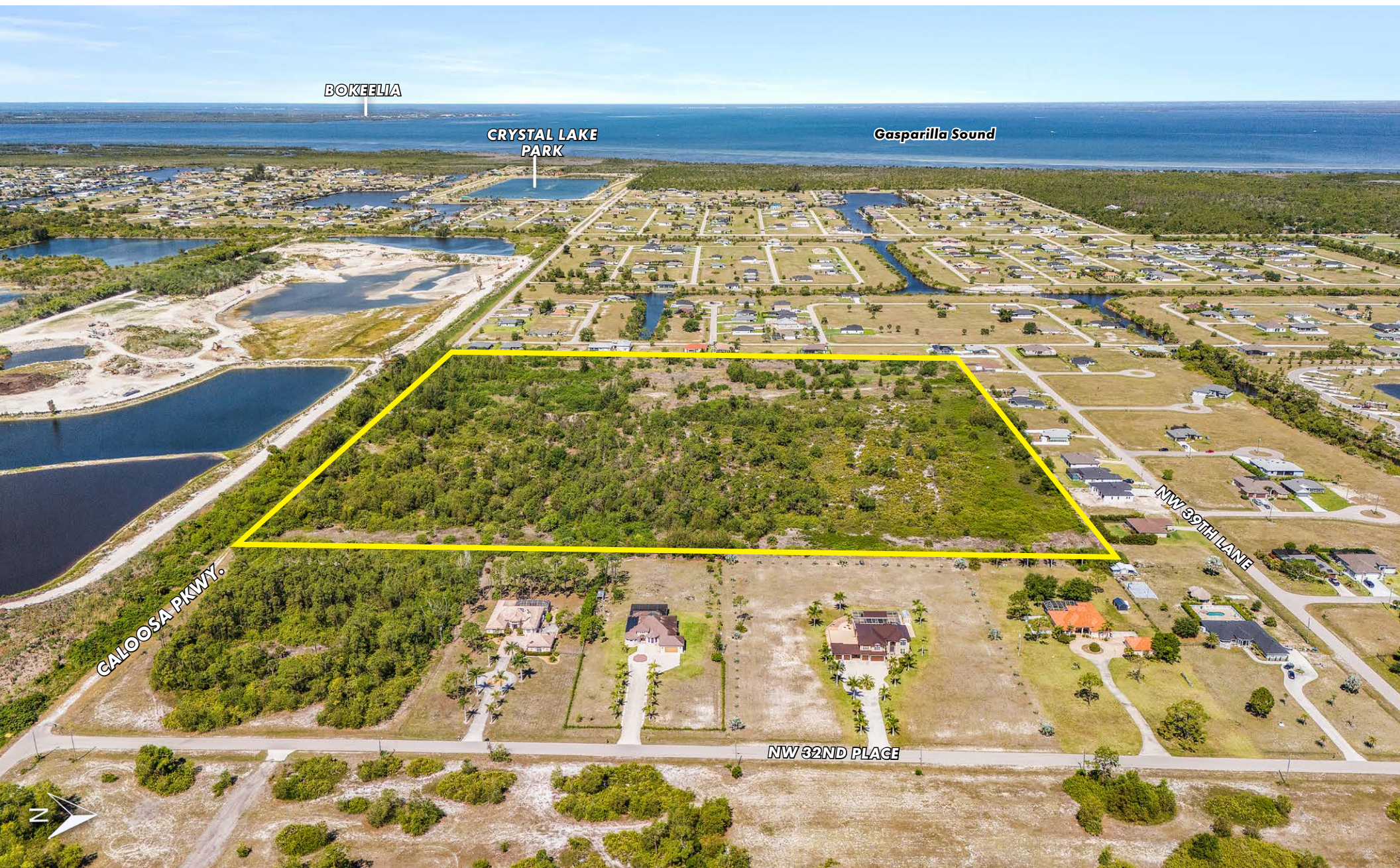


PROPERTY HIGHLIGHTS

- 40-acre contiguous tract in a high-growth corridor with strong long-term upside
- Well-suited for multiple development scenarios with dense residential entitlement potential and future commercial opportunity
- Benefit from the City of Cape Coral's future Utility Expansion Project (UEP), which is expected to bring water and sewer, unlocking density and value
- Enhanced access via Burnt Store Road, which has been recently widened on the north end to a 4-lane divided roadway with improved street lighting, sidewalks, and bike lanes
- Rare opportunity to acquire a large-scale development site in a market dominated by small platted lots



PROPERTY AERIAL

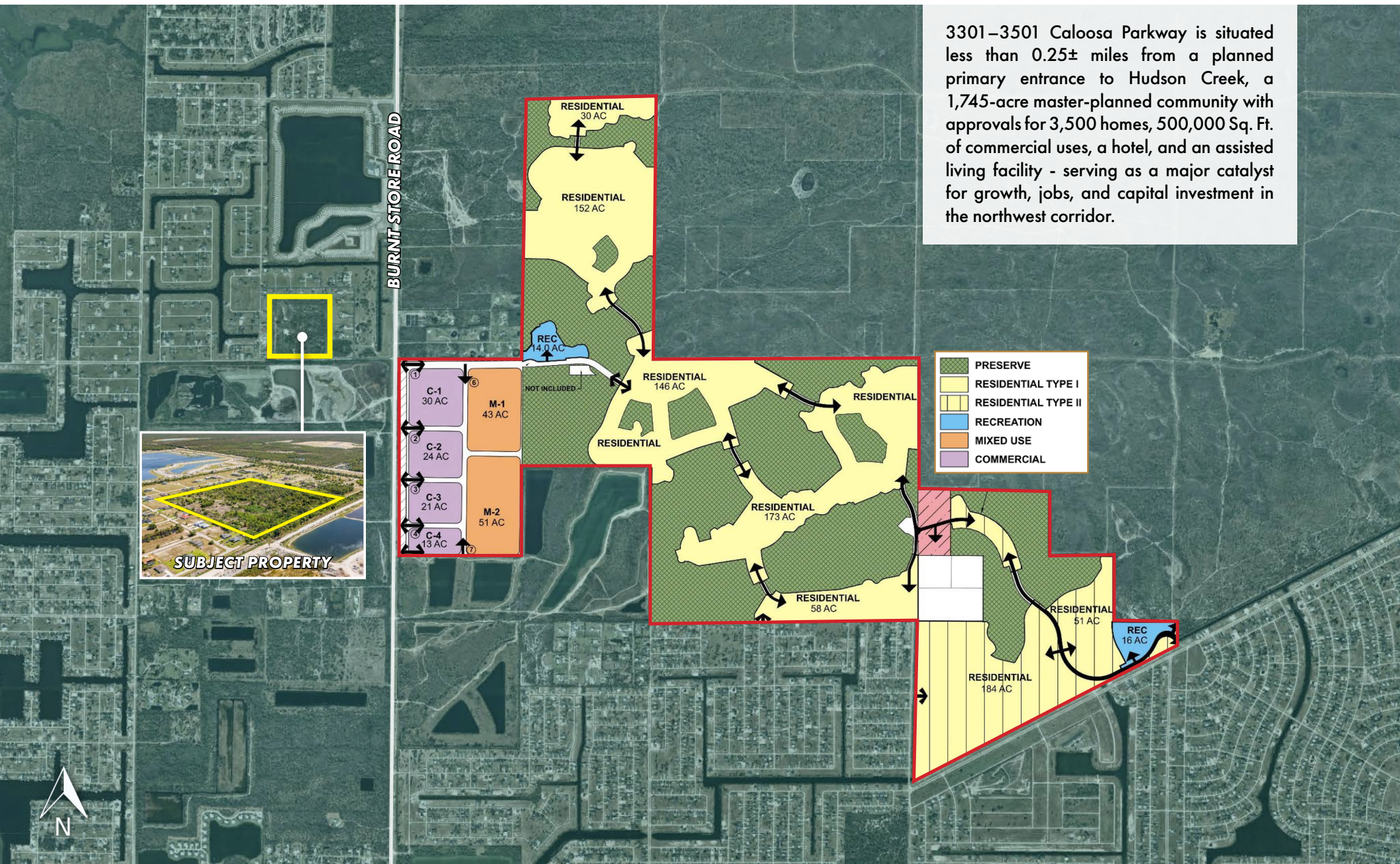


PROPERTY AERIAL



HUDSON CREEK MPD

3301–3501 Caloosa Parkway is situated less than 0.25± miles from a planned primary entrance to Hudson Creek, a 1,745-acre master-planned community with approvals for 3,500 homes, 500,000 Sq. Ft. of commercial uses, a hotel, and an assisted living facility - serving as a major catalyst for growth, jobs, and capital investment in the northwest corridor.



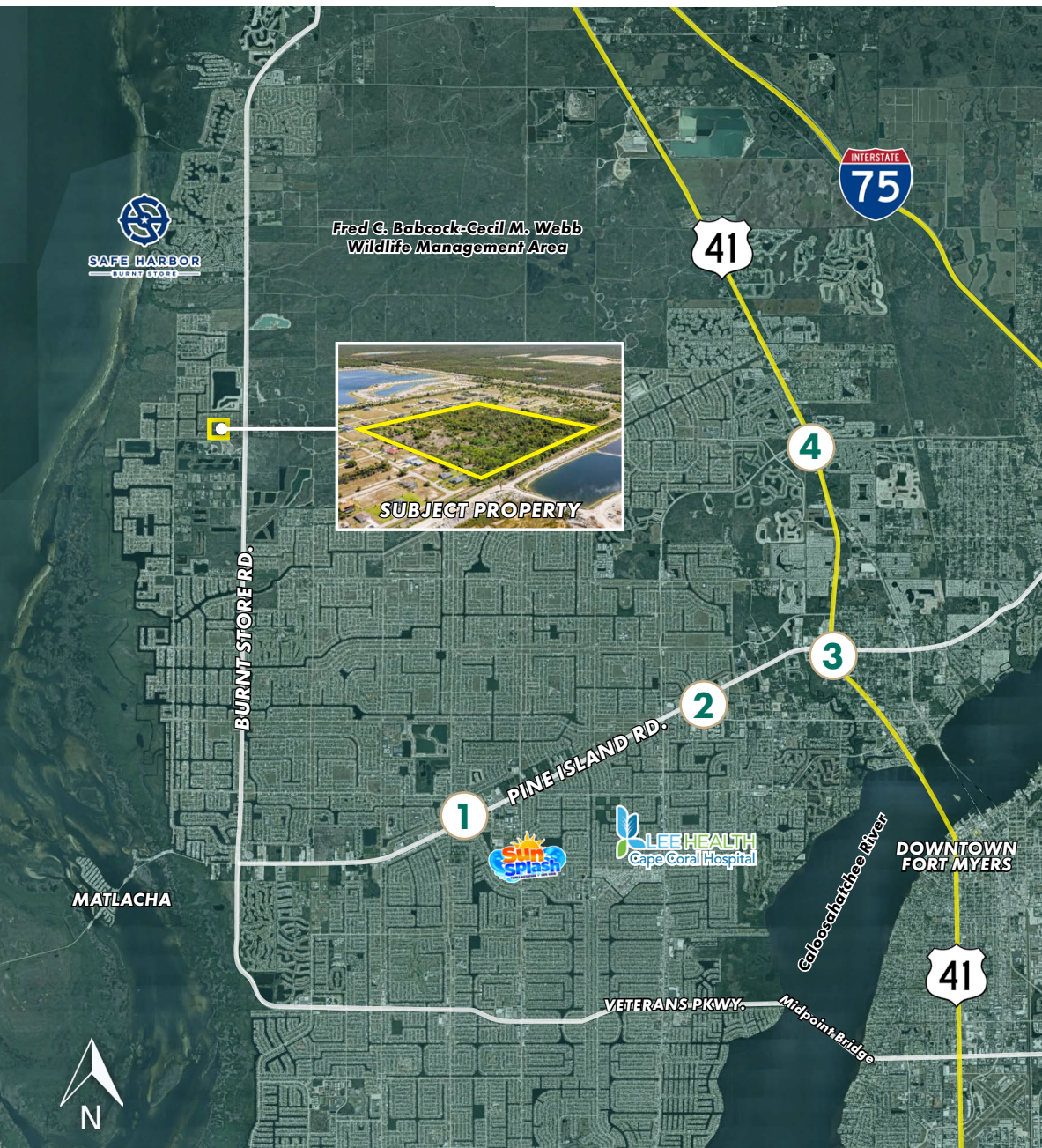
NEARBY DEVELOPMENTS

RESIDENTIAL

1	Heritage Landing Phase 3	1,810 units - Single-family & Multi-Family
2	Heritage Station	190 Single Family Homes
3	Name Not Disclose	999 Units
4	Starling	1,440 Single Family & Multifamily
5	Turnleaf	1,440 Homes
6	Coral Creek	999 Single Family, Townhomes & Villas
7	Crosswinds	230 Single Family Homes
8	Cassia Bay	1389 Single Family, Townhomes & Multifamily
9	Seagrass	224 Single Family Homes
10	Seacove	144 Twin Villas
11	Firelight	1,000 Single Family & Villas
12	Parkside Apartments	237 Rental units
13	Cali Cove	89 Single Family & Villas
14	Hudson Creek	3,500 SF Residential & 575,000 SF Commerical
15	Tranquility RV Resort	503 RV Sites (144 in Phase 1)
16	3620 Burnt Store	610 Residential Units & 186,000 commerical SF
17	3500 Burnt Store	115 Residential Units
18	Diocese of Venice	345 Residential Units
19	Lightstone Burnt Store	127 Half Acre Lots



RETAIL MAP



1. PINE ISLAND ROAD



2. NORTH POINT SHOPPING CENTER



3. PINE ISLAND ROAD & US-41 INTERSECTION



4. MIDPOINT CENTER



LOCATION

AREA DEMOGRAPHICS

5 MILE RADIUS

POPULATION



36,301

HOUSEHOLDS



13,494

MEDIAN INCOME



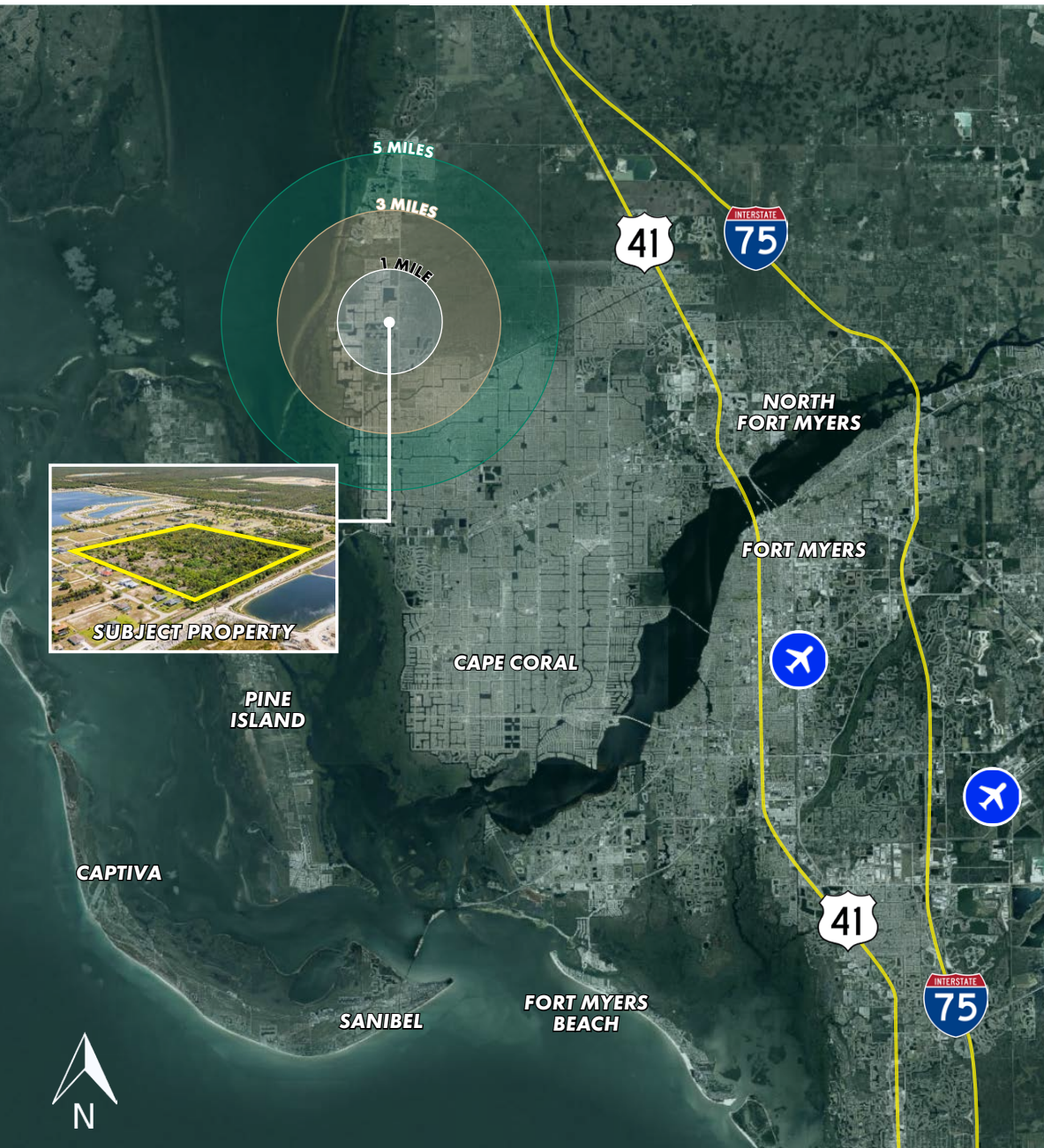
\$92,100

CAPE CORAL NATIONAL RANKINGS

- #1 Homebuyer's Market in the U.S
Fixr.com (2025)
- #1 Destination for Retirees and Snowbirds
Travel + Leisure (2025)
- #13 Most Popular U.S Market for International Home Shoppers
Realtor.com (2025)

LOCATION HIGHLIGHTS

- 0.25 miles to Burnt Store Rd.
- 2.8 miles to Burnt Store Marina
- 6.1 miles to Publix at Coral Shores
- 6.2 miles to Pine Island Rd.
- 11.4 miles to US-41
- 13.2 miles to I-75
- 16.1 miles to Downtown Fort Myers





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