

GREAT DEVELOPMENT OPPORTUNITY 17 ACRES

3926 KISMET PKWY CAPE CORAL FL 33993 \$6,650,000

- 17+ Acres 4 Parcels
- SW Corner of Old Burnt Store Rd & Kismet Pkwy W
- Direct connection to Burnt Store Road, a limited access roadway
- CAC Land Use NC Zoning
- Permitted Uses & Development
 - a. Free Standing Commercial
Hotels, Retail, Restaurants,
Office, etc. 1 FAR
 - b. Free Standing Multi-family
15 to 85% of the Property
min. 12 du/acre to 15 du/acre
 - c. Compound buildings – mix of
Com and MF up to 2 FAR
- Less than 2 Miles North of the
Seven Island Project
- Beautiful Water Views from 3
Stories & Higher
- Avg. Household Income:
\$105,000+ within 1 Mile Radius
- Population: 55,000 5 Mile



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Keyes



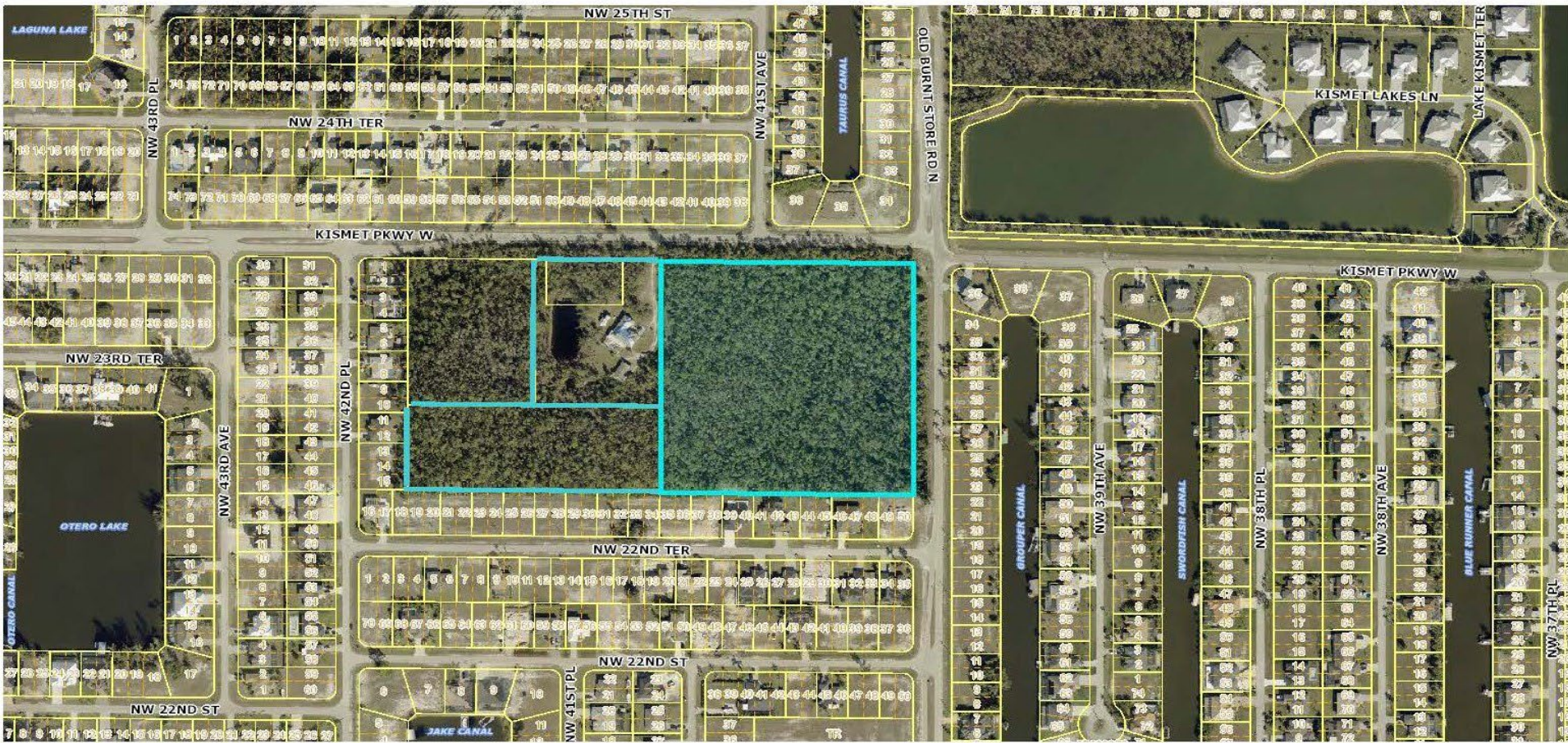
**MILOFF
AUBUCHON
GROUP**

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GREAT DEVELOPMENT OPPORTUNITY 17 ACRES

3926 KISMET PKWY CAPE CORAL FL 33993 \$6,650,000

17+ Acre Assemblage SW Corner – 3926 Kismet Pkwy W and Old Burnt Store Rd Cape Coral, FL 33993
Neighborhood Commercial (NC) Zoning - Free Standing Commercial, Multi-Family & Mixed Use Permitted



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Neighborhood Commercial Development Parameters			
	Land Area of Development Project		
	1 acre or less	1 acre – 19.99 acres	20 acres or greater
Free-standing Commercial Development Area Maximum FAR	0-100% 1.0	15%-100% 1.0	20%-75% 1.0
Free-standing Residential Development Area Minimum Density Maximum Density	N/A N/A N/A	15%-85% 12 d.u./acre or 50 units 16 d.u./acre	25%-80% 12 d.u./acre or 75 units 16 d.u./acre
Mixed-Use Development Area Minimum Density Maximum Density Maximum FAR	0-100% 3 d.u./acre 12 du/acre 1.0	0-100% 12 d.u./acre or 50 units 16 d.u./acre 2.0	0-100% 12 d.u./acre or 75 units 16 d.u./acre 2.0
Build-to / Front Setback	6 ft. – 10ft.	10 ft.	10 ft.
Minimum Side Setback	0 or 6	0 or 6	0 or 6
Min. Rear Setback	6	6	6

- E. Limitations on density and intensity within the NC District. In the Urban Services Reserve Area, residential uses are restricted to 4.4 dwelling units per acre and non-residential development is limited to uses that do not generate an estimated flow of more than 880 gallons of sewage per acre per day.
- F. Use area allocations. All developments in the NC District shall be categorized as one of the three following use areas:
1. Free-standing non-residential. Free-standing non-residential areas contain no residential units.
 2. Free-standing residential. Free-standing residential areas include the footprint and land areas associated with buildings that contain residential units and buildings that contain non-residential floor area usage that is less than 50% of the building's ground floor area.
 3. Pre-existing single-family residences do not constitute free-standing residential development.

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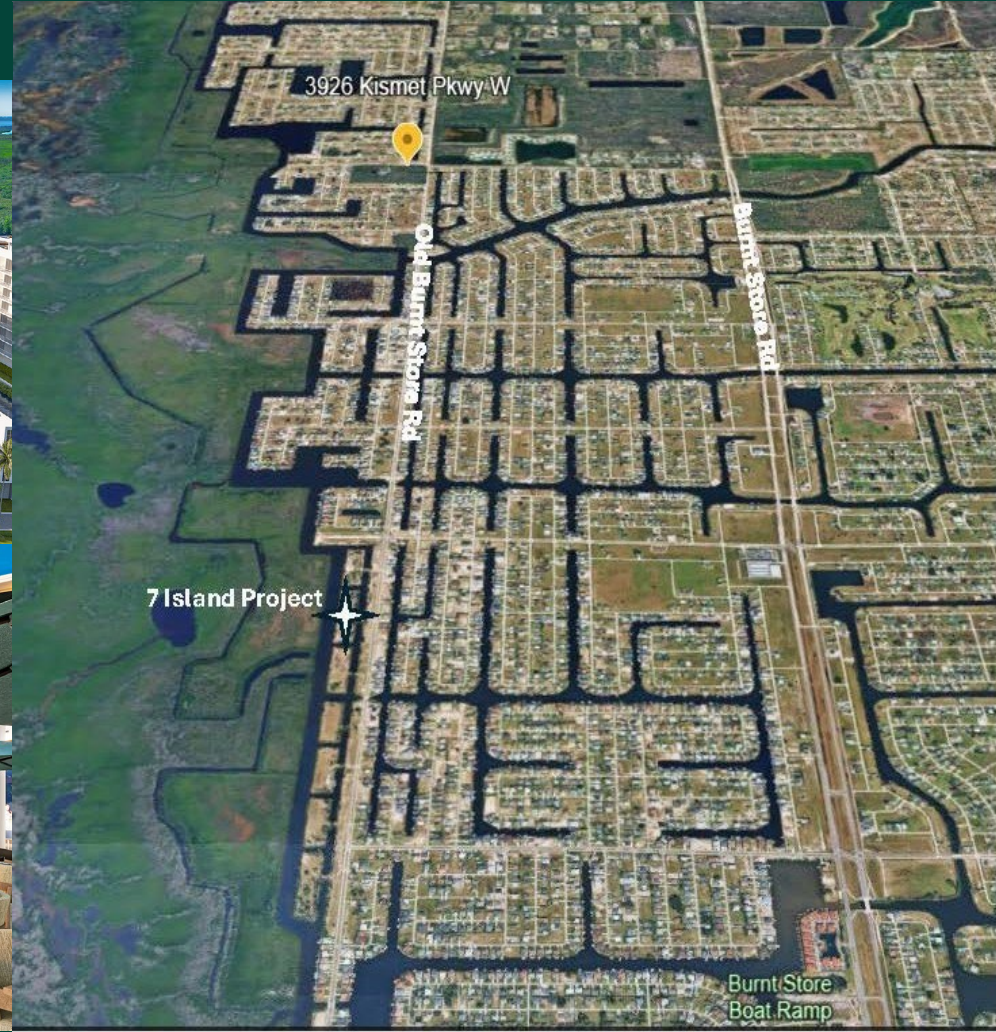
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2 MILES NORTH OF 7 ISLAND PROJECT



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