

# 801 SW PINE ISLAND RD.

COMMERCIAL LAND OPPORTUNITY IN CAPE CORAL, FL



SW 2ND TERRACE

ADJACENT PARCELS  
AVAILABLE UNDER  
SEPARATE OWNERSHIP

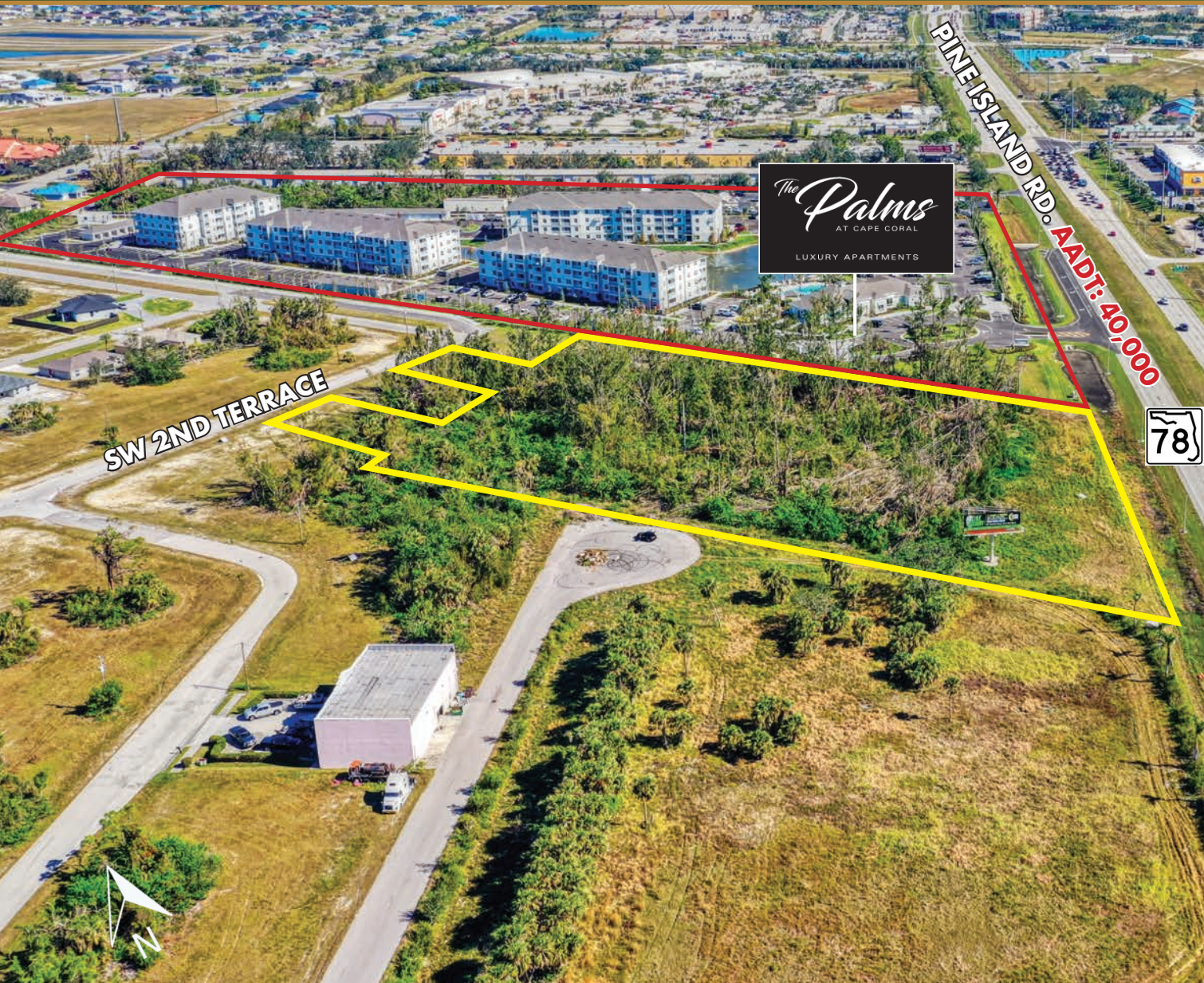


PINE ISLAND RD. AADT: 40,000



# 801 SW PINE ISLAND RD.

## COMMERCIAL LAND OPPORTUNITY IN CAPE CORAL, FL



PINE ISLAND RD. AADT: 40,000



SW 2ND TERRACE

### OFFERING SUMMARY

- Location:** 801 SW Pine Island Road  
Cape Coral, FL 33991
- County:** Lee
- Property Tye:** Vacant Commercial
- Property Size:** 4.46± Acres  
(5.84± Acres with assemblage)
- Zoning:** C-1 - Lee County  
CC - Cape Coral
- Future Land Use:** Intensive Development
- Utilities:** All available
- STRAP Numbers:** 15-44-23-00-00001.0000  
15-44-23-C2-03619.0440  
15-44-23-C2-03619.0400
- Tax Information:** \$10,054.77 (2022)

**LIST PRICE:**  
**\$1,750,000 | \$9.00 PSF**

### PLEASE DIRECT ALL OFFERS TO:

**Christi Pritchett, CCIM**  
cpritchett@lsicompanies.com  
(239) 489-4066

### OFFERING PROCESS

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



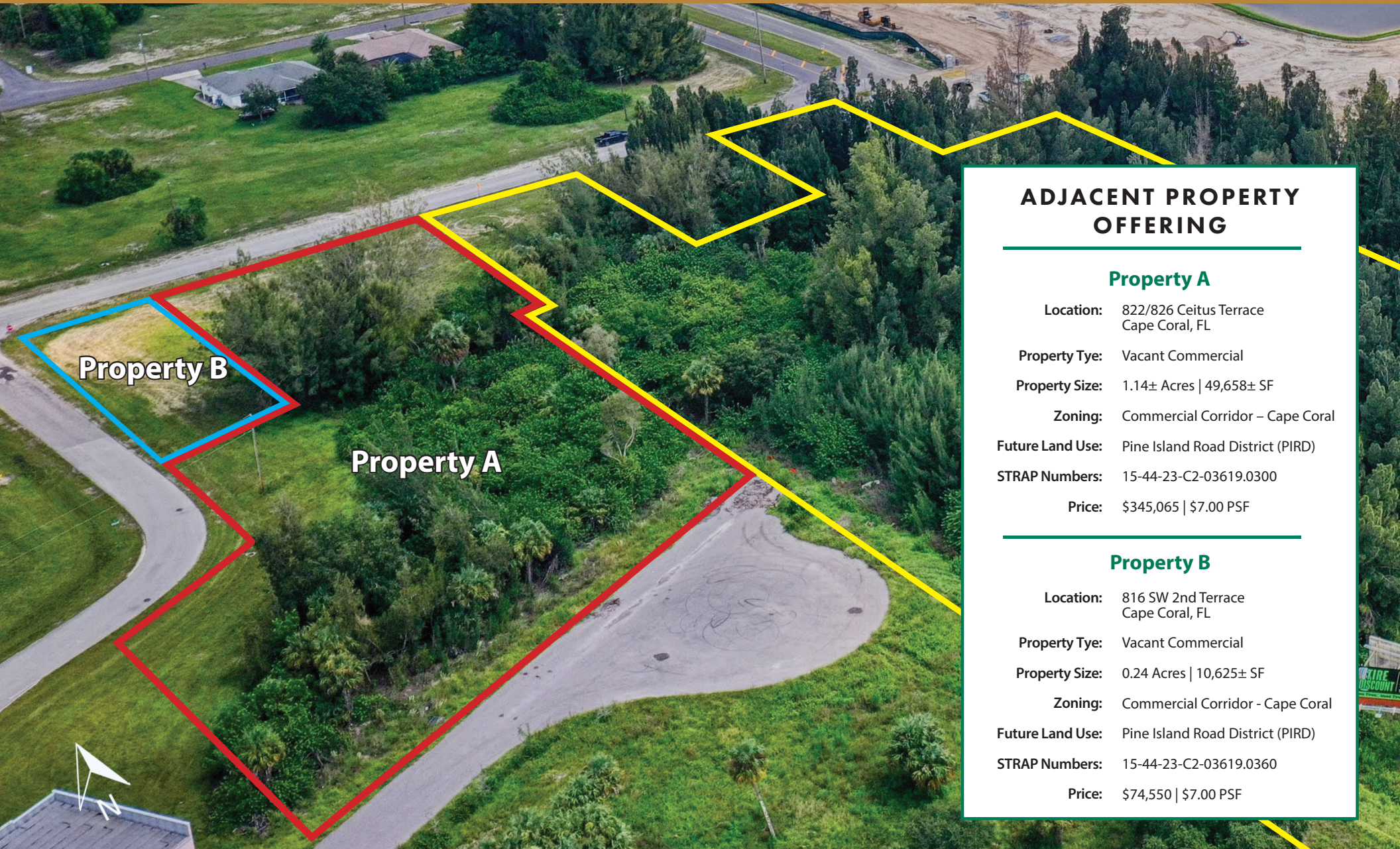


## PROPERTY HIGHLIGHTS

- 4.46± acre opportunity for commercial, retail, office or residential use
- Property is located within the City of Cape Coral, but under the jurisdiction of Lee County and subject to Lee County land development parameters
- Zoning allows for a multitude of retail, commercial, or residential uses up to 22 du/acre\*
- Site is amongst a pocket of retail, office, and grocery establishments with high visibility on Pine Island Rd., a major arterial road in rapidly growing Cape Coral
- Cape Coral is the largest city in SWFL between Tampa and Miami with a population around 185,000

\* Opportunity to incorporate into the City of Cape Coral and obtain higher density of up to 30 du/acre within the Pine Island Road District and utilizing TDU's





**Property B**

**Property A**

## ADJACENT PROPERTY OFFERING

### Property A

**Location:** 822/826 Ceitus Terrace  
Cape Coral, FL

**Property Tye:** Vacant Commercial

**Property Size:** 1.14± Acres | 49,658± SF

**Zoning:** Commercial Corridor – Cape Coral

**Future Land Use:** Pine Island Road District (PIRD)

**STRAP Numbers:** 15-44-23-C2-03619.0300

**Price:** \$345,065 | \$7.00 PSF

### Property B

**Location:** 816 SW 2nd Terrace  
Cape Coral, FL

**Property Tye:** Vacant Commercial

**Property Size:** 0.24 Acres | 10,625± SF

**Zoning:** Commercial Corridor - Cape Coral

**Future Land Use:** Pine Island Road District (PIRD)

**STRAP Numbers:** 15-44-23-C2-03619.0360

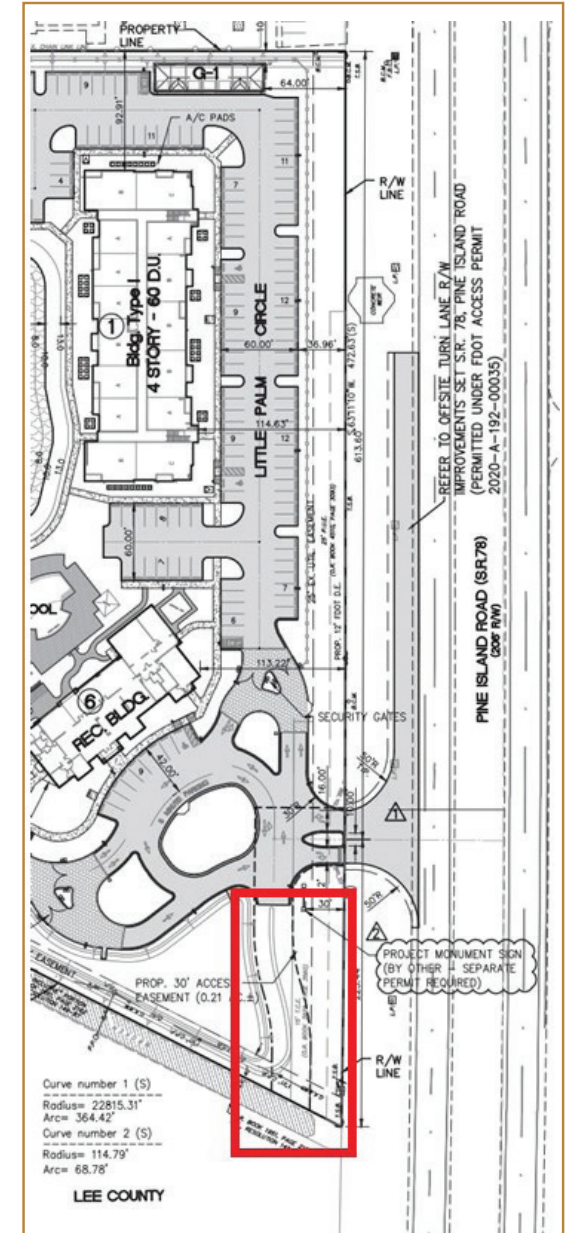
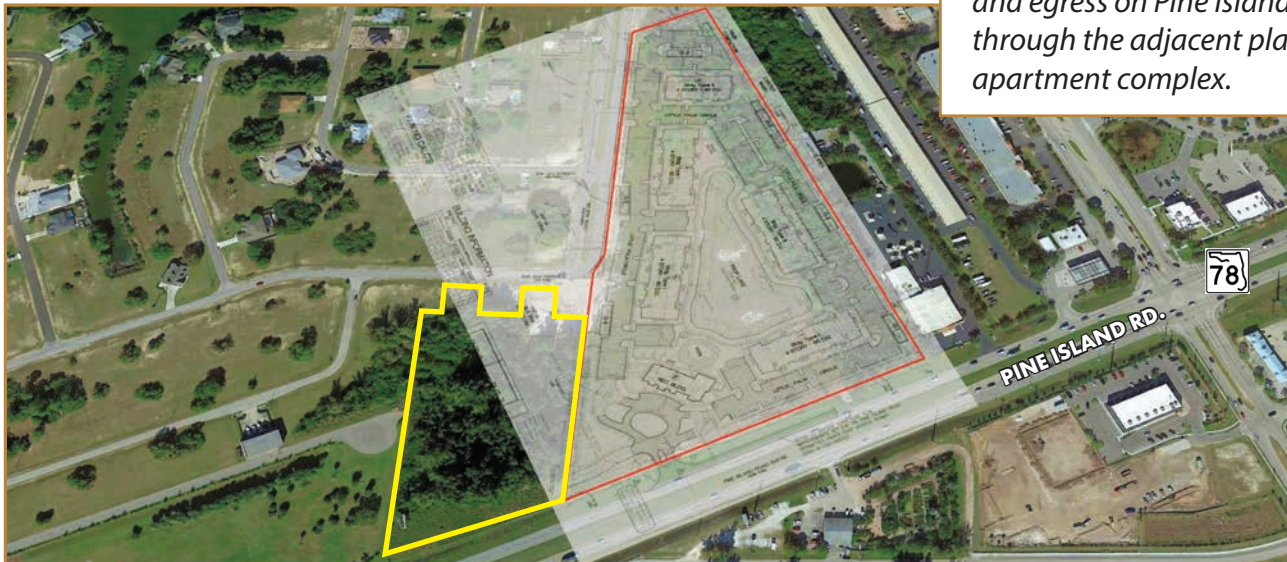
**Price:** \$74,550 | \$7.00 PSF



# SITE ACCESS



*\*Access easement and agreement in place for ingress and egress on Pine Island Road through the adjacent planned apartment complex.*





# AREA ATTRACTIONS



DIPLOMAT PKWY. W.



HANCOCK BRIDGE PKWY.

DEL PRADO BLVD.



PINE ISLAND RD.

CHIQUITA BLVD. S.

SKYLINE BLVD.

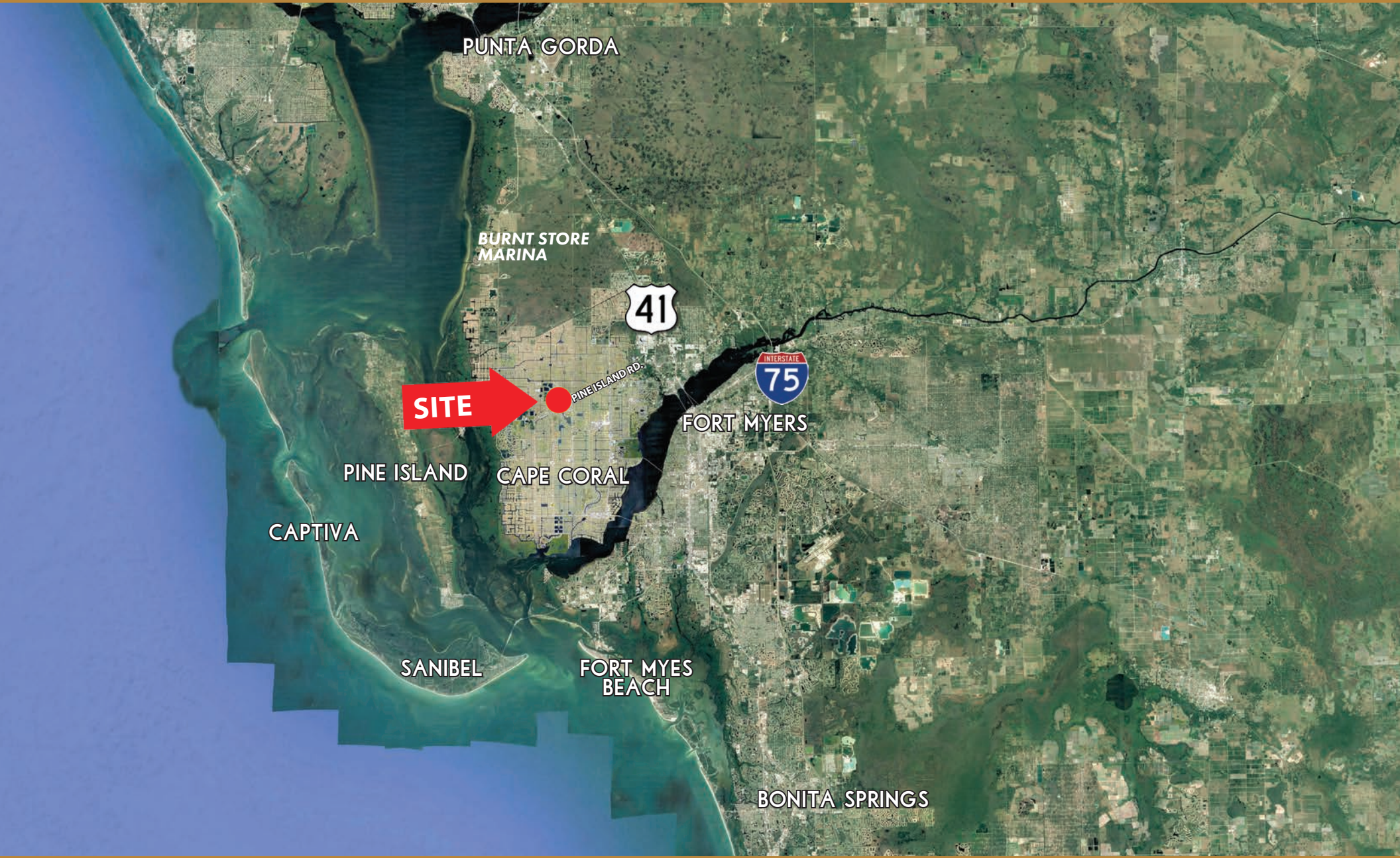
SANTA BARBARA BLVD.

**LOCATION HIGHLIGHTS**

- 3± miles to Del Prado Blvd.
- 4± miles to Cape Coral Hospital
- 6± miles to US-41
- 8.5± miles to Downtown Fort Myers
- 22± miles to Southwest Florida International Airport (RSW)

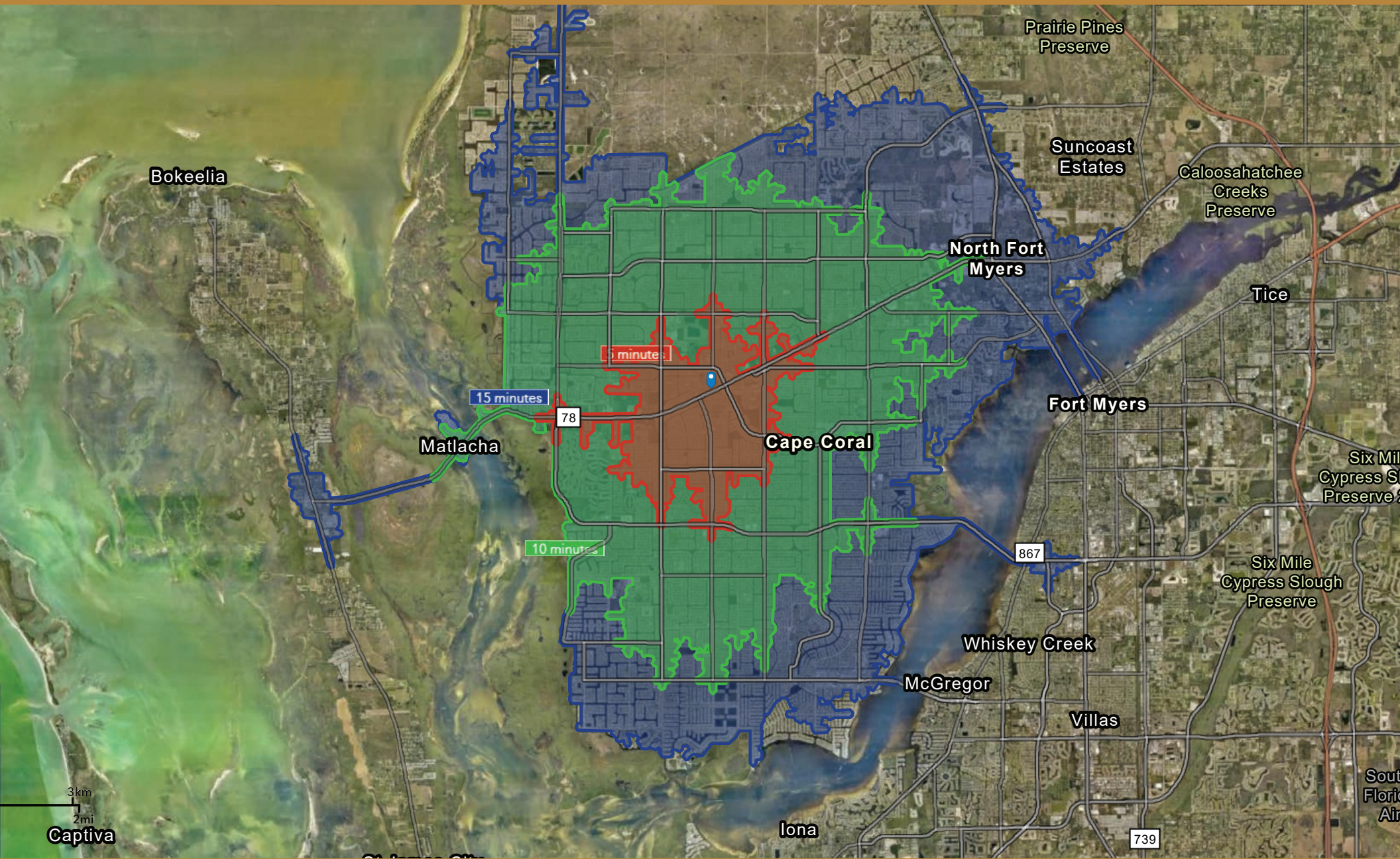


# LOCATION MAP





# DRIVE TIME MAP



3km  
2mi  
Captiva



# 801 SW PINE ISLAND RD.

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## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge.

Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail.

It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property.

The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed.

Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.



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## COMMERCIAL LAND OPPORTUNITY IN CAPE CORAL, FL



**LSI**  
COMPANIES

Land Solutions    LSI COMMERCIAL    Development Solutions

Land Solutions, a branch of LSI Companies, was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, LSI Companies is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management, and residential/commercial land marketing specialties. The LSI Companies team consists of highly skilled professionals with expertise in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management, and land zoning and planning.

6810 International Center Blvd. • Fort Myers, FL 33912 • 239.489.4066