



FOR SALE

# 1914 NE 17th TER

Cape Coral, FL 33909

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

**Jesse Spencer**

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**Jerad Graham**

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Cape Coral, FL 33909

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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DEMOGRAPHICS	14	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.
ADVISOR BIOS	16	

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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# 1

## PROPERTY INFORMATION

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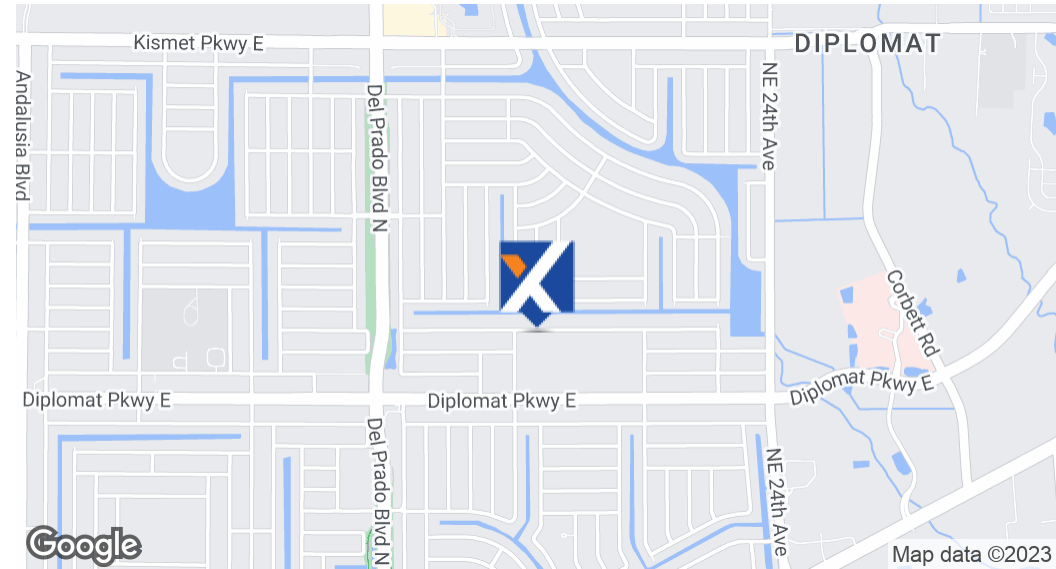
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# FOR SALE | Executive Summary

Cape Coral, FL 33909



## OFFERING SUMMARY

Sale Price:	\$55,000.00
Available SF:	10,000
Lot Size:	10,000 SF
Price / Acre:	\$239,580
Zoning:	(C) Commercial (Future Commercial Professional)
Market:	SWFL
Submarket:	Cape Coral

## PROPERTY OVERVIEW

This vacant commercial lot is now available for your commercial development endeavor or to land bank. The city owns a large portion of this block and intends to grow commercial business due to the lack of commercial land available in the city. This block has not been purposed for any specific commercial purpose at this time. You may be the one to determine what this block will offer in the future as type of commercial use on the block.

## PROPERTY HIGHLIGHTS

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# FOR SALE | Complete Highlights

Cape Coral, FL 33909



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# 2

## LOCATION INFORMATION

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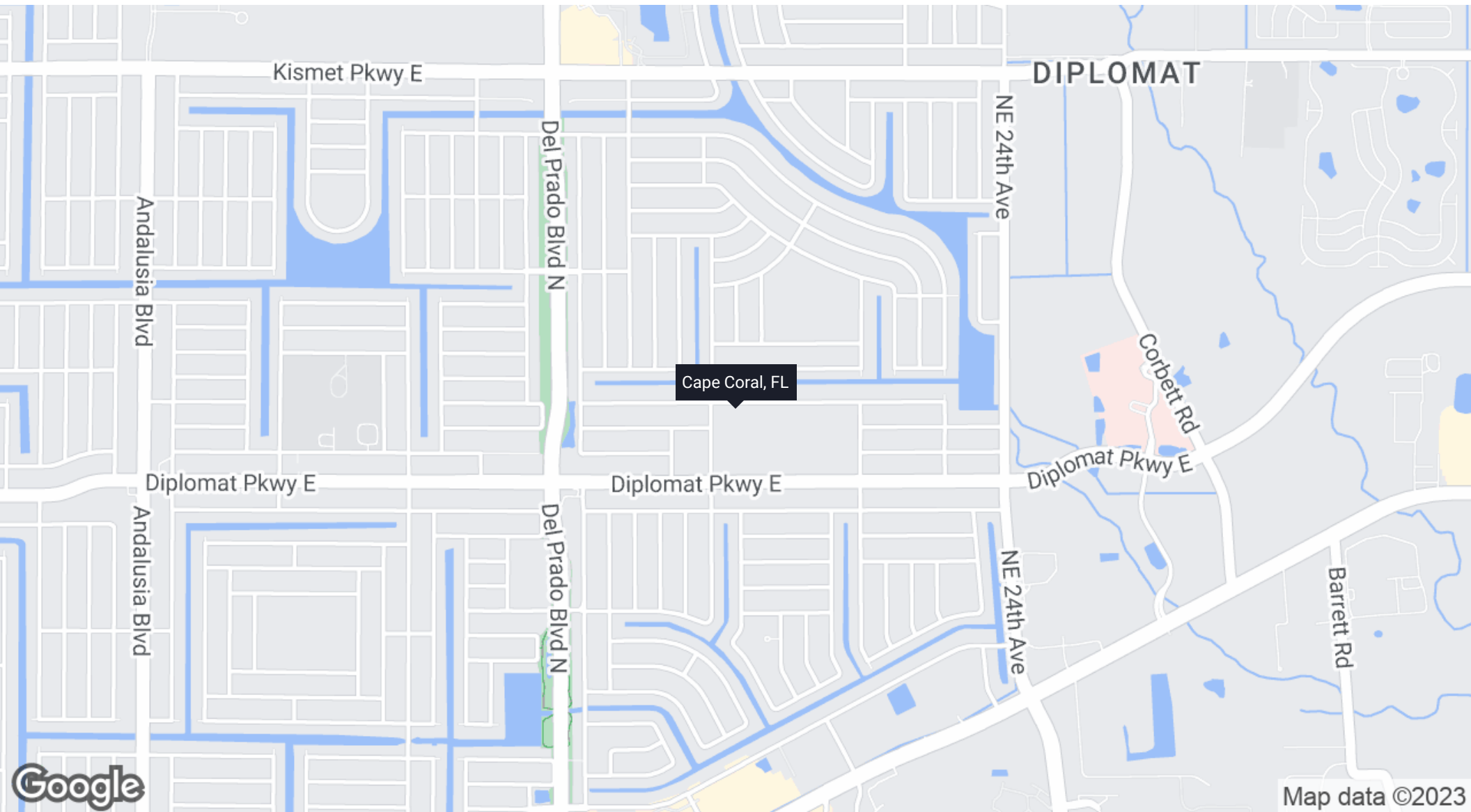
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# FOR SALE | Regional Map

Cape Coral, FL 33909



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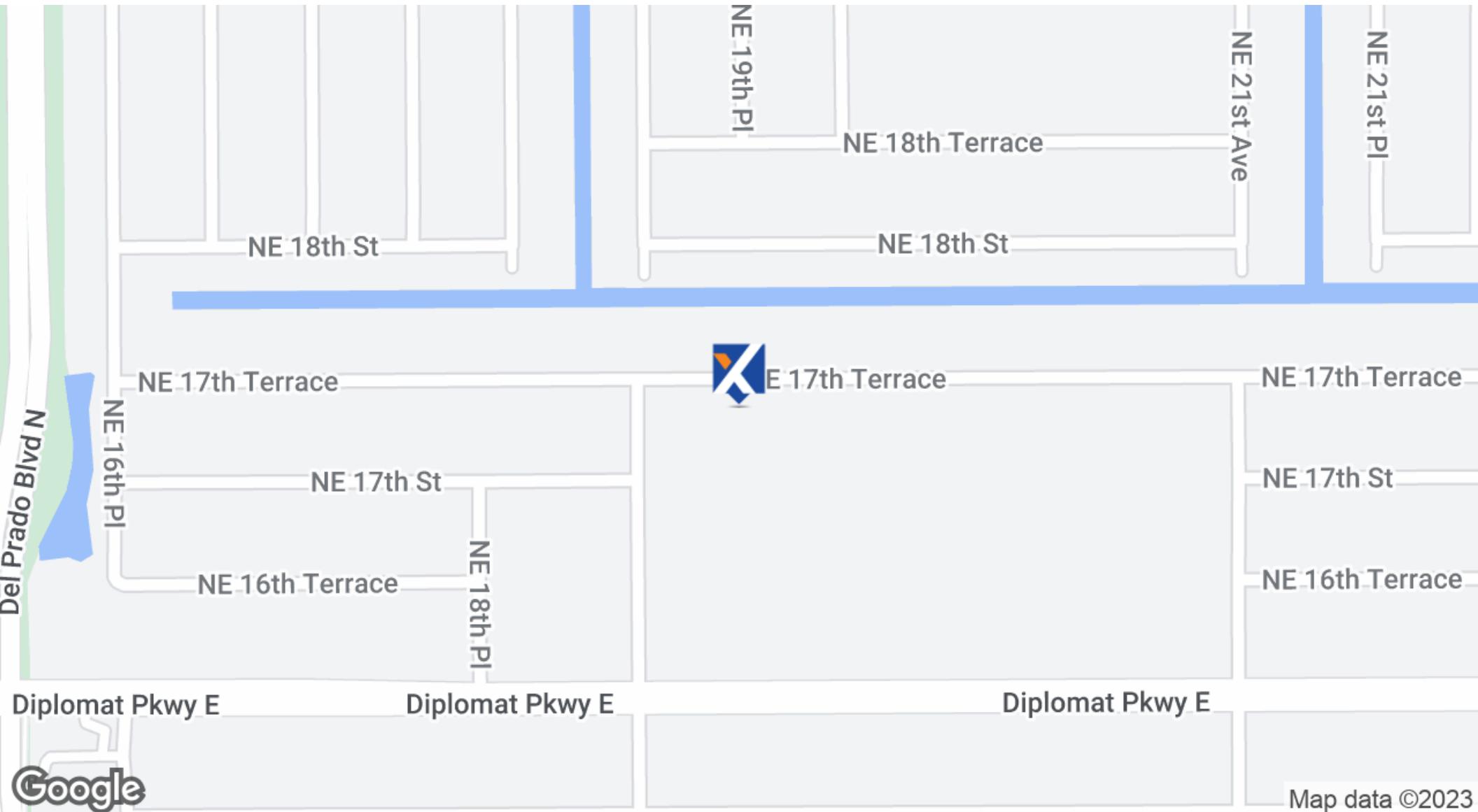
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# FOR SALE | Location Map

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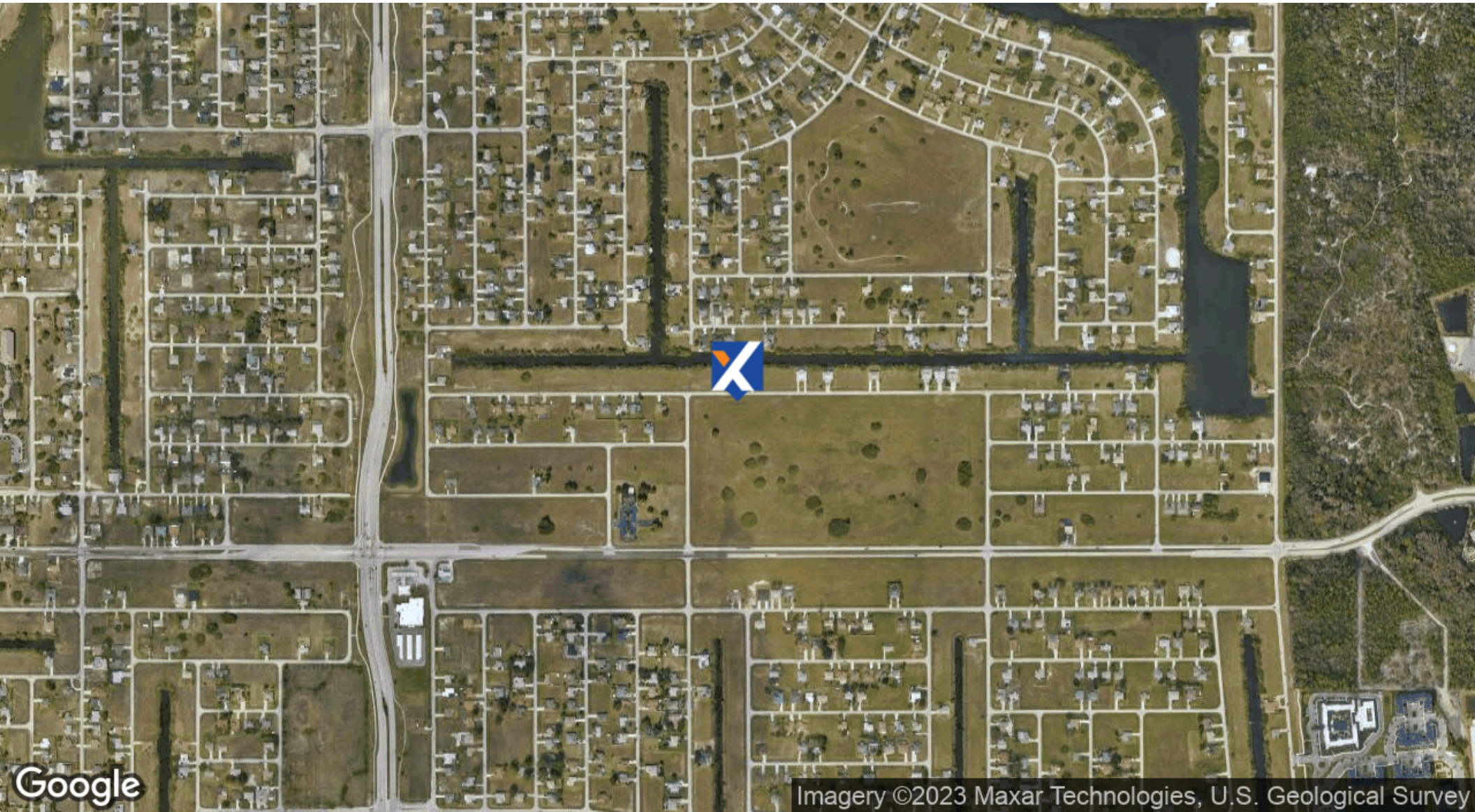
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# FOR SALE | Aerial Map

Cape Coral, FL 33909



Google

Imagery ©2023 Maxar Technologies, U.S. Geological Survey

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# 3

## SALE COMPARABLES

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

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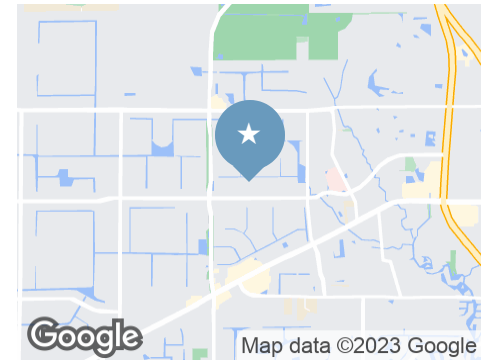
# FOR SALE | Sale Comps

Cape Coral, FL 33909



**1914 NE 17TH TER**  
Cape Coral, FL 33909

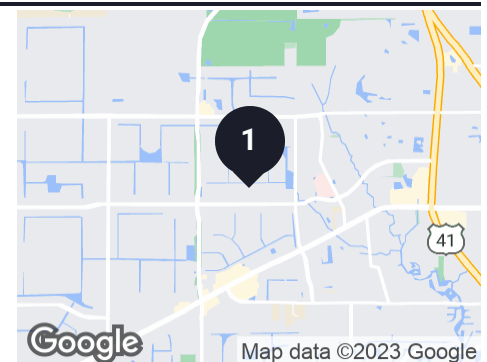
Price: \$55,000 Lot Size: 10,000 SF



1

**COMMERCIAL-VACANT LAND**  
2008 Ne 17th Ter, Cape Coral, FL 33909

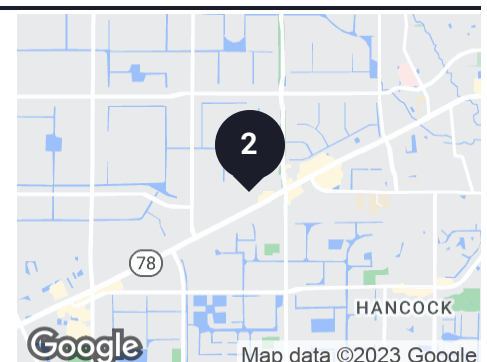
Price: \$50,000 Lot Size: 10,000 SF



2

**COMMERCIAL-VACANT LAND**  
1226 Ne 8th Ter, Cape Coral, FL 33909

Price: \$51,500 Lot Size: 10,000 SF



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# FOR SALE | Sale Comps

Cape Coral, FL 33909

3

## COMMERCIAL-VACANT LAND

1219 Ne 8th St, Cape Coral, FL 33909

Price: \$65,000 Lot Size 10,000 SF



4

## COMMERCIAL-VACANT LAND

904 Ne 7th st, Cape Coral, FL 33909

Price: \$52,500 Lot Size 9,375 SF



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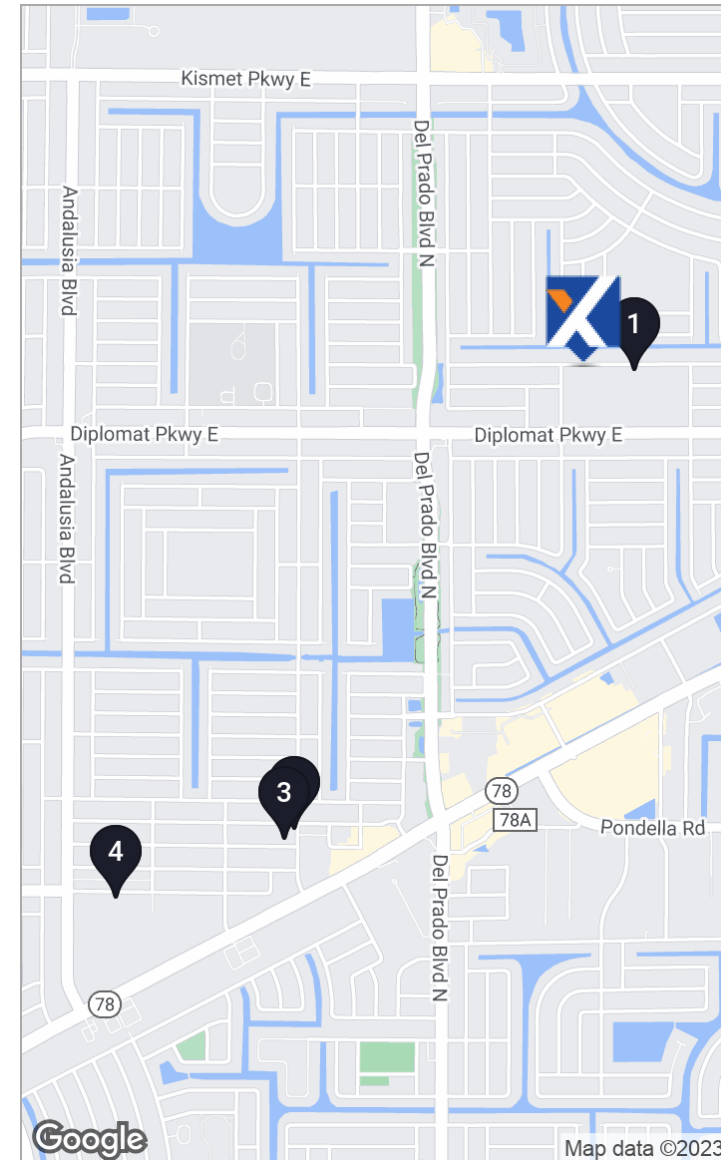
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# FOR SALE | Sale Comps Map & Summary

Cape Coral, FL 33909

	NAME/ADDRESS	PRICE	LOT SIZE
★	<b>1914 NE 17th TER</b> Cape Coral, FL	\$55,000	10,000 SF
1	<b>Commercial-Vacant Land</b> 2008 Ne 17th Ter Cape Coral, FL	\$50,000	10,000 SF
2	<b>Commercial-Vacant Land</b> 1226 Ne 8th Ter Cape Coral, FL	\$51,500	10,000 SF
3	<b>Commercial-Vacant Land</b> 1219 Ne 8th St Cape Coral, FL	\$65,000	10,000 SF
4	<b>Commercial-Vacant Land</b> 904 Ne 7th st Cape Coral, FL	\$52,500	9,375 SF
	<b>AVERAGES</b>	<b>\$54,750</b>	<b>9,844 SF</b>



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## DEMOGRAPHICS

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# FOR SALE | Demographics Map & Report

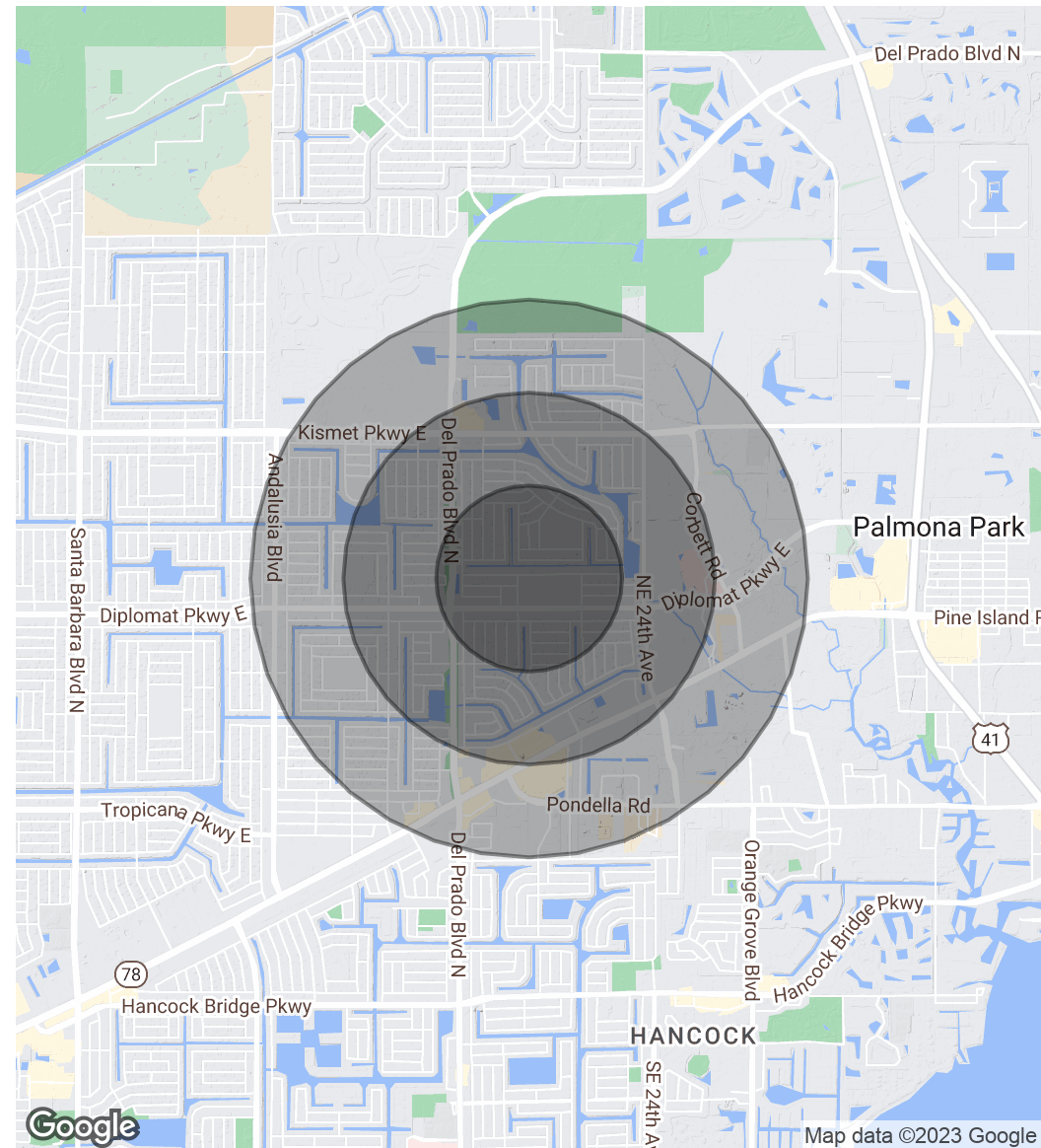
Cape Coral, FL 33909

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,053	4,844	11,104
Average Age	34.9	36.6	40.6
Average Age (Male)	37.0	39.5	40.5
Average Age (Female)	34.6	36.3	41.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	404	1,787	4,789
# of Persons per HH	2.6	2.7	2.3
Average HH Income	\$63,405	\$60,279	\$50,913
Average House Value	\$195,038	\$192,324	\$184,224

\* Demographic data derived from 2020 ACS - US Census



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# 5

## ADVISOR BIOS

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# FOR SALE | Advisor Bio 1

Cape Coral, FL 33909



## JESSE SPENCER

Commercial Broker

jesse.spencer@expcommercial.com

Direct: 855.452.0263 x247 | Cell: 941.404.5378

FL #BK3384974

## PROFESSIONAL BACKGROUND

Welcome to the Integrity 1st Group Family. As Multi-Million Dollar producing team, we are well versed in residential, commercial, and vacant land investments. We specialize in Customer Service in Southwest Florida. Having the right Real Estate Team is having a team that is committed to helping you buy or sell your property with the Highest Level of Expertise in your marketplace. We know what it is like to buy and sell properties from a personal and professional level. We will help you understand and walk you through each step of the buying and/or selling process. This commitment to our clients has made our customers very happy with the sale and/or purchase of their home/investment. We have received ALL 5 STAR reviews from our clients and improve our customer service each and every day with new tools and systems in place. Whether you are a First-Time Home Buyer or an experienced investor, we have the team to assist your real estate needs.

Today 90% of buyers start their search online, which means Integrity 1st Group had to have a marketing team to dominate online presence for our listings on social media as well as a significant international marketing presence. Our marketing team takes high-quality photography and videography for our properties that are seen over hundreds of different platforms to make sure we don't miss the perfect buyer for our listings. We provide each one of our customers with the Highest Quality Service Available.

## EDUCATION

CCIM 101, CCIM 102, CCIM 104, CCIM Negotiations

## MEMBERSHIPS

CCIM Member

### eXp Commercial

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# FOR SALE | Advisor Bio 2

Cape Coral, FL 33909



**JERAD GRAHAM**

Commercial Agent

jerad.graham@expcommercial.com

Direct: 305.874.0835

FL #SL3474730

## PROFESSIONAL BACKGROUND

Jerad's experience includes land acquisitions, retail and office leasing, negotiation of management agreements, entitlements, permitting, raising capital, recapitalization, and disposition of assets. Prior to joining EXP Commercial Jerad worked at Nolan Reynolds International as the Director of Development. He was responsible for everything from development feasibility analysis to recapitalization upon completion for more than 700 multifamily units, 150,000 SF of retail, and 400 hotel rooms. He brings this deep understanding of what's required of owners and investors to his role as an agent at EXP Commercial.

## EDUCATION

B.A. from Vanguard University of Southern California

J.D. from the University of Tulsa College of Law

M.B.A. from the University of Miami

## MEMBERSHIPS

California Lawyers Association: Real Property Law Section

Urban Land Institute

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