

## FOR SALE – 2.46± Acres SIGNALIZED COMMERCIAL CORNER 1525 Skyline Blvd., Cape Coral, FL 33991

**Price:** \$1,195,000 (\$11.15/PSF)

**Zoning:** Commercial – Wide variety of uses

**Future Land Use:** Commercial Professional

**Strap #:** 23-44-23-C4-01000.0010



### Property Description:

- Midway between Pine Island Rd. and Veterans Memorial Pkwy.
- SIGNALIZED Commercial Corner
- Utilities to the site
- Nearby businesses – Many restaurants, schools, parks/softball fields & retail – Publix, Dunkin Donuts, 7-11, BMX Sports Complex



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## DEMOGRAPHICS (2024)

1525 Skyline Blvd., Cape Coral, FL 33991

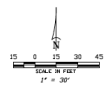
	2 Miles	5 Miles	10 Miles
<b>Total Population</b>	32,460	176,995	414,729
<b>Median Age</b>	42	45	49
<b>Total Households</b>	11,770	68,807	176,616

## BLOCK 1912 REPLAT

A REPLAT OF LOTS 29 THROUGH 35 AND LOTS 90 THROUGH 107, BLOCK 3367, CAPE CORAL UNIT 65 AS RECORDED IN PLAT BOOK 21, PAGES 151 THROUGH 164 AND A PORTION OF THE VACATED ALLEY RECORDED IN OFFICIAL RECORDS BOOK 2256, PAGE 2895, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTIONS 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 23 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER

SHEET 2 OF 2



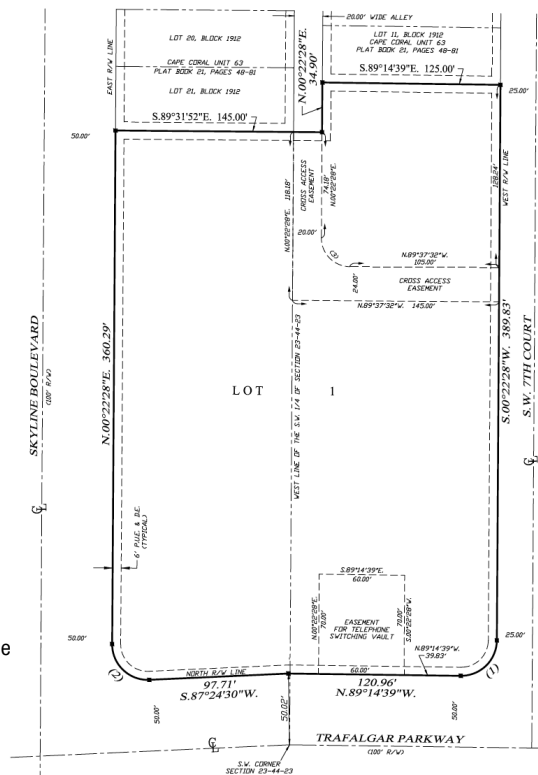
THIS INSTRUMENT PREPARED BY  
HARRIS-JORGENSEN, LLC  
PHILLIP K. MOORE, LICENSED  
CERTIFICATE OF AUTHORIZATION NO. 6921  
3048 DEL PRADO BLVD S, SUITE 100  
CAPE CORAL, FLORIDA 33904  
(239) 597-2654

### SURVEYOR'S NOTES:

- 1) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 2) PARCEL CONTAINS 10796 SQUARE FEET OR 0.46 ACRES, MORE OR LESS.

### LEGEND:

- PERMANENT REFERENCE MONUMENT (PRM)
- 1/2 INCH LONG NUMBER 5 IRON ROD WITH 2-1/2 INCH PLASTIC CAP (F&M LB NO. 6901)
- SET 1/8 INCH LONG NUMBER 4 IRON ROD WITH PLASTIC CAP (F&M LB NO. 6901)
- OFFICIAL RECORDS BOOK
- PAGE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.A.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF CONTIGUOUS CURVATURE
- R.V. RIGHT-OF-WAY
- E.E. EASEMENT
- P.U. PUBLIC UTILITY EASEMENT
- R.N. NON-RAILROAD
- C.N. CURVE NUMBER
- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- C.D. CENTERLINE



### CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	20.00'	90°00'00"	29.44'	35.47'	S.43°22'34\"/>
2	20.00'	92°57'39"	40.56'	36.25'	N.42°05'31\"/>
3	20.00'	90°00'00"	31.42'	28.28'	N.44°37'32\"/>

### Nearby Public Parks and Schools

- Challenger Elementary & Challenger Middle
- Patriot & Skyline Elementary Schools
- Trafalgar Elementary & Trafalgar Middle
- Cape Coral BMX Sports Complex and BMX Park Boat Ramp
- Cape Coral Sports Complex

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