



PONDELLA RD | AADT 24,500±

LOT 6

LOT 5

LOT 3

LOT 4

CLUB HOUSE  
& POOL

LOT 2

LOT 1

FOR SALE



MAYHUGH  
COMMERCIAL ADVISORS

1015-1070 HANCOCK CREEK S BLVD | CAPE CORAL, FL 33909

SHOVEL-READY MULTIFAMILY SITE IN  
OPPORTUNITY ZONE



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**JHONNY IGLESIAS**  
239-319-4425  
jhonny@mayhughcommercial.com

**CHRIS FERRITTO**  
239-310-6257  
chris@mayhughcommercial.com

[MAYHUGHCOMMERCIAL.COM](http://MAYHUGHCOMMERCIAL.COM)



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# EXECUTIVE SUMMARY

## Shovel-Ready 6.54± Acre Multifamily Development in Cape Coral Opportunity Zone

This offering presents a rare opportunity to acquire 6.54± acres across seven vacant parcels within the established Pine Key condominium community. Fully site plan approved for seven residential buildings totaling 56 units, the property is shovel-ready with completed sitework, infrastructure, and parking already in place. Zoned Corridor District with flat topography and utilities available, the site allows developers to move directly into vertical construction while benefiting from existing resort-style amenities and a prime infill location near Downtown Fort Myers and Gulf Coast beaches.



### OFFERING DETAILS

PRICE	\$2,800,000
PRICE PER ACRE	\$428,134.56
PRICE PER LAND SF	\$9.83 PSF

### PROPERTY DETAILS

ADDRESS	1015-1070 Hancock Creek S Blvd, Cape Coral, FL 33909	
PARCEL SIZE	6.54 AC± (284,898 SF)	
	Pad Ready Site	3.58 AC± (156,141 SF±)
	Wooded Portion	2.96 AC± (128,937.6 SF±)
PARCEL NUMBERS	04-44-24-C4-01132.A000 04-44-24-C4-01133.A000	
ZONING	CC (CCC)	
EXISTING BUILDINGS	Clubhouse 1,788± SF with pool area	
YEAR BUILT	2009	

### PROPOSED DEVELOPMENT

PROPOSED BUILDINGS	7
PROPOSED UNITS	84 (approx. 1,199 SF/unit)
UTILITIES	Infrastructure in Place

# DEVELOPMENT OPPORTUNITY



## 6.54± ACRES | 7 PARCELS

Rare assemblage of vacant land within the established Pine Key condominium community.



## CORRIDOR DISTRICT ZONING

Supports multifamily development with flexible planning potential.



## OPPORTUNITY ZONE

Located within a designated Opportunity Zone, providing potential federal tax advantages including deferral and reduction of capital gains for eligible investors.



## FLAT, BUILD-READY TOPOGRAPHY

Ideal for efficient construction and cost control.



## FULLY APPROVED FOR 84 UNITS

Site plan approved for 7 residential buildings, allowing immediate progression to vertical construction.



## PRIME INFILL LOCATION

Immediate access to major thoroughfares, minutes to Downtown Fort Myers, Gulf beaches, golf, shopping, and dining.



## SHOVEL-READY WITH INFRASTRUCTURE IN PLACE

Completed sitework, utilities, and parking significantly reduce development timeline and entitlement risk.



## REDUCED EXECUTION RISK

Combines approvals, infrastructure, amenities, and location—an increasingly rare opportunity in Cape Coral.



## RESORT-STYLE AMENITIES

Access to existing clubhouse, pool, and hot tub enhances marketability and end-user appeal.

# PROPERTY AERIAL



# PROPERTY AERIAL



# PROPOSED DEVELOPMENT

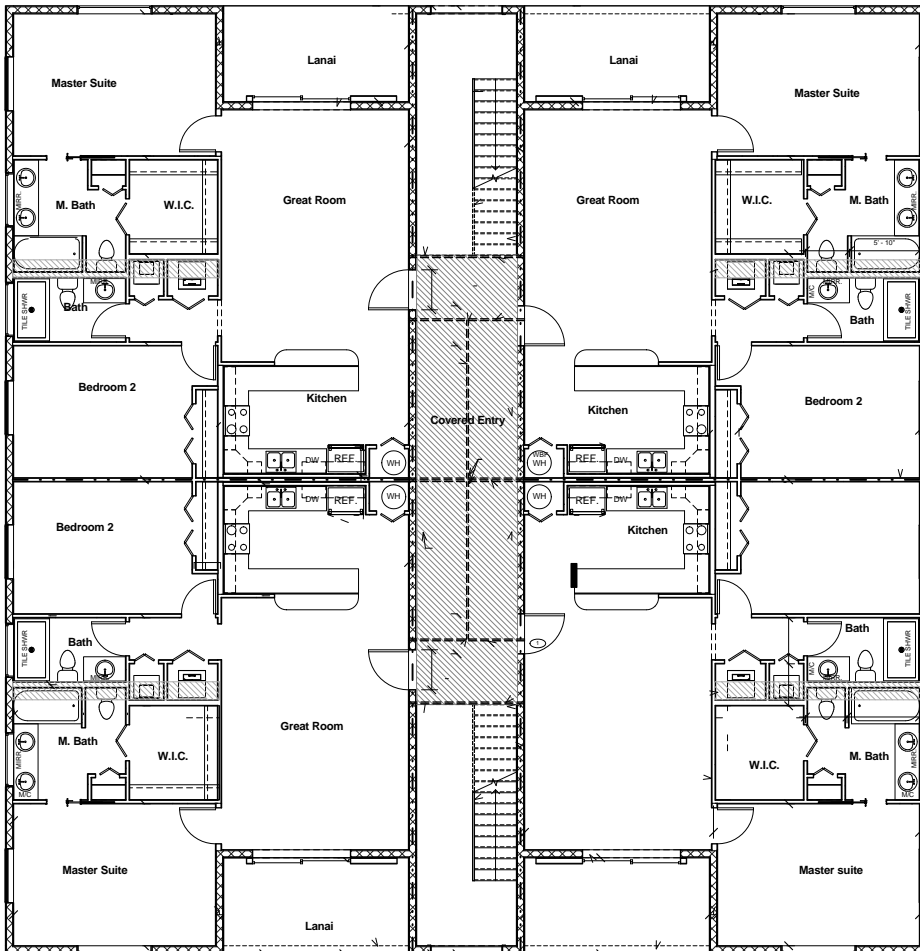
## ELEVATIONS



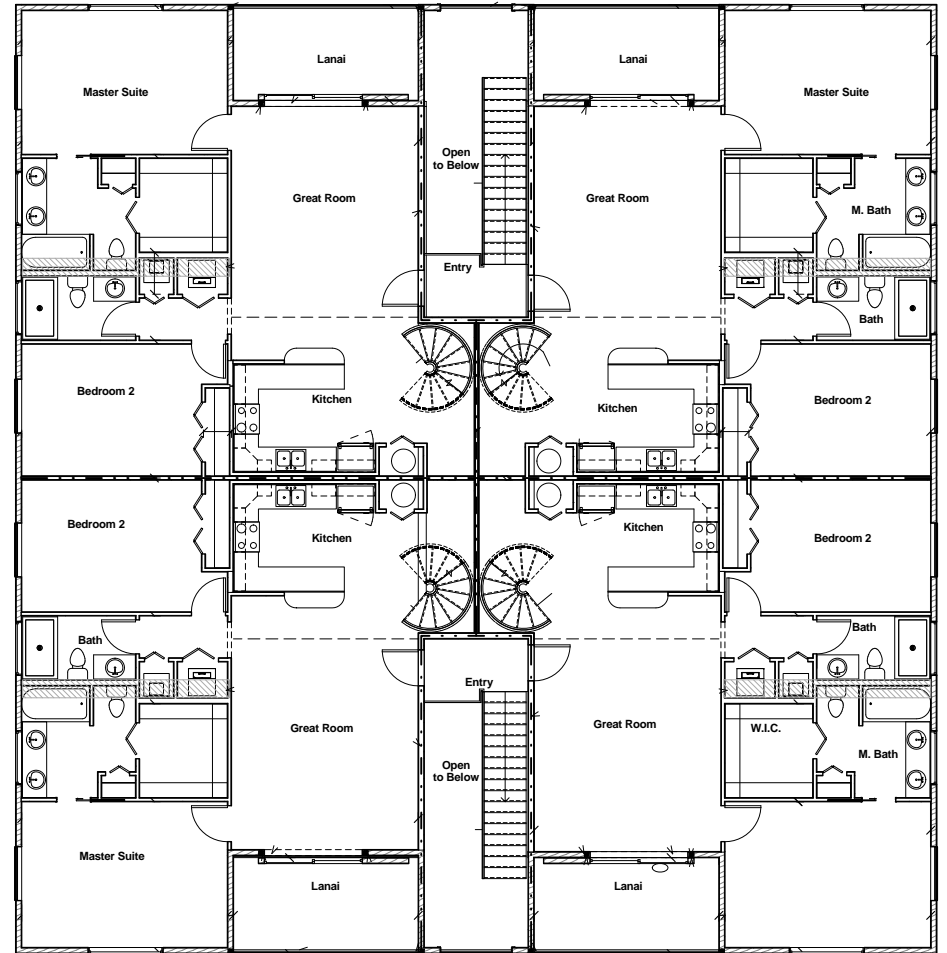
# PROPOSED DEVELOPMENT

## FLOORPLANS

### FIRST FLOOR



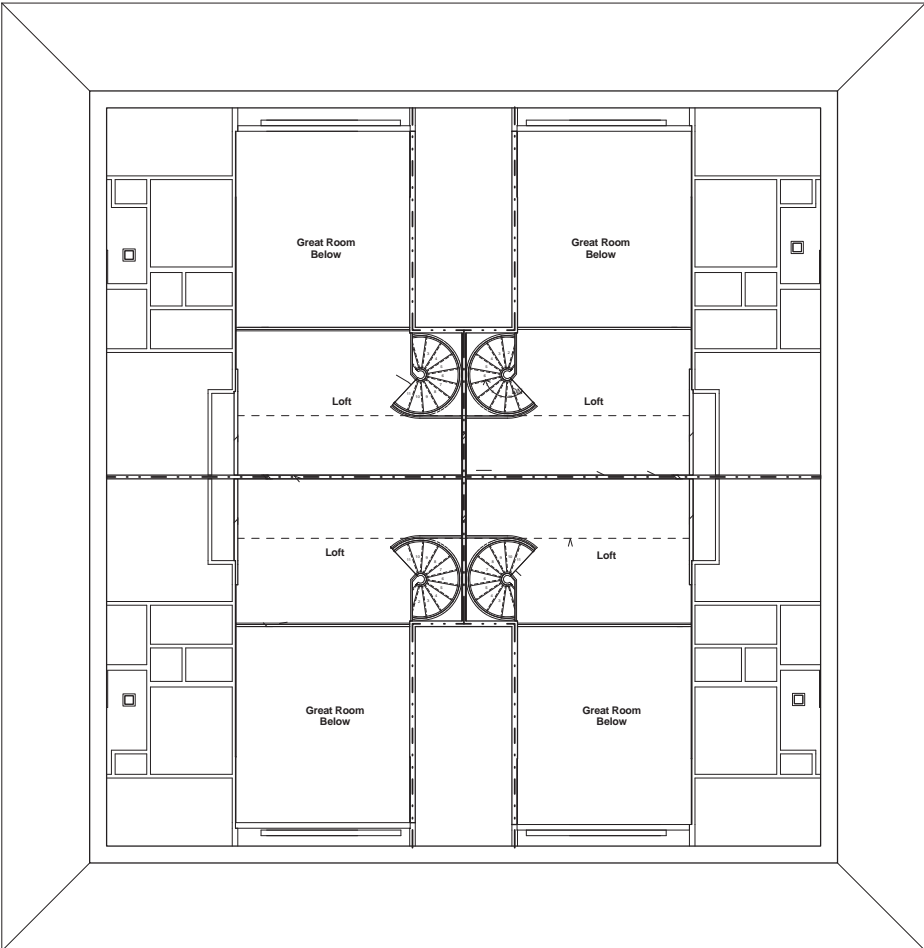
### SECOND FLOOR



# PROPOSED DEVELOPMENT

## FLOORPLANS

### THIRD FLOOR



# PROPERTY PHOTOS



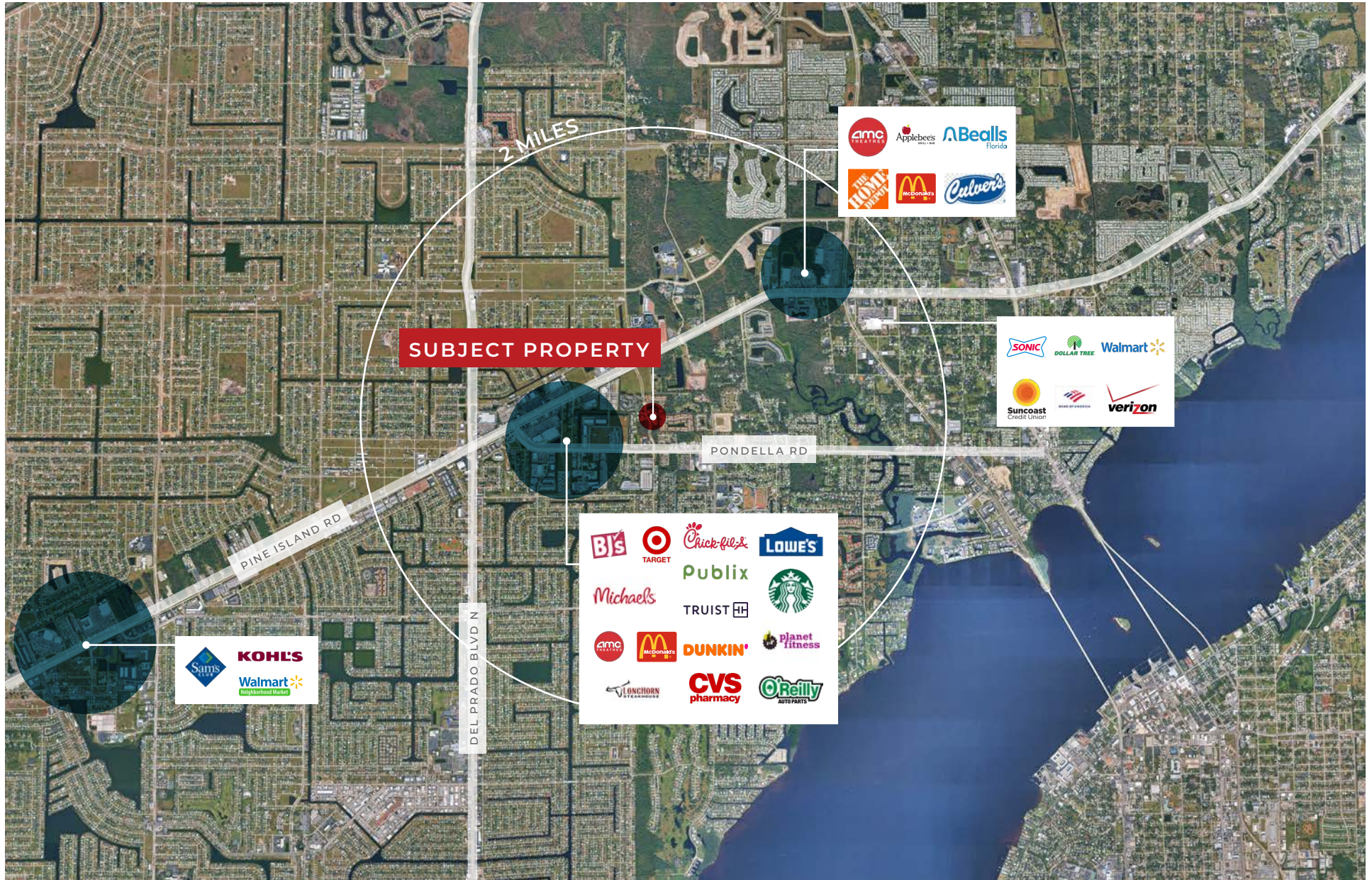


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HANCOCK CREEK S BLVD



# ADJACENT RETAIL AMENITIES






# LOCATION OVERVIEW

## High-Growth North Cape Coral Location with Excellent Connectivity

This property sits in the rapidly expanding North Cape Coral corridor, an area experiencing continued residential and commercial growth. Positioned just east of Del Prado Boulevard and north of Pine Island Road, the site benefits from strong regional connectivity and proximity to one of Cape Coral's primary retail and commercial corridors. Nearby shopping centers, restaurants, medical providers, and service businesses support steady daily traffic and long-term market stability.

The location also offers convenient access to US-41 and the Midpoint and Cape Coral bridges, providing efficient connections to Fort Myers and the broader Southwest Florida region. Surrounded by established neighborhoods and ongoing development, this address is well-positioned to capitalize on Cape Coral's continued population growth and expanding economic base.

-  **GROWING NORTH CAPE CORAL SUBMARKET:** Located in a rapidly expanding area with strong residential and commercial development.
-  **EXCELLENT REGIONAL ACCESS:** Convenient connectivity to Del Prado Blvd, Pine Island Road, US-41, and the Cape Coral bridges to Fort Myers.
-  **PROXIMITY TO RETAIL & SERVICES:** Near major shopping centers, dining, medical providers, and everyday amenities supporting long-term demand.

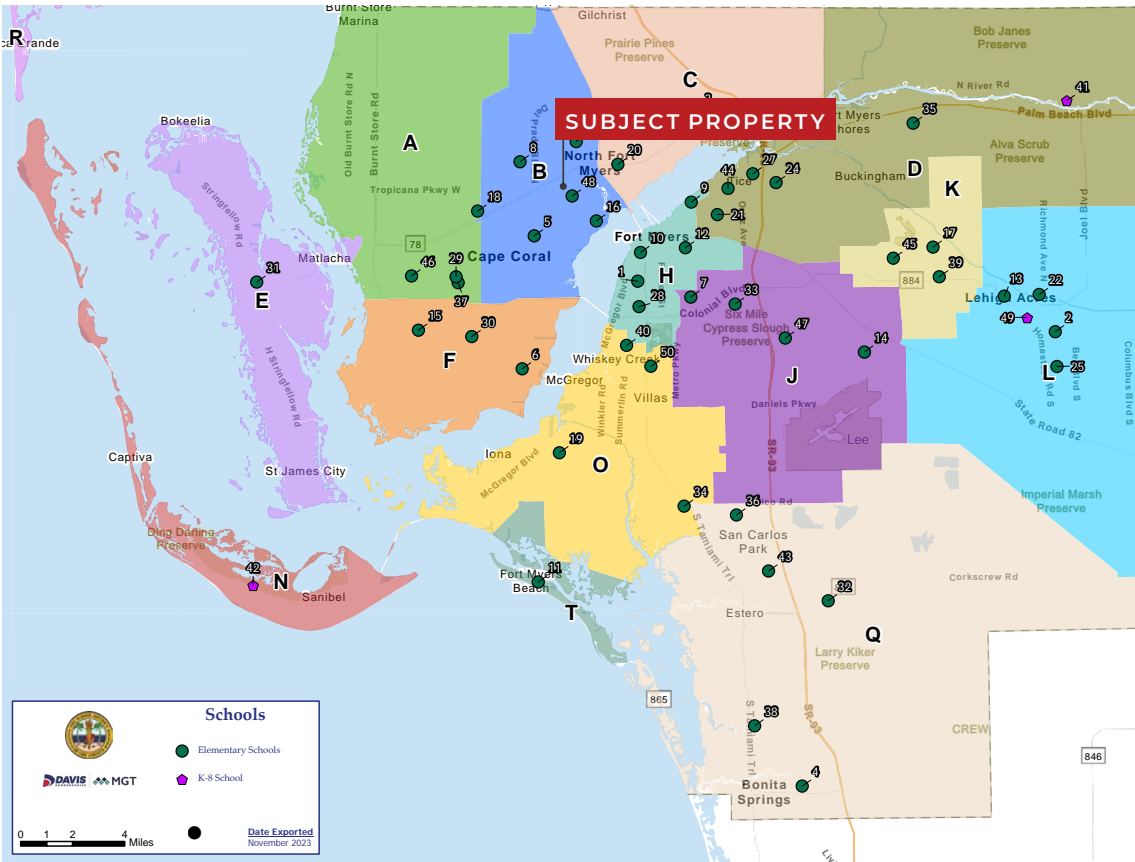


# LEE COUNTY SCHOOL DISTRICT

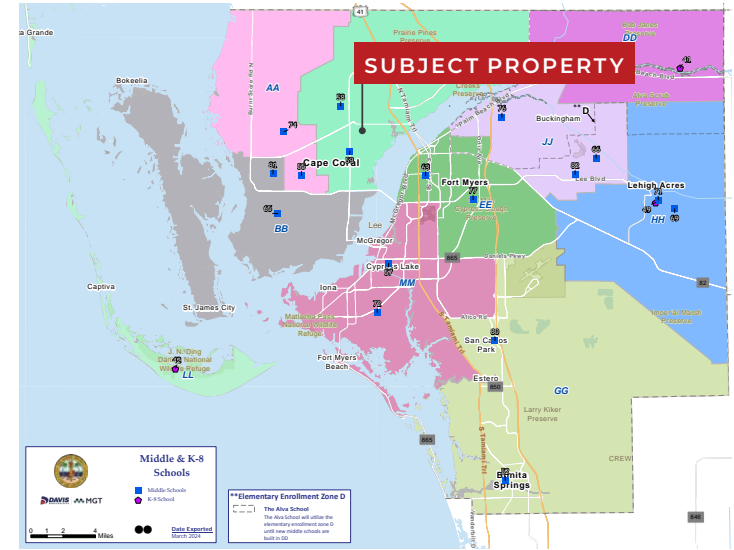
The Lee County School District is one of the largest and most comprehensive public school systems in Florida.

Known for its wide range of educational offerings, the district includes traditional public schools, magnet programs, career and technical education pathways, and charter schools designed to meet varied student needs. With a strong emphasis on academic achievement, workforce readiness, and community partnerships, Lee County Schools play a critical role in supporting regional growth and strengthening the long-term stability of the local housing and employment markets.

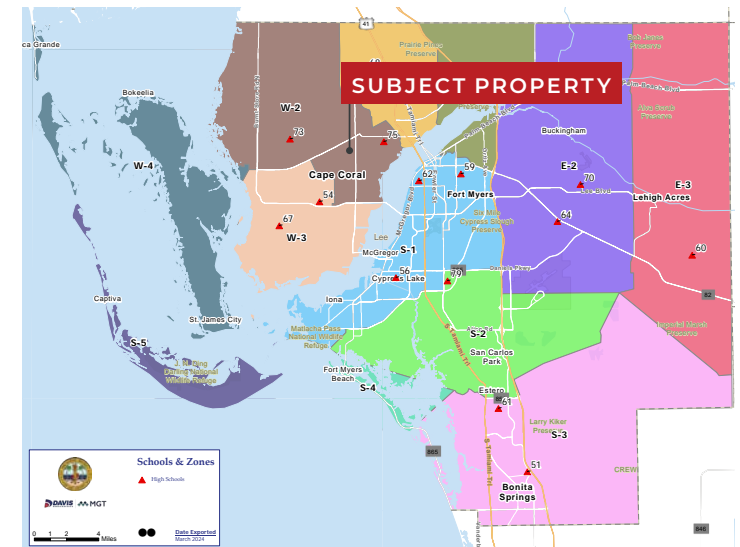
## ELEMENTARY SCHOOLS



## MIDDLE SCHOOLS



## HIGH SCHOOLS



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