

INTENSIVE MIXED-USE SITE CHIQUITA BOULEVARD FRONTAGE

FOR SALE

600 CHIQUITA BOULEVARD S, CAPE CORAL, FL 33991



- PRICE:** \$4,800,000 @ \$2.02 PSF Gross
- SIZE:** 54.51± Acres (Approx. 49% Upland & 51% Lake)
- LOCATION:** NW quadrant of Chiquita Boulevard and Pine Island Road
- ZONING:** CC - Commercial Corridor (City of Cape Coral) Zoning allows mixed-use and most commercial uses as well as 25 Dwelling Units/Acre
- F.L.U.:** Pine Island Road District
- UTILITIES:** Water & Sewer (Recently Completed)
- ASSESSMENT:** Utility Expansion Assessment balance of \$885,320±, to be paid or assumed by the Buyer at closing
- HEIGHT LIMITATION:** Controlled by Floor Area Ratio (FAR) 1.00
- RE TAXES:** Ad Valorem: \$25,835.87 & Non-Ad Valorem: \$81,733.96 (2020)
- PARCEL ID:** 16-44-23-C3-00003.0000
- UNIQUE DEVELOPMENT SITE**

High Intensity Commercial Corridor zoned property with over 1,770'± frontage on Chiquita Boulevard. Current zoning allows 25 dwelling units/acre or a potential 1,362 units. Existing lake accommodates the water retention requirement of the site leaving the upland net usable. This project offers endless mixed-use (residential as well as retail/office) possibilities to utilize the lake as an amenity.

CONTACT

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HIGHLIGHTS

- Approx. 49% Upland Acres and 51% Lake
- Commercial Corridor zoning allows commercial uses as well as 25 dwelling units/acre
- 1,770'± Frontage
- NW Quadrant of Chiquita Boulevard and Pine Island Road
- Height is controlled by 1.00 FAR (Floor Area Ratio)



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2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,932	46,626	123,886
EST. HOUSEHOLDS	1,314	16,428	45,708
EST. MEDIAN HOUSEHOLD INCOME	\$65,739	\$60,977	\$59,210
TRAFFIC COUNTS (2019)		10,300 AADT	

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