

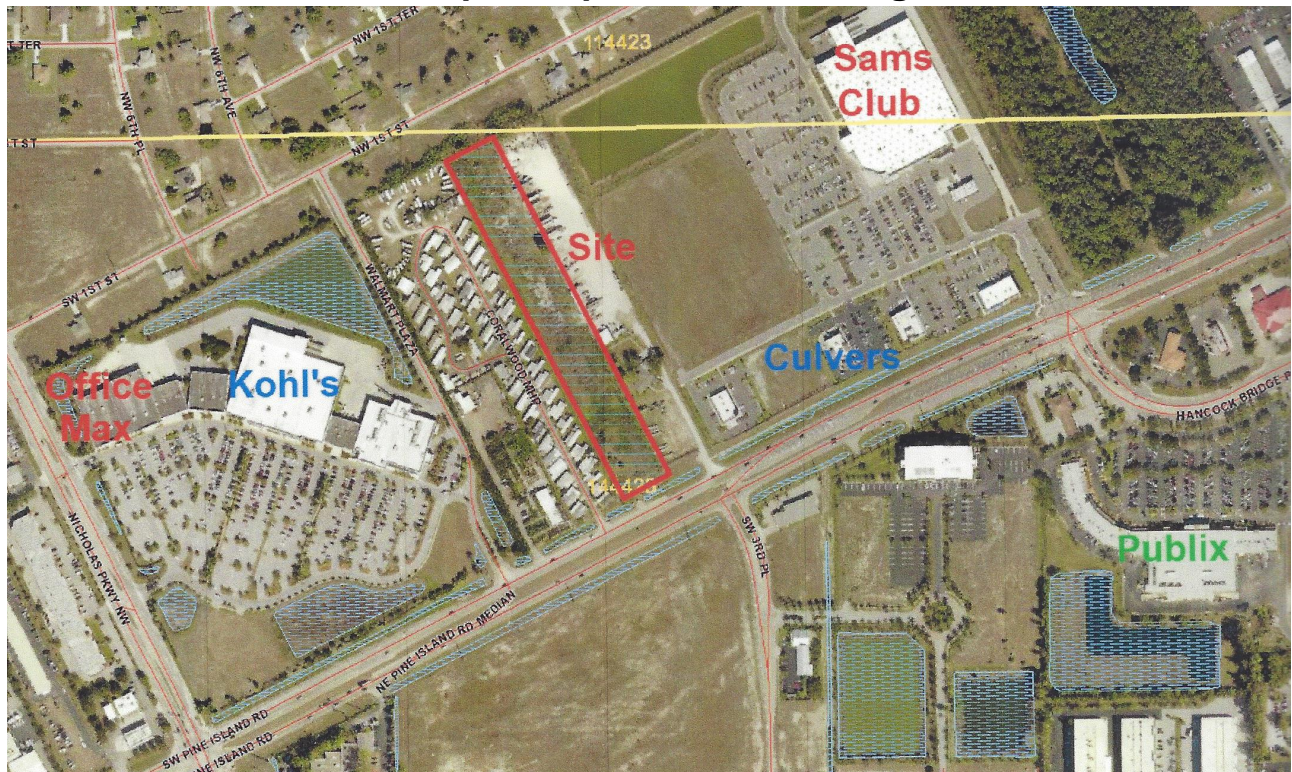


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6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)

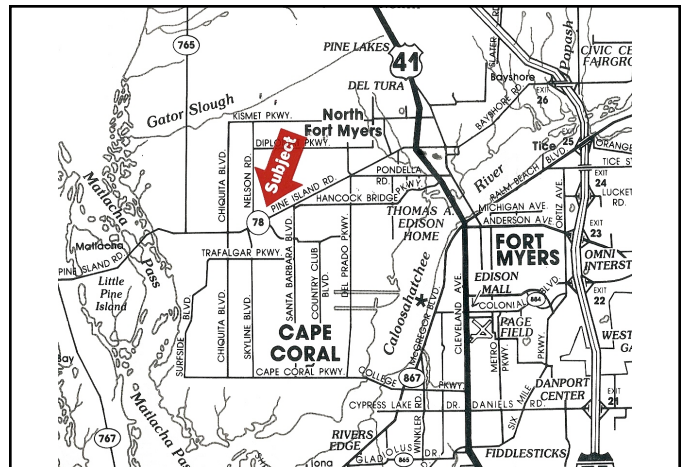


# **SOLD** **PINE ISLAND ROAD FRONTAGE** **4.6 ACRES-CORRIDOR ZONING** **INCLUDES NEARLY \$100,000 OF FILL ON SITE**

~~Less than Outparcel priced ... Financing Available~~



Located on Pine Island Road between Sams Club, Coles and Walmart and Publix this site is zoned Commercial Corridor which allows a great variety of commercial uses. Its central Cape Coral location gives easy access to all directions in the city. The site also has nearly \$100,000 worth of fill already in place.



Information Last Updated 07/26/2022

The information herein is believed to be true and correct but is not warranted by the Broker.  
This offering is subject to prior sale, price change or withdrawal without notice.



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INVESTMENT PROPERTIES

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## PINE ISLAND 4.65 ACRES

### Project Information

#### **OWNERSHIP: Pine Island Road Farm, LLC**

Name:

Phone:

Address: 413 SW Pine Island Road

Address:

City: Cape Coral

State: FL

ZIP: 33991

Comments:

#### **PROPERTY DESCRIPTION:**

Legal: Florida Tropical Farms

Legal: FLORIDA TROPICAL FARMS

PB 9 PG 21 LOT 46

LESS S 90FT R/W DESC 3658/4859

Size in Acres: 4.65+

Size in Sq. Ft.: 202,900

Frontage: 164'

Average Depth: 1320'

Natural Elevation:

Finish Floor El:

Flood Zone:

Map Number: 0265

Soil Class: Varied

Comments:

#### **LAND USE INFORMATION:**

Zoning: Corridor Commercial

Ordinance #: No

Prelim. Dev. Ord.: No

Expir. Date:

Final Dev. Ord.:

Expir. Date:

Land Use Category: Pine Island District

Spec. Ordinances:

Zoning Comments:

Zoning Comments:

Comm/Council Dist.: 4

Who's District:

#### **TAX INFORMATION:**

STRAP Number: 14-44-23-c1-00500.0460

STRAP Number:

Assessed Value:

Date Assessed: 2018

Millage Rate:

Millage Code:

Current Yr. Taxes: \$4,355

Spec. Assessments:

Spec. Assessments:

#### **UTILITIES:**

Water: Yes City Of Cape Coral

Line Size:

Capacity: Yes

Dist. to Hydrant:

Sanitary Sewer:

Line Size:

Capacity: Yes

Gravity:

Franchise Dist.:

Power Company: FP&L

Fire District: Cape

Drainage District:

Comments:

#### **PRIMARY ACCESS:**

Primary Access: Pine Island Road SR 78

Number of Lanes: 4 Traffic Counts 39K

Right of Way:

#### **LISTING DATA:**

Offering Price: \$970,000

Price Per Acre:

Price Per Front Foot:

Price Per Square Foot: \$4.79

Terms:

Comments:

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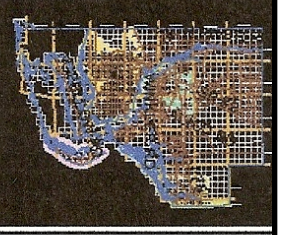
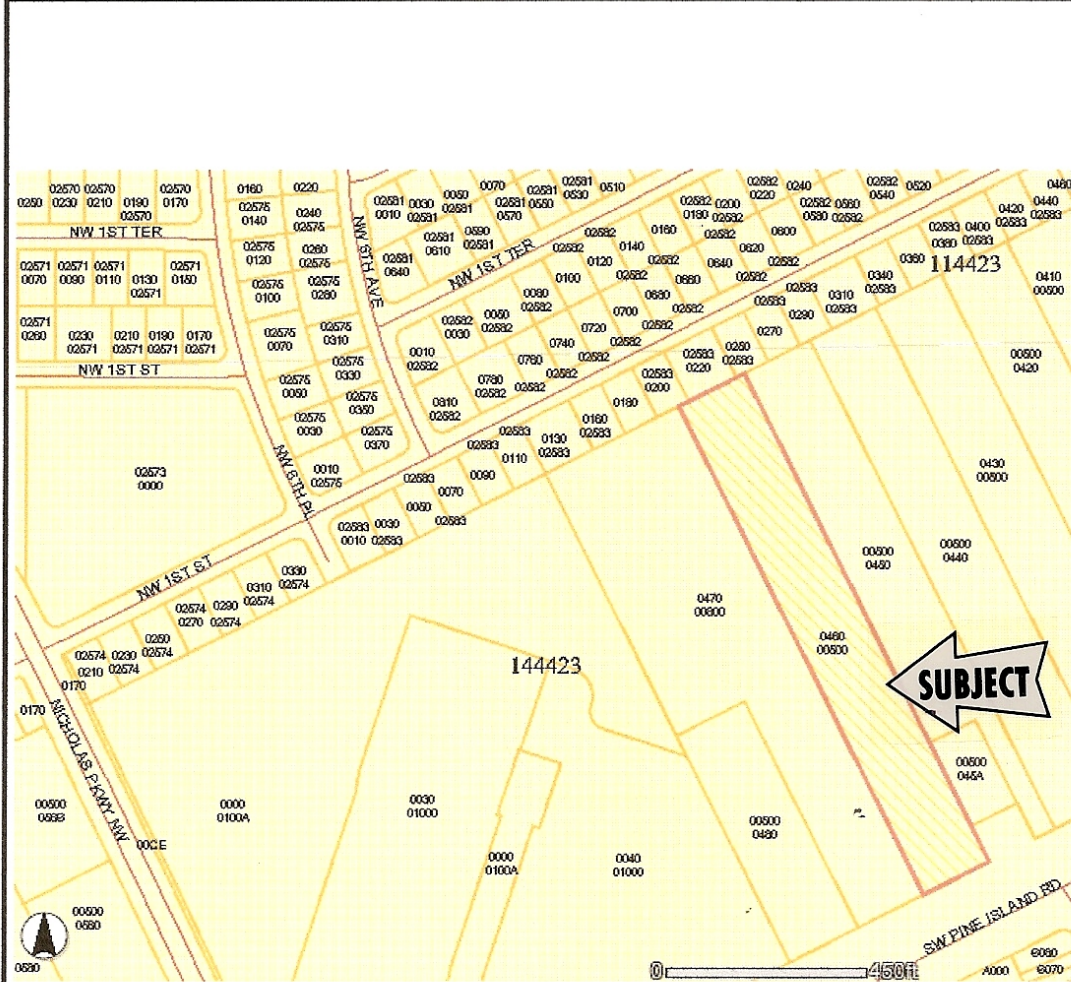
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## PINE ISLAND 4.65 ACRES Project Information

Lee County Map



### Legend

- Selected Features
- Hydro Features
- Lot
- Block
- Condo Block
- Condo Lot
- Condo Building
- Parcels
- Parcel Hooks
- Road Center Line
- Township Range Lines
- Township Range Labels
- Section Lines
- Zoning - County
- City Limits
- Sanibel
- Fort Myers
- Cape Coral
- Bonita Springs
- Town of Fort Myers Beach

### PARCEL MAP

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