

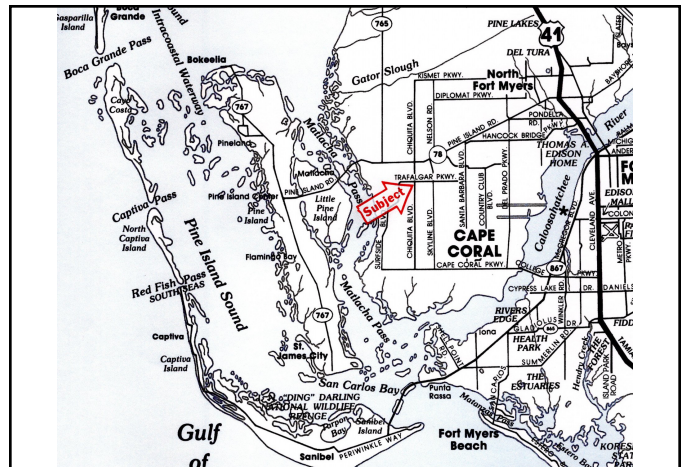


# Central Cape Coral Florida Trafalger and Chiquita 2.72+ Acres Zoned Commercial All Utilities 800 Feet of Frontage



Located on The corner of Chiquita Boulevard and Trafalger Parkway, two four lane divided arterial roads, the site has excellent visibility and access. Traffic counts in excess of 20,000 cars per day on Chiquita. Allows Convenience Food and Gas, Boat and Car Sales, Bars and Breweries, Restaurants with Drive through Daycare Indoor Animal Kennel, Banks, Drug Stores with Drive through, and many more.

Priced to sell!



Information Last Updated 01/03/2024

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.



Developers • Brokers • Investment Consultants

Web Site: www.rarco.com • Email: rarco@msn.com

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



## Trafalger and Chiquita 2.72+ Acres Project Information

### **OWNERSHIP:**

Name: CHIQUITA TRUST LLC

Comments:

### **PROPERTY DESCRIPTION:**

Legal: CAPE CORAL UNIT 71 PB 22 PG 103  
BLK 4818-A LESS PORT DESC IN INST  
#2014000140131

Legal:

Size in Acres: 2.72 Acres

Size in Sq. Ft.: 118400

Frontage: 800

Average Depth: 240

Natural Elevation: 8'

Finish Floor El:

Comments:

### **LAND USE INFORMATION:**

Zoning: C

Land Use Category: Commercial Professional

### **TAX INFORMATION:**

STRAP Number: 28-44-23-C2-04818.A000

STRAP Number: 28-44-23-C2-04818.0320

STRAP Number: 28-44-23-C2-04818.0210

### **Spec. Assessments:**

Sewer & Water Assessments: Balance \$67,000

UTILITIES:

Water: Yes

Line Size: 24"

Capacity: Yes

Dist. to Hydrant: On Site

Sanitary Sewer: Yes

Line Size: 6" Force Main

Capacity: Yes

Franchise Dist.: Cape Coral

Power Company:

Fire District: Cape Coral

Comments:

### **PRIMARY ACCESS:**

Primary Access: Chiquita

Number of Lanes: 4

Right of Way: 100'

Road Ownership: Cape Coral

Class: Arterial

Service Level: C

Traffic Count: 17,000+

Date:

Growth Rate:

### **SECONDARY ACCESS:**

Secondary Access: Trafalger

Number of Lanes: 4

Right of Way: 100'

Road Ownership: Cape Coral

Class: Arterial

Service Level: B

Traffic Count:

Date:

Direct Access:

Dist. to Median:

Signalized:

Dist. to Inter.:

### **LISTING DATA:**

Offering Date: October 18, 2023

Offering Price: \$1,135,000

Price Per Square Foot: \$9.66

Terms: Cash

Comments:

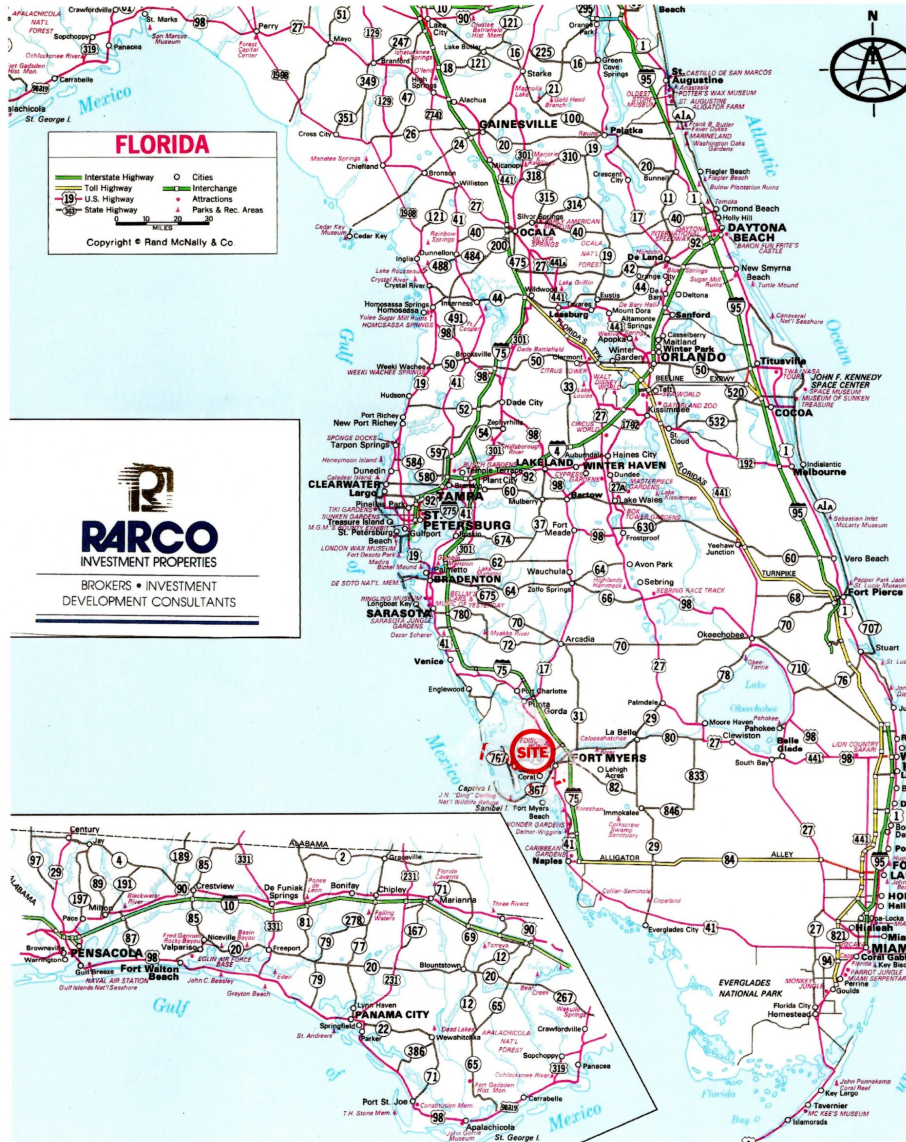
### **YOUR PERSONAL NOTES:**

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## Trafalger and Chiquita 2.72+ Acres Project Information



Florida Location Map

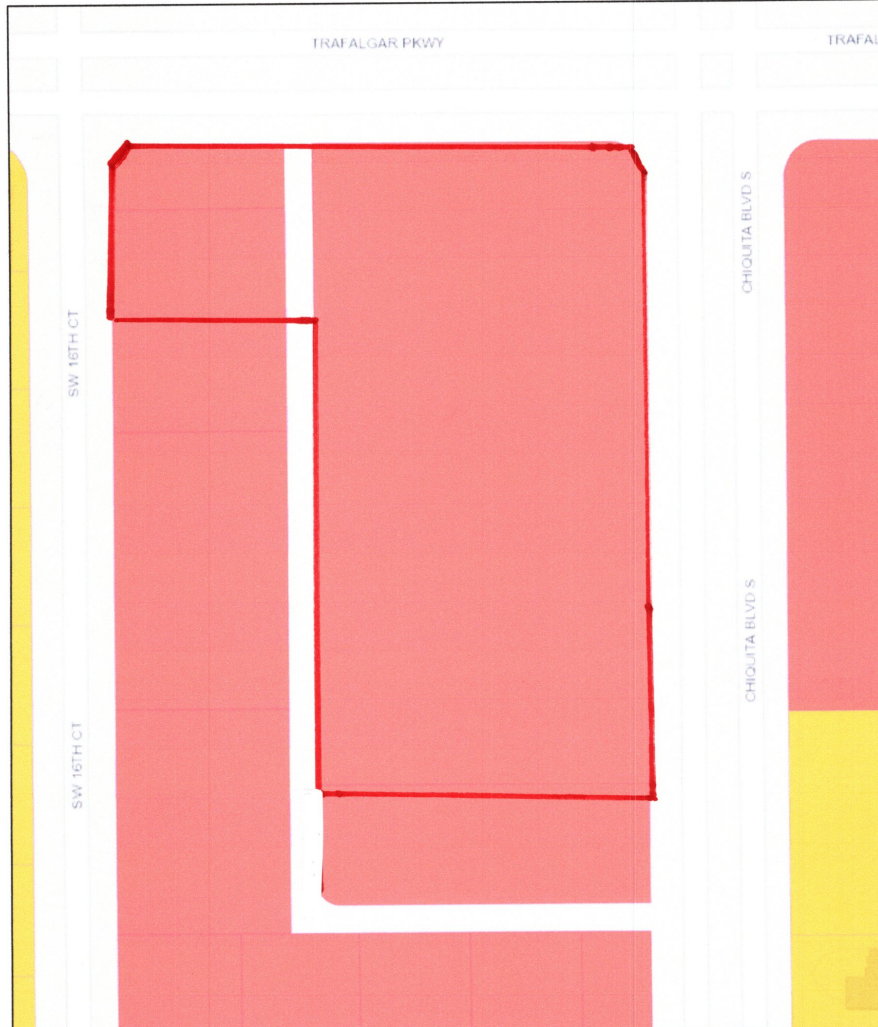
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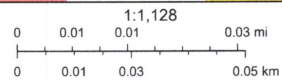
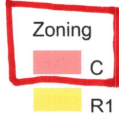


## Trafalger and Chiquita 2.72+ Acres Project Information

Cape Coral ArcGIS Web Map



9/27/2023, 9:37:07 AM



University of South Florida, County of Lee, FL, Esri, HERE, Garmin,  
 IMPROVED BY SOURCE, FDS&I, USA

### Cape Coral Zoning

Information Last Updated 01/03/2024

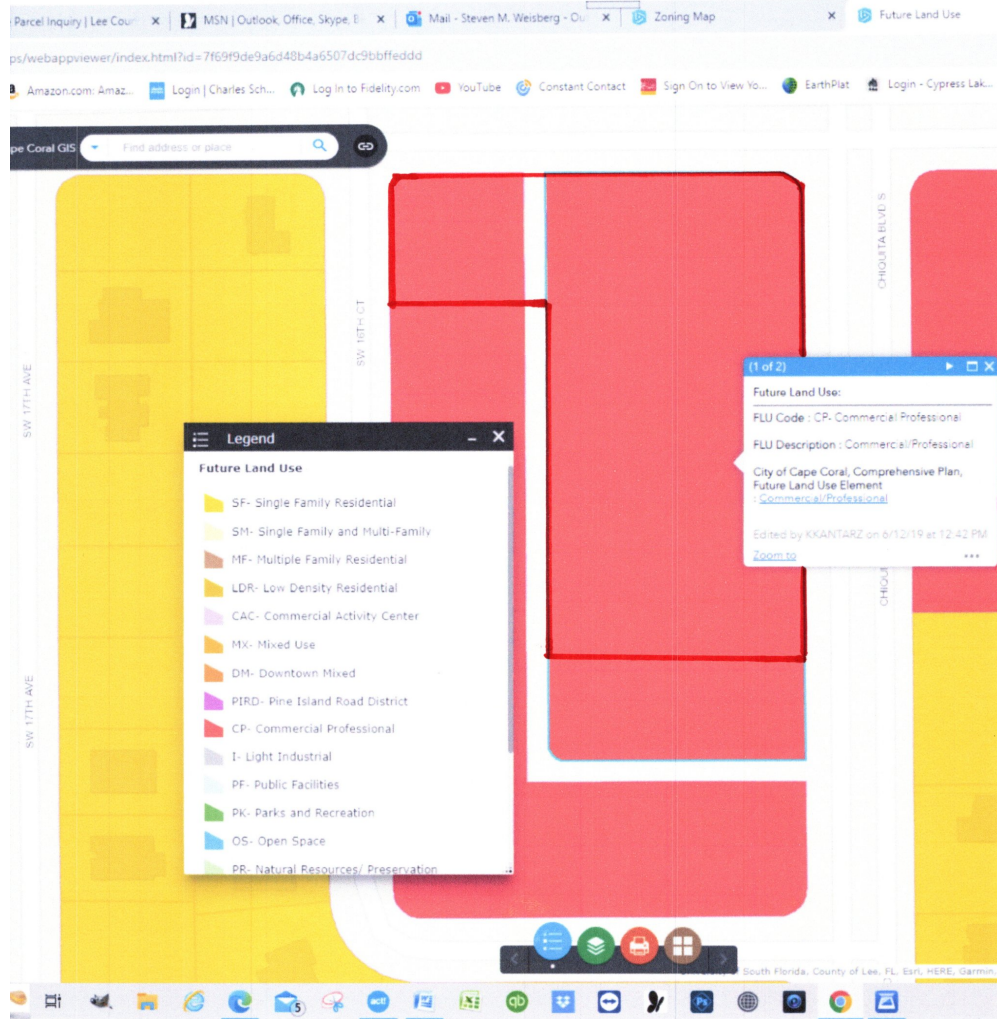
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## Trafalger and Chiquita 2.72+ Acres Project Information



### Cape Coral Land Use

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## Trafalger and Chiquita 2.72+ Acres Project Information

### CITY OF CAPE CORAL, FLORIDA LAND DEVELOPMENT CODE ARTICLE 4 – ZONING DISTRICTS

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B. Non-Residential Zoning Districts

1. Commercial (C). This district is designed to encourage and facilitate commercial activities intended to serve a relatively large trade area, appropriate commercial locations on major thoroughfares in developed areas, and is intended to meet the needs of motorists and other consumers through the provision of automobile-oriented commercial activities to meet the needs of several types and varieties of general commercial activities.
2. Professional Office (P). This district is designed to encourage the compatible development of major professional and related office complexes in areas which are suitable for such activities. The P District may serve as a transition between commercial corridors and nearby residential uses.
3. Industrial (I). This district is to accommodate manufacturing, fabrication, warehousing, and other related activities that typically utilize large work forces, generate semi-tractor trailer traffic, and may produce external impacts such as noxious smells, smoke, or noise.
4. Institutional (INST). This district is to allow for development of nonprofit or quasi-public uses such as religious institutions, libraries, public or private schools, hospitals, or government owned or operated structures. Many of these uses provide meeting places for the citizens of Cape Coral and valuable civic engagement opportunities.
5. Preservation (PV). This district is to identify environmental resources or natural features as areas intended to remain in a predominately natural or undeveloped state to provide resource protection and opportunities for passive recreation and environmental education for present and future generations.

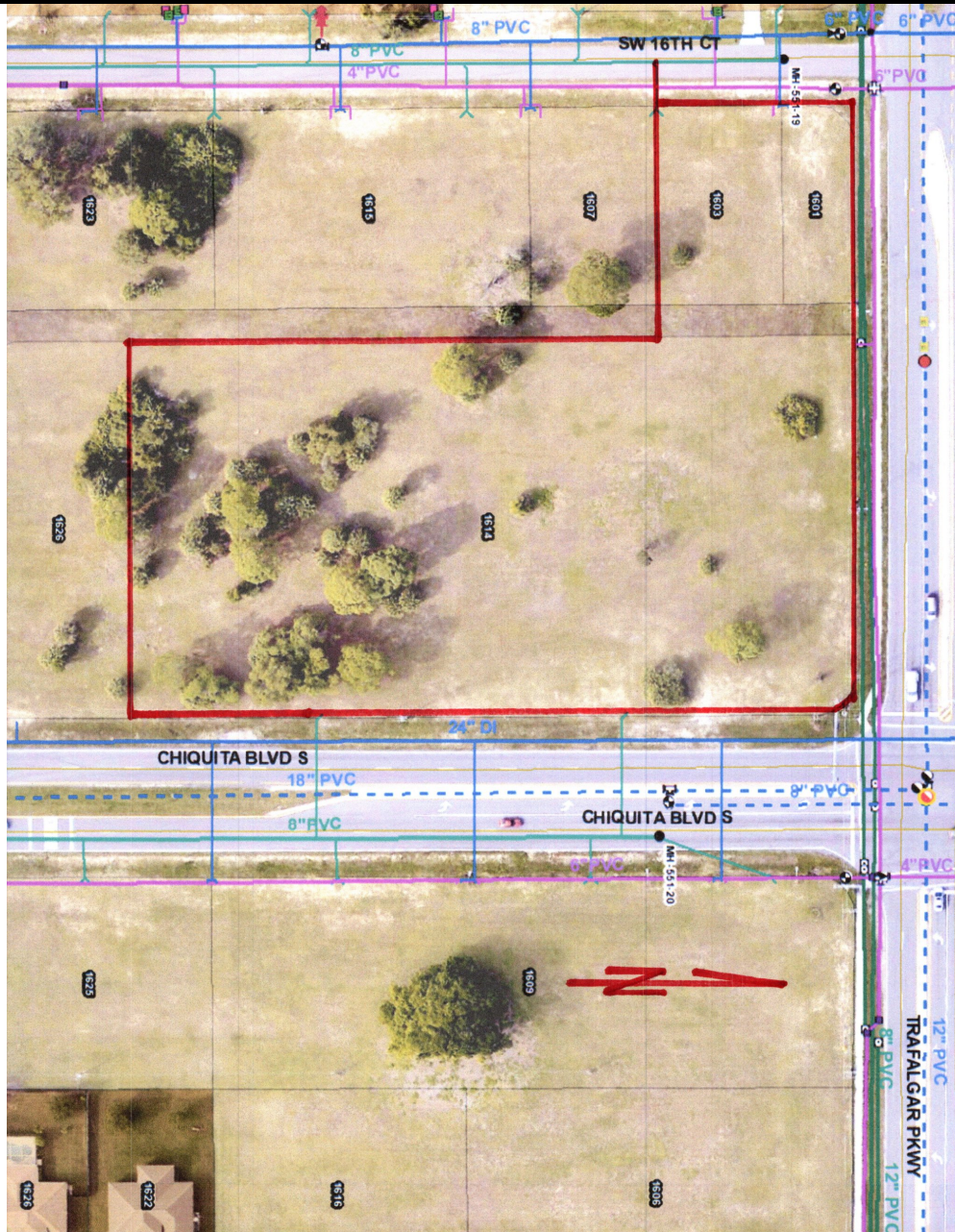
C. Mixed Use Zoning Districts

1. Commercial Corridor (CC). This district is established to implement the recommendations of the Pine Island Road Master Plan and to promote such uses as retail, office, limited warehouse and light manufacturing, multi-family residential and large-scale commercial retail uses.
2. Neighborhood Commercial (NC). This district is intended to create a variety of dynamic walkable, mixed-use environments; provide a range and mix of commercial and housing choices near each other; and to create quality usable public spaces. The NC District utilizes form-based design standards and provides development options based on parcel size.
3. Mixed Use Seven Islands (MX7). This district is intended to implement master plan recommendations for the Seven Islands Area consistent with the Seven Islands Sub District. A further objective is to foster a sense of place and create a destination environment in northwestern Cape Coral. To achieve these objectives, the MX7 district allows a more flexible

## Zoning Ordinance



## Trafalger and Chiquita 2.72+ Acres Project Information



Water and Sewer

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