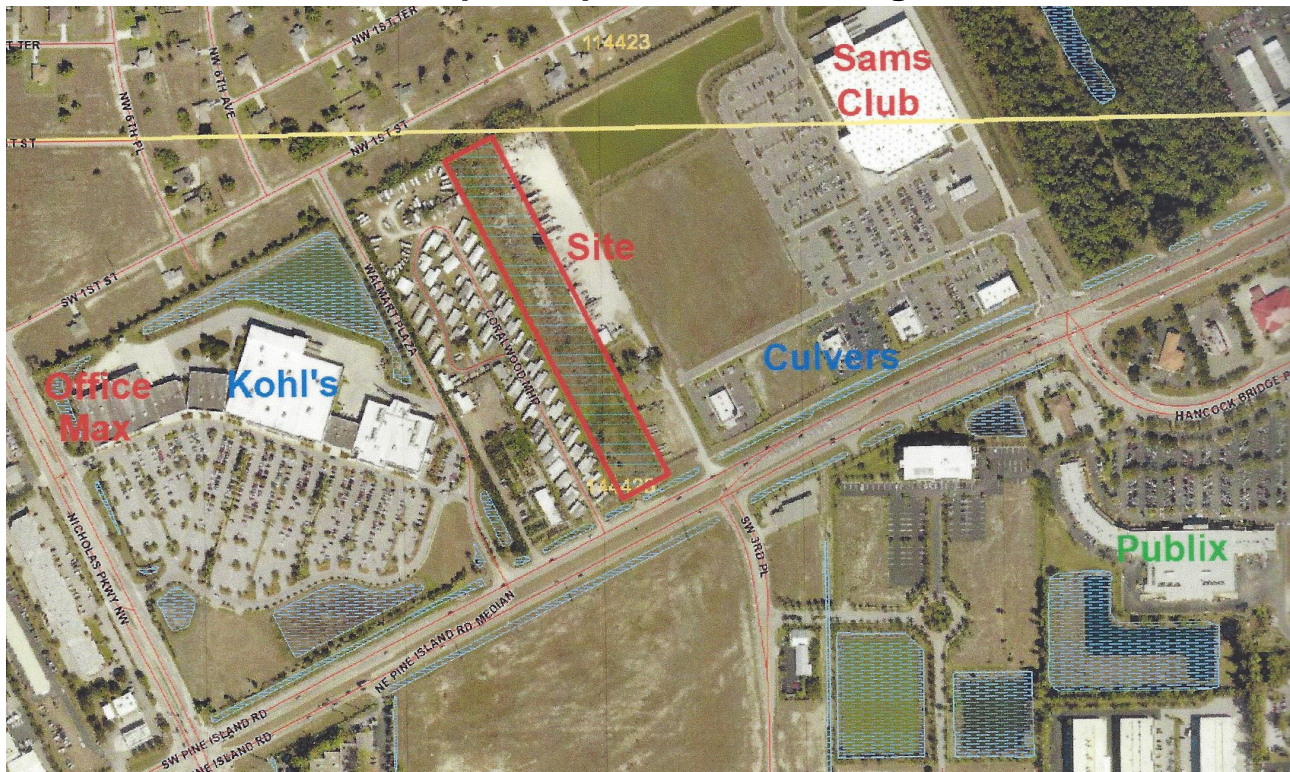




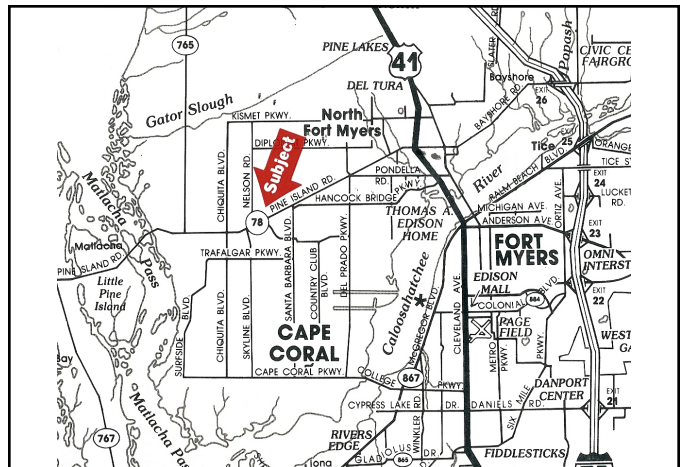
SOLD

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.



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)



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:

Assessed Value:
Date Assessed: 2018
Millage Rate:
Millage Code:
Current Yr. Taxes: \$4,355
Spec. Assessments:
Spec. Assessments:

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:

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:

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:

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:

TAX INFORMATION:

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

Information Last Updated 07/26/2022

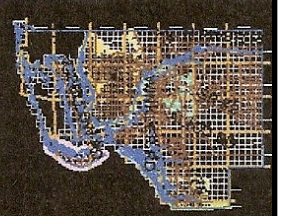
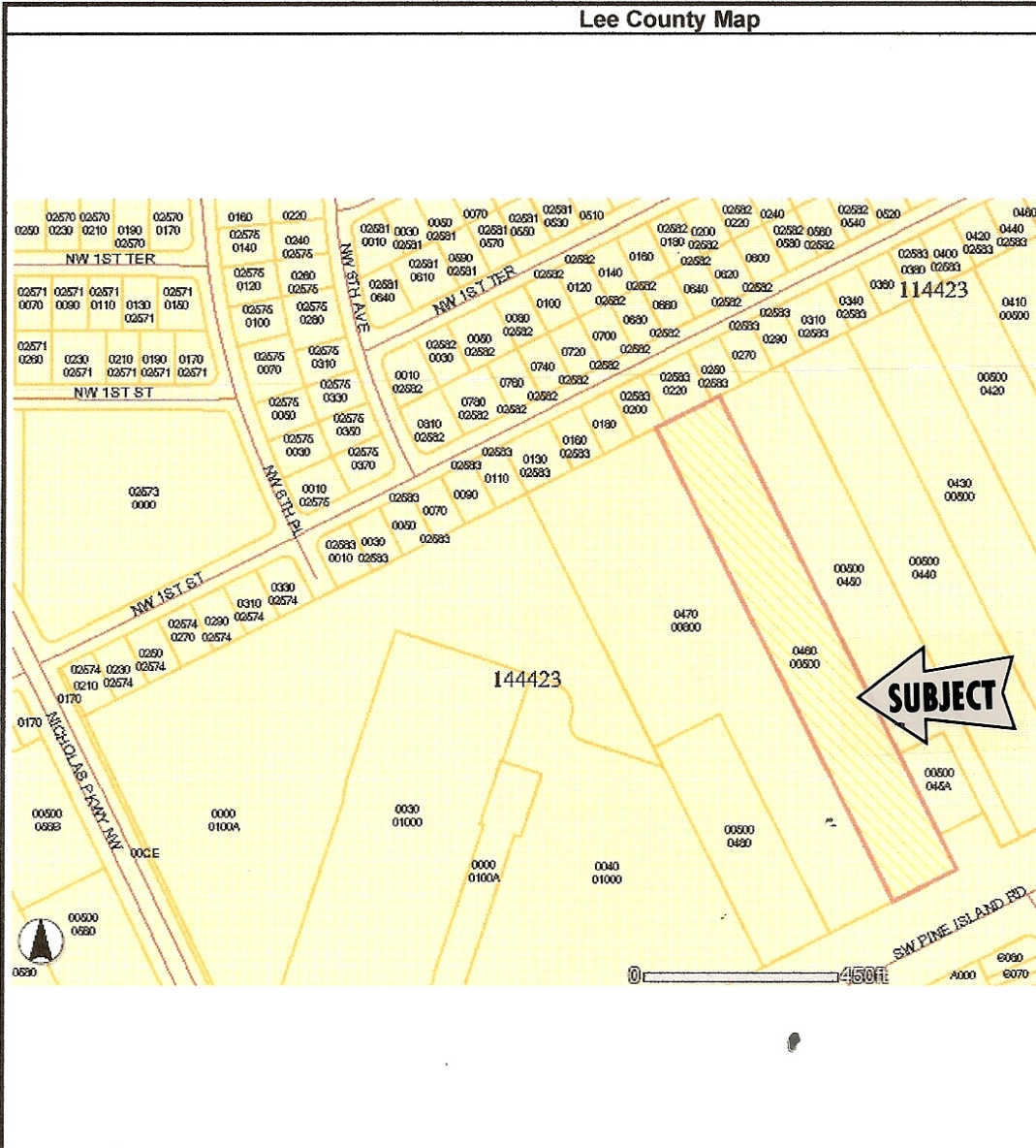
The information herein is believed to be true and correct but is not warranted by the Broker.
This offering is subject to prior sale, price change or withdrawal without notice.



PINE ISLAND 4.65 ACRES

Project Information

Lee County Map



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

PARCEL MAP

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.