INTENSIVE MIXED-USE SITE CHIQUITA BOULEVARD FRONTAGE

FOR SALE

Commercial Real Estate Consultants, LLC

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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/Ac	re
F.L.U.:	Pine Island Road District	
UTILITIES:	Water & Sewer (Recently Completed)	CONTAC
ASSESSMENT:	Utility Expansion Assessment balance of \$885,320±, to be paid or assumed by the Buyer at closing	FRED KERMANI, CCIM, AL Partne
HEIGHT LIMITATION	Controlled by Floor Area Ratio (FAR) 1.00	239.659.496 fred.kermani@creconsultants.com www.creconsultants.com/fredkerman 12140 Carissa Commerce Ct, Suite 10 Fort Myers, FL 3396
RE TAXES:	Ad Valorem: \$25,835.87 & Non-Ad Valorem: \$81,733.96 (2020)	
PARCEL ID: UNIQUE DEVELO		
0	nercial Corridor zoned property with over 1,770'± frontage on Current zoning allows 25 dwelling units/acre or a potential	1100 Fifth Ave. S, Suite 10

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.

Naples, FL 34102

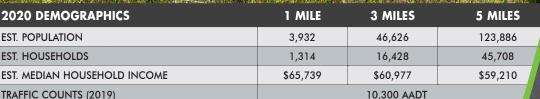
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HIGHLIGHTS

- 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)

CONTACT

FRED KERMANI, CCIM, AIA Partner 239.659.4960 fred.kermani@creconsultants.com www.creconsultants.com/fredkermani

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