



# Bank Owned 125± Acres

2301 SW Pine Island Road  
Cape Coral, Florida 33991

Offered for: \$7,500,000

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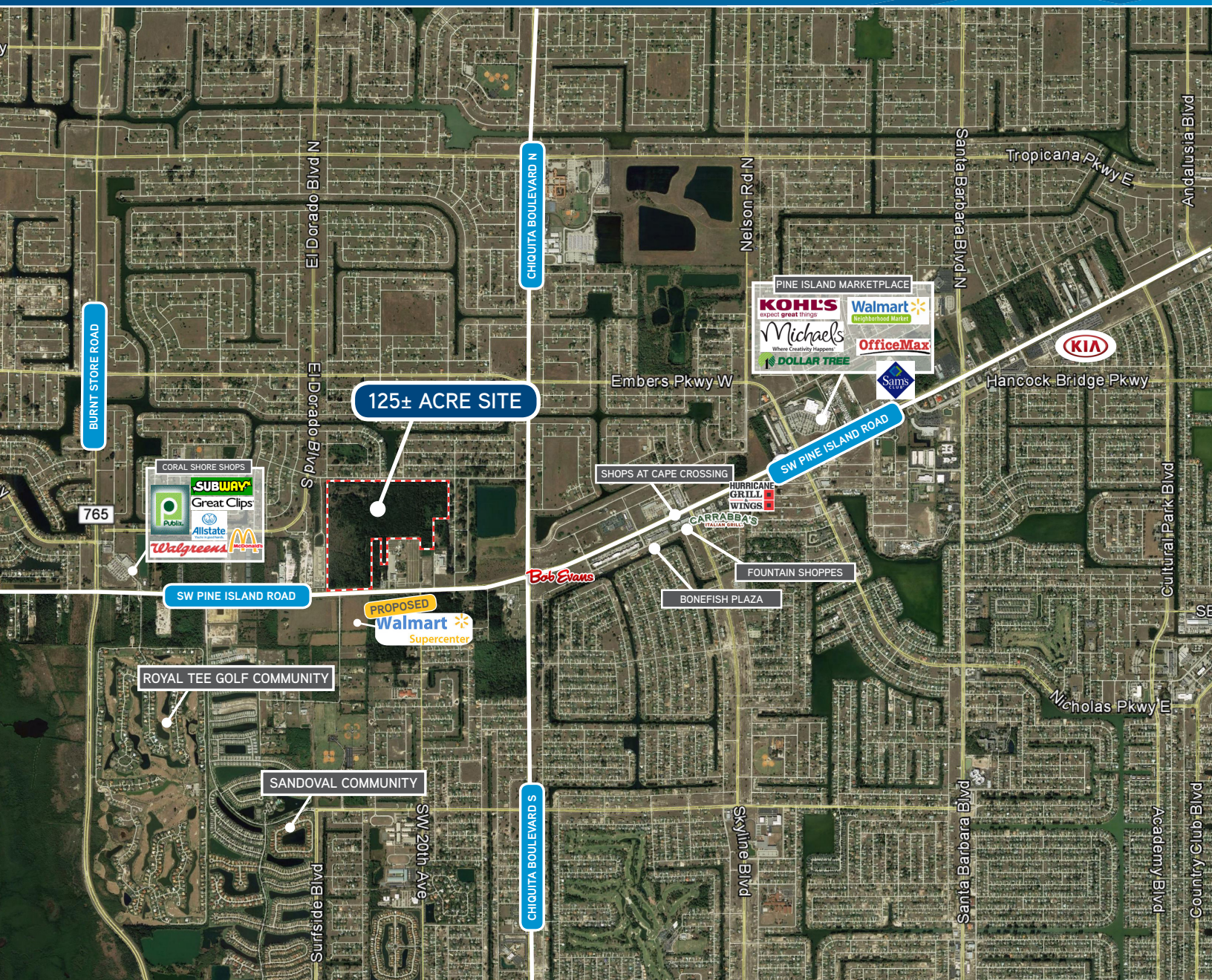
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## PROPERTY HIGHLIGHTS

- 10 contiguous parcels totaling 125± acres, 1 additional parcel 0.89± acres
- **Full median cut** on Pine Island Road (future signal)
- Pine Island Road recently widened to 4 lanes
- Directly across Pine Island Road from proposed **Super WalMart**
- Zoned residential & corridor
- Future Land Use: Pine Island Road District, allows for numerous commercial & **retail development**





	Demographics		
	3-mile	5-mile	10-mile
Population	28,505	86,443	251,254
Households	10,063	32,074	107,611
Median HH Income	\$57,482	\$54,658	\$50,615
Traffic AADT	16,100 - W of Chiquita Boulevard 35,000 - E of Chiquita Boulevard		

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