

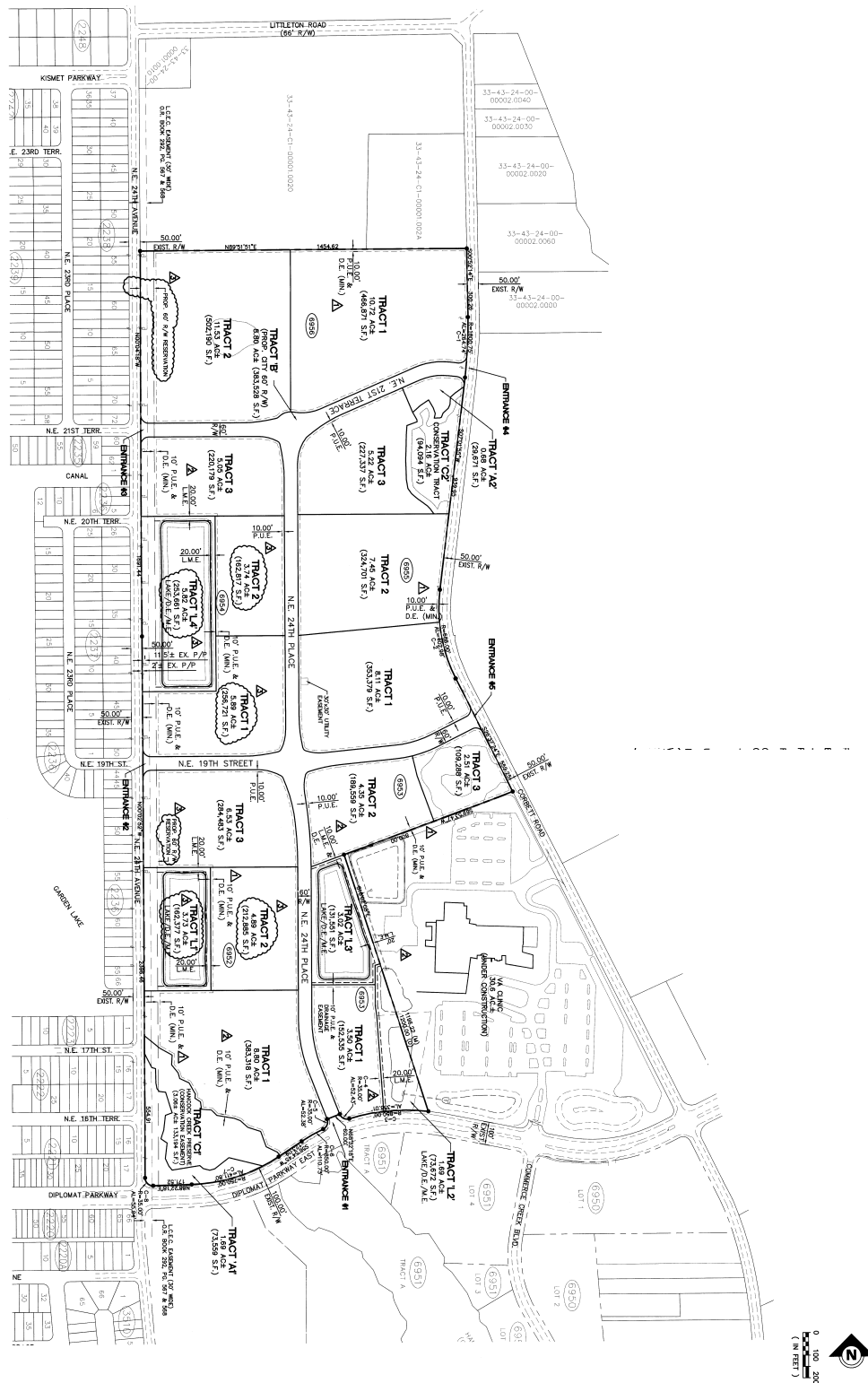
2419 & 2029 Corbett Road  
Cape Coral, Florida 33909  
Offered for: \$8,225,000

**COLLIERS INTERNATIONAL**  
**SOUTHWEST FLORIDA**  
13241 University Drive, Suite 101  
Fort Myers, FL 33907  
[www.colliers.com](http://www.colliers.com)

Asking: \$8,225,000 or \$69,176 / Acre



# Conceptual Site Plan



COLLIERS INTERNATIONAL  
13241 University Drive, Suite#101  
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# FOR SALE > 118± Acres

## Zoned:

PDP (Planned Development Project) Ordinance 61-11, expires November 2017 and was passed for the specific development of this property. That approval included 300 multifamily units, 50,000 SF of Research and Development, 30,000 SF of medical and other uses, 40,000 SF of retail shops and services, assisted living, 150 hotel rooms, education facility of up to 500 students

## Future Land Use:

PIRD (Pine Island Road District) allows the uses in Village and Corridor zoning. The parcel has been given the Commercial Park Overlay designation which expands the list of uses and relaxes the design criteria

## Utilities:

City of Cape Coral Water and Sewer, Lee County Electric Cooperative

## Location:

NE corner of NE 24th Avenue and Diplomat Parkway with additional frontage on Corbett Road

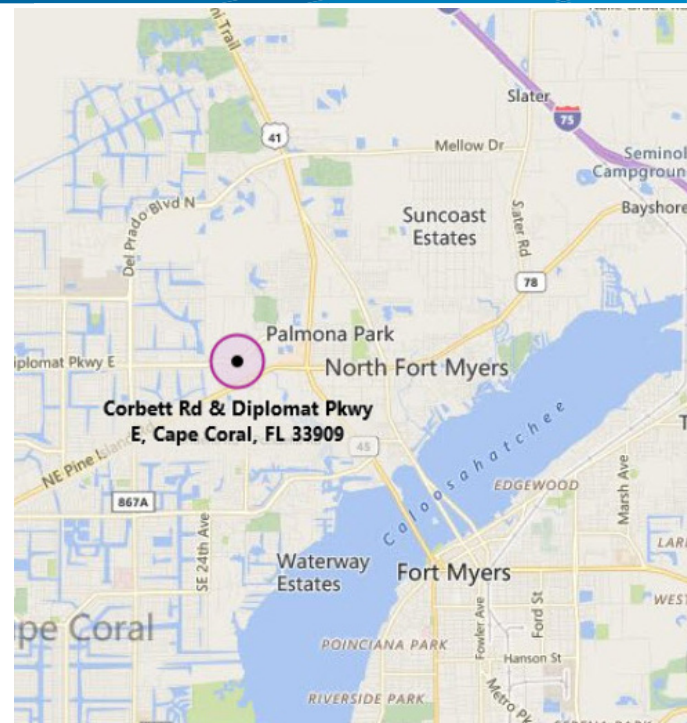
## Neighboring Projects:

The recently completed **Veterans Administration – Lee County Healthcare Center** is adjacent to the subject property. This facility, completed December 2012 includes 220,000 overall Square Feet on roughly 30 acres. The facilities are estimated to provide care for 35,000 Veterans and employ 420 medical and administrative staff in the first year of operation.

**US Army Reserve Center** is across Corbett Road, completed in 2014, this facility includes approximately 48,000 SF of training, storage and maintenance on 15 acres.

**Liberty Park Apartments**, 320 unit apartment project currently under construction at the NE corner of Pine Island Road and NE 24th Avenue.

Lowe's, BJ's Wholesale Club, Target & WalMart Neighborhood Market



## CONTACT US

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Southwest Florida

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## Demographics

|                  | 3-mile             | 5-mile   | 10-mile  |
|------------------|--------------------|----------|----------|
| Population       | 44,326             | 102,916  | 306,883  |
| Households       | 19,248             | 43,909   | 127,622  |
| Median HH Income | \$39,725           | \$41,953 | \$46,767 |
| Traffic AADT     | 9,200 East of Site |          |          |