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Waterfront Commercial Development Opportunity | 1.29± AC

FOR SALE | 3946/3948 & 3954 Pine Island Rd NW, Matlacha | FL

\$1,895,000

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Spreader Canal

The Seven Island Development

SUBJECT
Daily Traffic Count: 11,560
(Pine Island Rd NW, FDOT 2016)

***Site is conveniently fronting a high-traffic canal and roadway offering prime exposure to Cape Coral residents and visitors on their way to the Gulf of Mexico.**

Specifications

Address	3946/3948 & 3954 Pine Island Rd. NW., Matlacha, FL 33993
Parcel IDs	13-44-22-00-00001.0030 & 13-44-22-00-00001.0020
Site Area	56,192± SF (1.29± Acres)
Location	The Property is located on Pine Island Rd NW, only a mile from Publix, CVS, Walgreens, and Burnt Store Rd. It is in close proximity to the 50± AC Seven Island residential/commercial development in Northwest Cape Coral. [link]
Municipality	Lee County, FL
Zoning	C-2
Allowable Uses	Retail, Office, Restaurant, Clinic, ALF, Multifamily, Storage, Healthcare/Medical and many more!
Future Land Use	Urban Community
Utilities Available	Sewer, Trash Removal, Water
Sec/Town/Rng	13/44/22
Boat/Dock Info	Site includes a private boat dock and boat ramp.
View	Bay, Canal, Mangroves, Water
2016 Taxes	\$17,510
Frontage	300' on Pine Island Rd. and 300' of Direct Water Frontage

Area Demographics (5 Mile Radius)

- 

Current Population (2017)
47,898
- 

Projected Population (2022)
54,805
- 

Average Household Income (2017)
\$74,878
- 

Average Household Income Projection (2022)
\$85,566
- 

Unemployment Rate (Lee County, Sept. 2017)
3.5%

Contact us:

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CLOCKWISE FROM TOP:
Aerial view // Boat Launch // Boat Dock // Sunset

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