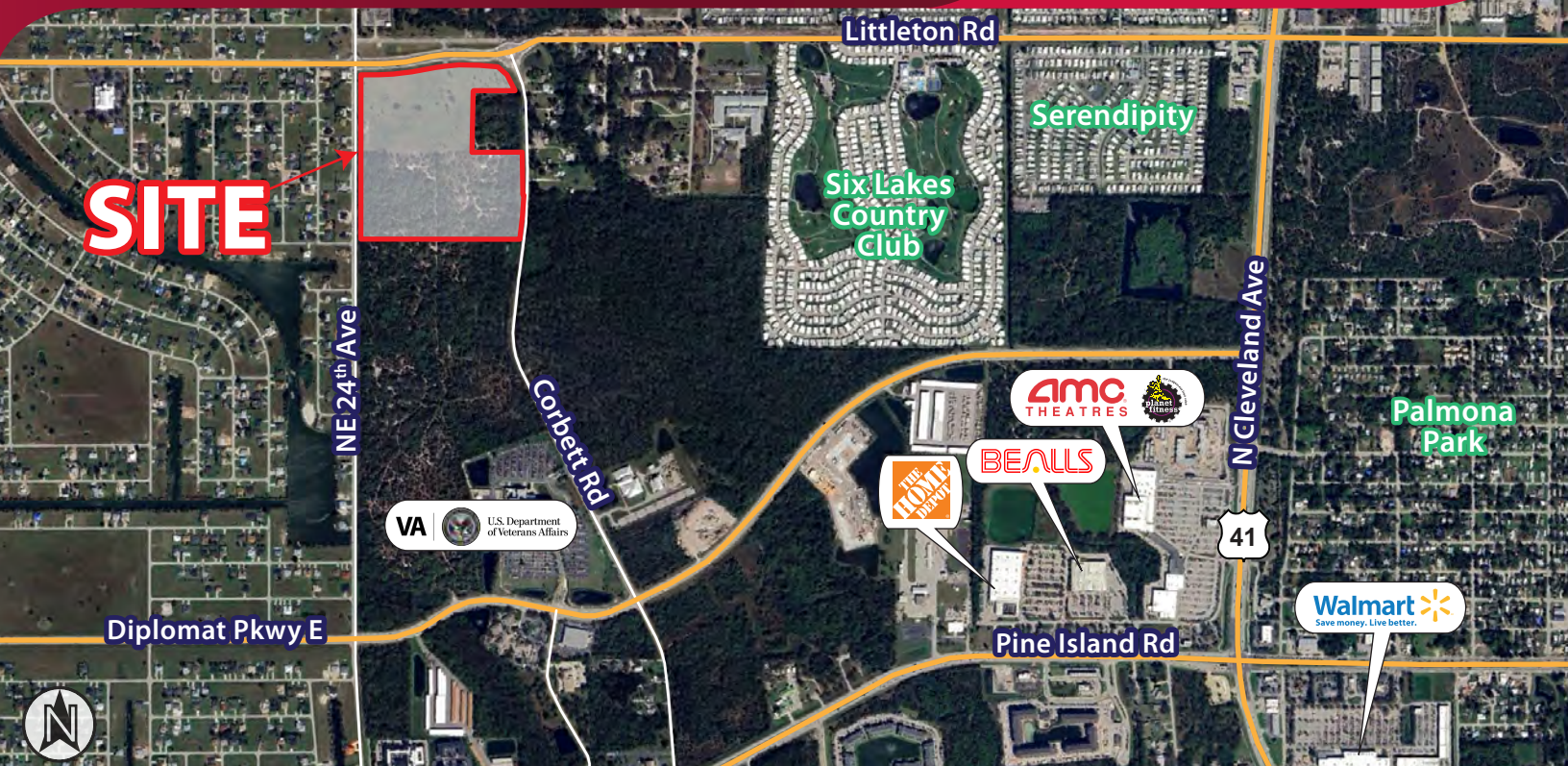


DEVELOPMENT LAND FOR SALE

18 ACRES TO 42.5 ACRES

SEC OF LITTLETON RD & NE 24TH AVE, CAPE CORAL, FL 33909



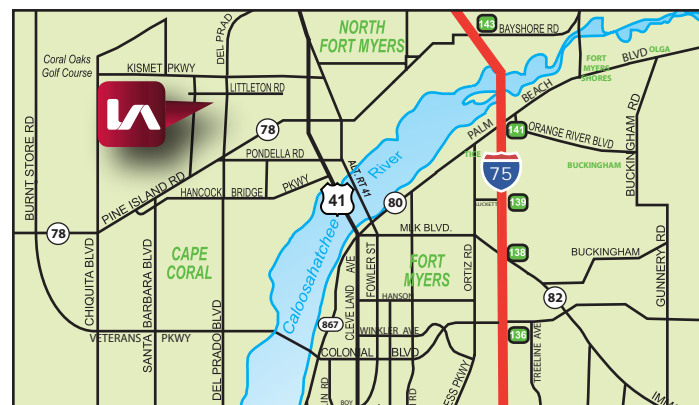
- **AVAILABLE:** 18.0 AC to 42.5 AC
- **SALE PRICE:** \$450,000 / AC
- **ZONING:** INDUSTRIAL ([click for uses](#))
COMMERCIAL ([click for uses](#))

PROPERTY HIGHLIGHTS

Cape Coral, Florida, is an exceptional location for a distribution center, offering strategic advantages and untapped potential. With a land area of over 120 square miles, it is one of the largest cities in Southwest Florida, providing ample space for large-scale operations and future growth. The city's vast, undeveloped land offers an ideal opportunity to establish a distribution hub with plenty of room for expansion.

Notably, Cape Coral currently lacks any major distribution centers, creating a unique opportunity to fill a gap in the market and serve the surrounding region with minimal competition. The desired combination of access to key transportation routes, a business-friendly climate, and low competition makes it a prime location for establishing a thriving distribution operation.

Located in northeast Cape Coral, Florida adjacent to the VA Healthcare Center. This Veteran-Centric Life Sciences Campus will support the growth of the region by providing under served veteran-related services, higher-end employment opportunities, demand-driven educational facilities, residential housing, a hotel, and essential retail stores.



AREA HIGHLIGHTS

Cape Coral has a population of **234,132**. It is currently growing at a rate of 4.31% annually and its population has increased by 19.81% since the most recent census, which recorded a population of 195,422 in 2020.

Lee County is ranked one of the best states to do business due to a low cost of labor, low regulations, & zero state income tax.

Colton Brausen
Vice President

239.210.7608

cbrausen@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

YOUR LOCAL MARKET EXPERT

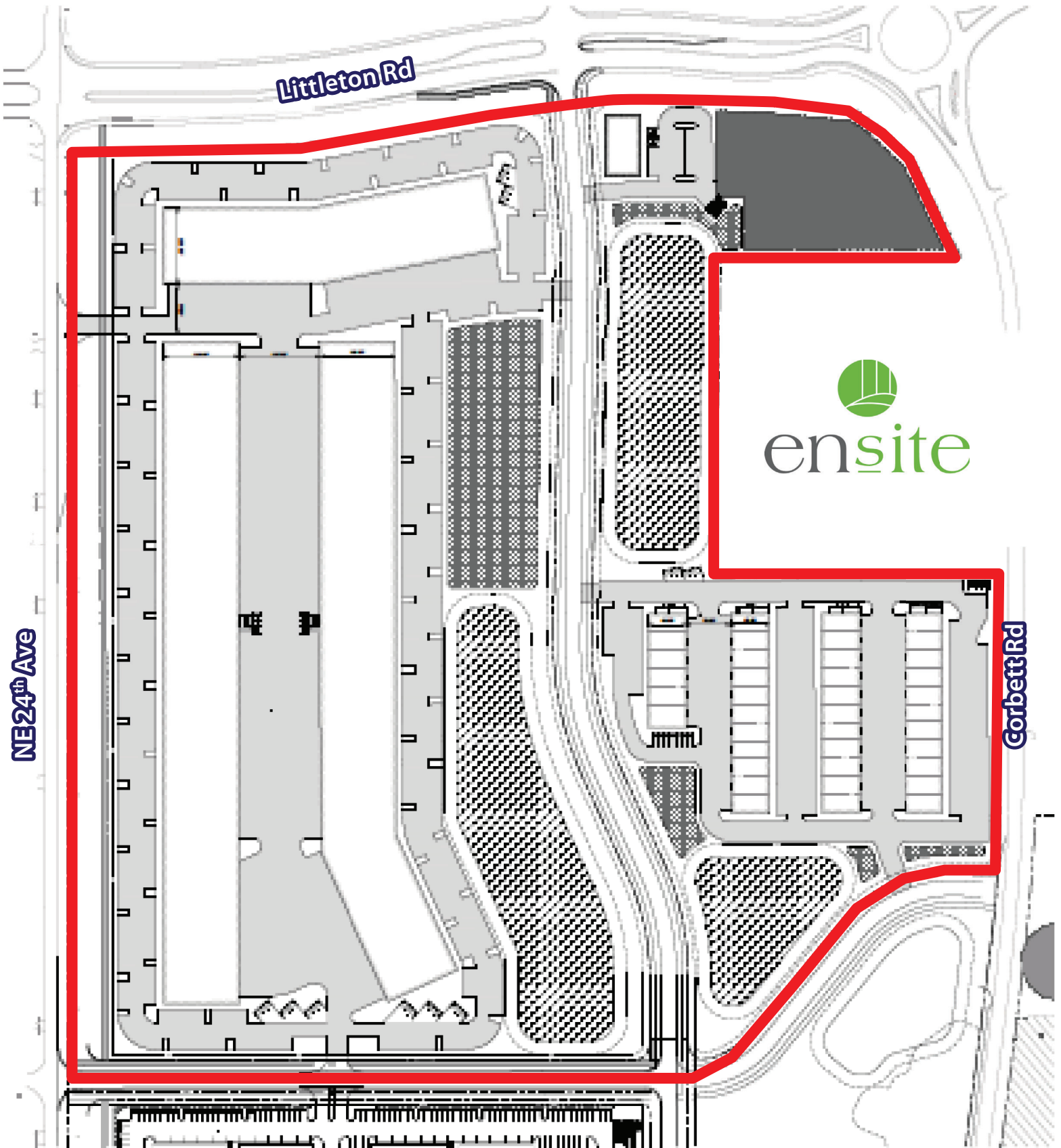
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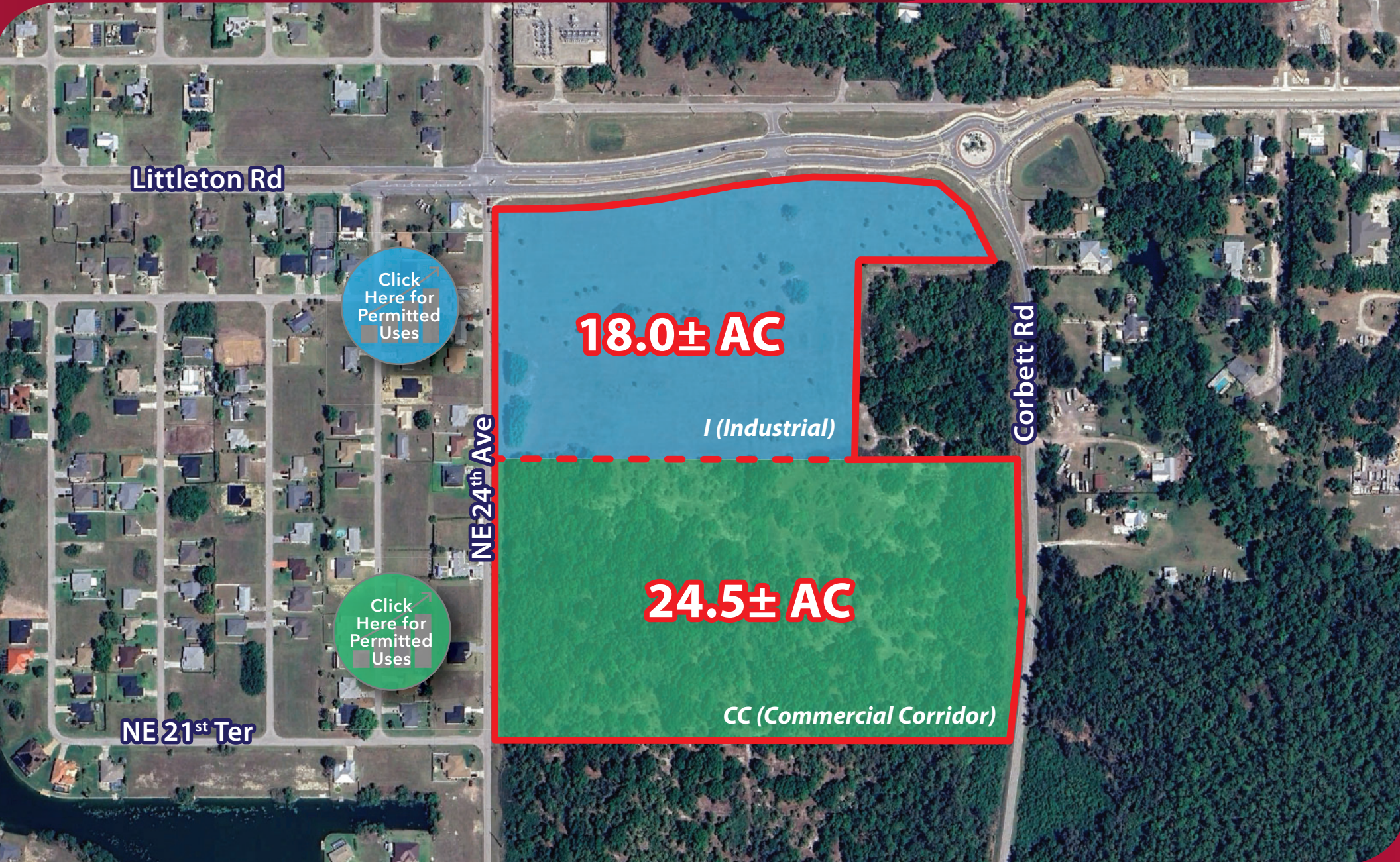
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DEVELOPMENT LAND FOR SALE

18 ACRES TO 42.5 ACRES - INDUSTRIAL | COMMERCIAL ZONING

SEC OF LITTLETON ROAD & NE 24TH AVENUE, CAPE CORAL, FLORIDA 33909



Littleton Rd

Click Here for Permitted Uses

18.0± AC

I (Industrial)

NE 24th Ave

Corbett Rd

Click Here for Permitted Uses

24.5± AC

CC (Commercial Corridor)

NE 21st Ter

DEVELOPMENT LAND FOR SALE

18 ACRES TO 42.5 ACRES - INDUSTRIAL | COMMERCIAL ZONING

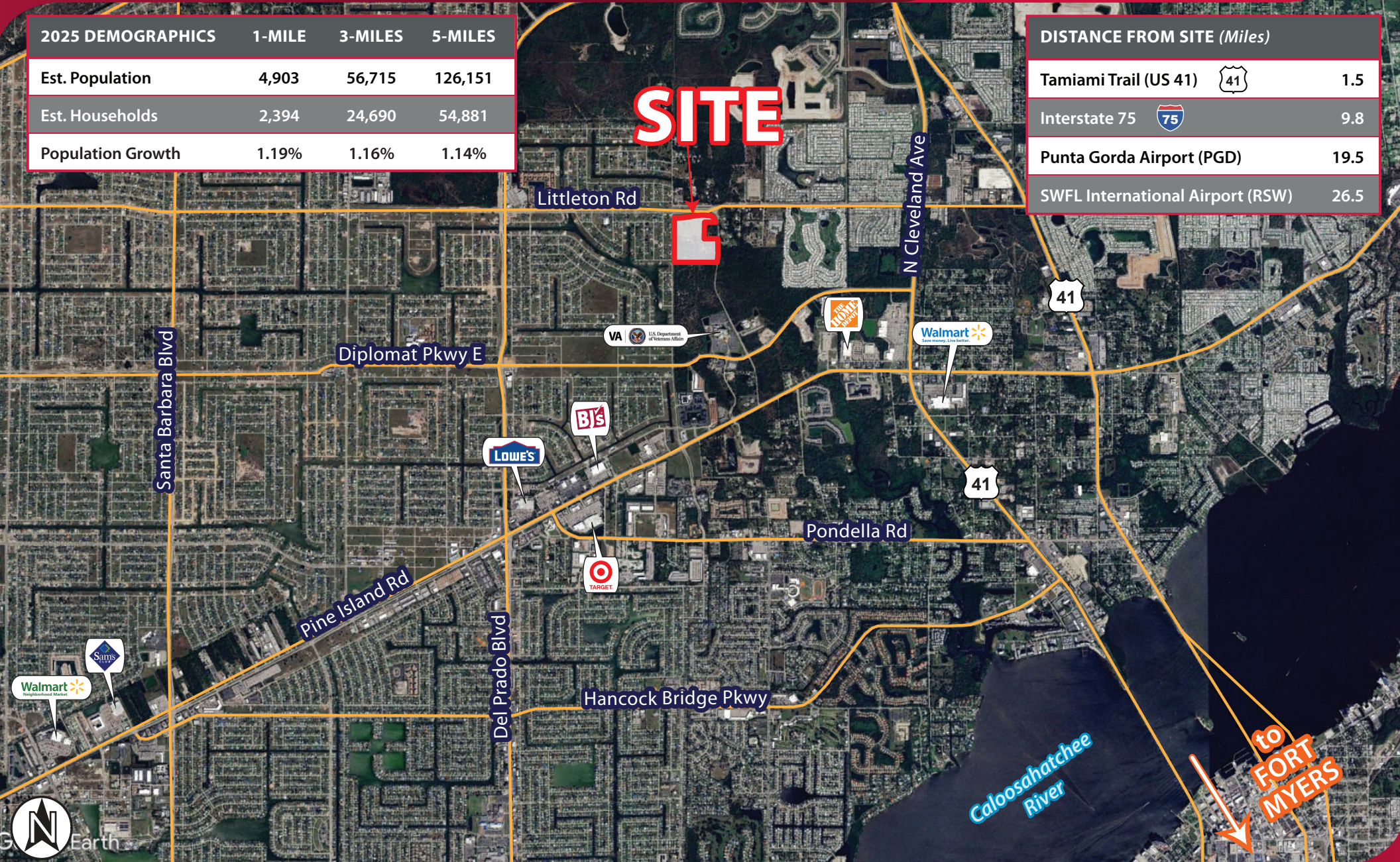
SEC OF LITTLETON ROAD & NE 24TH AVENUE, CAPE CORAL, FLORIDA 33909

2025 DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Est. Population	4,903	56,715	126,151
Est. Households	2,394	24,690	54,881
Population Growth	1.19%	1.16%	1.14%

DISTANCE FROM SITE (Miles)

Tamiami Trail (US 41)	1.5
Interstate 75	9.8
Punta Gorda Airport (PGD)	19.5
SWFL International Airport (RSW)	26.5



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