

# FLYER- CAPE HARBOUR, CAPE CORAL FL

CAPE HARBOUR – REMAINING 14.65 ACRES FOR SALE \$17,500,000



**Annette M. Barbaccia**  
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# FLYER CAPE HARBOUR 14.65 ACRES

**Location:** The Properties are located in southwest Cape Coral, one of the fastest growing cities in the state. A prime location for boaters due to its close proximity to surrounding coastal water ways, the Gulf of Mexico and barrier islands of Sanibel, Captiva, North Captiva, Pine Island and Boca Grande. The Cape Harbour community is within 5 minutes to the Caloosahatchee River and provides a deep-water marina for yachts, sail boats and larger vessels. The community also has a boat barn for storage. Freedom Boat Club provides boats for membership rentals at the Marina. The community includes a mix of low and high rise condominiums and centrally accessible amenities: club house, restaurants, entertainment, shops all within walking distance.



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**Introduction:** On behalf of the property owners, LDC Cape Harbour Holdings LLC., Miloff Aubuchon Realty Group Inc. is pleased to present for sale two of the remaining developable parcels in the META portion of Cape Harbour, a premiere waterfront gulf access community in southwest Cape Coral. The two parcels: 5703 Cape Harbour Drive (6.67 acres) and 5803 Overseas Way (7.98 acres), Cape Coral, FL 33914 are within this existing resort style mixed use community that offers an active lifestyle and features some of the best restaurants in southwest Florida. A boating community, it has been designed to provide easy walking access to entertainment, restaurants, shops, offices, its deepwater marina and boat barn. Owner has approved site plans, can be conveyed with the sale of the Property. Utilities in place. Public Water, Sewers & Irrigation.

**Offer Process:** Offers should be sent in a Letter of Intent format and include at a minimum: purchase price, earnest money, due diligence period, closing date and description and qualifications of the purchaser. Please direct all offers and questions to Annette Barbaccia, Commercial Manager, Miloff Aubuchon Realty Group Inc. (Broker) [abarbaccia@ambpl.com](mailto:abarbaccia@ambpl.com) (239) 850-8301 4707 SE 9<sup>th</sup> Place, Cape Coral, FL 33904. Additional information will be available to qualified buyers.

**Disclaimers & Conditions:** The information and content provided herein is correct to the best knowledge of the Seller and Broker, however it is not intended to be a substitute for the Buyer's due diligence efforts. Buyer acknowledges that information contained in the Offering Memorandum and process are confidential.



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**Development Rights:** The properties are within a pre-approved mixed-use community and may be developed in a variety of ways.

1. In accordance with the prior Planned Development (PDP) approvals which allow multi-family up to 20 dwelling units per acre and a range of commercial bulk and uses based on terms and conditions within the PDP. Up to 293 MF units can be realized. There are no height limits on the 5803 Overseas Way property, there is a six story height limit on the portion of the 5703 Cape Harbour Dr. property bordering El Dorado Pkwy. These approvals currently sunset on August 20, 2028.

2. As per the Marina Villas site plans as previously approved, which allow low rise multi-family condominiums, single story villas to two and three story townhomes.

3. In accordance with the existing Mixed Use (MX) Future Land Use District and the Commercial (C) District. The MX District allows both Commercial and Multi-family development. The Commercial District permits commercial. If a Developer is interested in doing mixed use under the MX district, they may either submit an MPD, Mixed Use Planned Development for consideration by the City as an amendment to the zoning to enable multi-family as well as commercial or rezone portions of the property accordingly.

The commercial uses permitted under these three options include: retail, restaurants, offices, assisted living, community facilities, and other uses as shown in the LDC use table.



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# FLYER CAPE HARBOUR 14.65 ACRES

5703 Cape Harbour Drive & 5803 Overseas Way Cape Coral FL 33914



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# FLYER CAPE HARBOUR 14.65 ACRES

5803 Overseas Way, Cape Coral FL 33914

**Parcel Size:** 7.977 Acres

Of which 1.14 Acres are land underwater - gulf access.

**Land Use:** Mixed Use MX

**Zoning:** Commerical C

**Prior PDPs:** Still in effect until August 20, 2028 which allow multi-family up to 20 du/acre (160 MF units) no height limit, and commercial  
Commercial uses include:

- Restaurants
- Retail
- Hotel
- Office
- Assisted Living, etc
- Prior Site Plan Approval for low rise multi-family infrastructure in place



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# FLYER CAPE HARBOUR 14.65 ACRES

5803 Overseas Way Cape Coral FL 33914



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# FLYER CAPE HARBOUR 14.65 ACRES

5803 Overseas Way Cape Coral FL 33914



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# FLYER CAPE HARBOUR 14.65 ACRES

5703 Cape Harbour Drive, Cape Coral FL 33914

**Parcel Size:** 6.67 Acres

**Building:** 3,168 SF

Sales Center Built 2001

**Land Use:** Mixed Use MX

**Zoning:** Commerical C

**Prior PDPs:** Still in effect until August 20, 2028 . Allows multi-family up to 20 du/acre, or 133 MF units.

Commercial uses include:

- Restaurants
- Retail & Office
- Hotel
- Assisted Living, etc

See LDC use table. Under PDP height limit 6 stories along El Dorado Pkwy

- Prior Site Plan Approval for low rise multi-family



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# FLYER CAPE HARBOUR 14.65 ACRES

5703 Cape Harbour Drive, Cape Coral FL 33914 – Sales Center

**Well Designed for Sales Center, Office, Future Restaurant, or Redevelopment**

**Sales Center:** 3,168 sf

- Kitchen
- Office
- Conference Room
- Open Area for Events
- Conference Room
- Display Room
- Patio Terrace with Fountain
- Bathrooms Mens & Women
- Storage Room
- Basement
- 60 parking spaces



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# FLYER CAPE HARBOUR 14.65 ACRES

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