

1.38 TO 2.53± ACRE COMMERCIAL CORNER SITES

400'-880'±FRONTAGEONSKYLINEBLVD&125'ONSW10TH ST



**COLDWELL BANKER
COMMERCIAL**

FOR SALE

902-938SKYLINEBOULEVARD, CAPE CORAL, FL 33991



PROPERTY	ADDRESS	LOTS	W (FT)	D (FT)	FRONTAGE (FT)	TOTAL (SFT)	TOTAL	PRICE	PRICE (\$/ACRE)	PRICE TOTAL
1	902,906, 910, 914, 918, Skyline Blvd	10	40	125	400	50,000	1.15	\$7.40	\$322,344	\$370,000
2	924,930,938 Skyline Blvd	12	40	125	480	60,000	1.38	\$8.40	\$365.904	\$504,000
TOTAL		22	40	125	880	110,000	2.53	\$ 7.95	\$346.104	\$874,000

PRICE: \$874,000 @\$7.95 PSF or \$346,104/Acre

SIZE: 2.35± Acres (110,000 SF) 125' x 880'

LOCATION: 1/2 ± miles south of Pine Island Road at NW corner of SW 10th Street C -

ZONING: Commercial (City of Cape Coral)

FUTURE LAND USE: CP - Commercial Professional

UTILITIES: Water & Sewer (Buyer to assume balance of assessments, approx. \$48,449)

This 2.53 ± acre commercial site offers 880' of prime frontage along Skyline Boulevard, with 23,000 AADT for maximum visibility. Zoned C (Commercial), this property is ideally suited for a variety of developments, including retail, medical, office, fuel/ EV station or mixed-use projects. Strategically located ½ mile south of Pine Island Road, this site offers excellent accessibility and convenience, with proximity to major businesses such as Farmer Joe's, Publix, Carrabba's, Bonefish Grill, USPS, self-storage facilities, fitness centers, gas stations, and multiple restaurants.

CONTACT

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HIGHLIGHTS

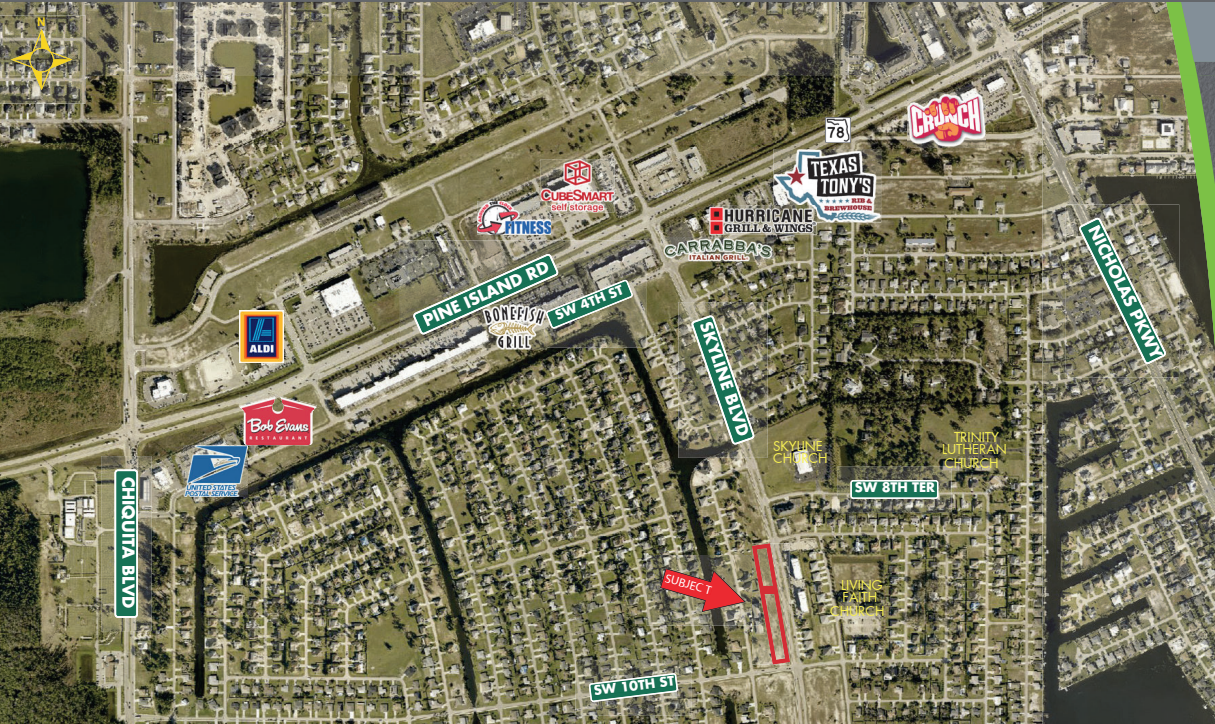
400'-880' frontage on Skyline Blvd, ½ mile south of Pine Island Rd

Zoned C (Commercial)

Near Publix, Farmer Joe's, USPS, and restaurants

Convenient access to major thoroughfares
Ideal for retail, office, or medical use

This assemblage of 22 lots or 8 parcels involves two ownerships.



LOT	ADDRESS	PID	Lots	Frontage/Lot	Frontage	Dept	SIZE	SIZE	PRICE	PRICE	PRICE
				FT	FT	FT	SFT	Acre	\$/SF	\$/A	Total
	902 Skyline Blvd	22-44-23-C2-04486.0110	2	40	80	125	10,000				
	906 Skyline Blvd	22-44-23-C2-04486.0130	2	40	80	125	10,000				
	910 Skyline Blvd	22-44-23-C2-04486.0150	2	40	80	125	10,000				
	914 Skyline Blvd	22-44-23-C2-04486.0170	2	40	80	125	10,000				
	918 Skyline Blvd	22-44-23-C2-04486.0190	2	40	80	125	10,000				
1	Total		10		400	125	50,000	1.15	\$7.40	\$322,344	\$370,000
	924 Skyline Blvd	22-44-23-C2-04486.0210	3	40	120	125	15,000				
	930 Skyline Blvd	22-44-23-C2-04486.0240	3	40	120	125	15,000				
	938 Skyline Blvd	22-44-23-C2-04486.0270	6	40	240	125	30,000				
2	Total		12		480	125	60,000	1.38	\$ 8.40	\$ 365,904.00	\$ 504,000
1 & 2	Grand Total		22		880	125	110,000	2.53	\$7.95	\$ 346,104	\$ 874,000

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,601	72,877	176,421
EST. HOUSEHOLDS	3,315	27,362	69,045
EST. MEDIAN HOUSEHOLD INCOME	\$75,795	\$77,808	\$78,072
TRAFFIC COUNTS (2024)	23,000 AADT		

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