



FOR SALE

255 Santa Barbara Boulevard North,
Cape Coral, Florida 33993

4.97 ACRES
AVAILABLE FOR
\$2,300,000

PRIME COMMERCIAL REAL ESTATE AVAILABLE



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The information contained herein is deemed reliable but obtained from other sources. Broker makes no guarantee the information is accurate and those who rely on this information shall do their own due diligence. The property owner reserves the right to withdraw or modify terms at any time.

TABLE OF CONTENTS

- 01** | **Executive Summary**
- 02** | **Local Area**
- 03** | **Property Description**
- 04** | **Aerial Photos**
- 05** | **Proposed Renderings and Plans**
- 06** | **Retail Map**
- 07** | **Broker Bio & Contact Information**

01 | EXECUTIVE SUMMARY AND OFFERING HIGHLIGHTS:

255 Santa Barbara Boulevard North is a 4.97 acre high-visibility development parcel in the heart of Cape Coral's primary commercial corridor. The site offers approximately 4.97 acres of contiguous land with CORR (Commercial Corridor) zoning, immediate access to Santa Barbara Boulevard and just north of Pine Island Road. There is a strong neighborhood demand for retail, medical, and residential products. This site qualifies to take advantage of the Live Local Act. This offering is presented to qualified developers and investors seeking the potential for a mixed-use project combining neighborhood retail, medical/office, and multifamily residential components that capitalize on Cape Coral's rapid population growth.

OFFERING HIGHLIGHTS:

- **Purchase Price:** \$2,300,000
- **Address:** 255 Santa Barbara Blvd N, Cape Coral, FL 33993
- **Site Area:** 4.97 acres (216,336 sq ft)
- **Zoning:** CORR (Commercial Corridor) — supports many high intense commercial uses and mixed-use concepts including a Live Local Act conversion to higher density residential.
- **Utilities:** Available at the site including fiber optics.
- **Seller's deliverables:** Seller has Phase one Environmental, GEOTech report, Alta survey, demographics report, proposed renderings and proposed site plan.
- **Strategic Location:** Commercial corridor; proximate to existing grocery and retail anchors, dealerships, schools, and residential neighborhoods.
- **Recommended Uses:** Mixed Use- Commercial (neighborhood retail, personal services, medical office) Mid-rise multifamily (market rate, affordable, senior, or memory)
- **Proposed Plans:** 6,719sf commercial and 66 residential units (51 one bed & 15 three bed)
- **Expansion:** Ability to be combined with neighboring parcels expanding to either 10.28, 14.28 or 19.58 acres.



02 | LOCAL AREA:



LEE COUNTY :

Lee County stands as one of Southwest Florida's most dynamic economic engines—an environment defined by rapid population growth, strong consumer demand, expanding infrastructure, and a pro-business climate designed to support investment, development, and long-term success. Lee County's population continues to expand at one of the fastest rates in Florida, fueling demand for housing, retail, healthcare, logistics, and professional services. Lee County offers a competitive foundation for business owners and developers seeking stability and growth. The county is widely recognized as one of the most desirable landscapes for business due to low taxes, an educated workforce, and favorable housing costs .



CAPE CORAL :

Cape Coral is among the fastest growing cities in Southwest Florida, with sustained population inflows, expanding healthcare and service sectors, and rising demand for both for-sale and rental housing. The trade area around Santa Barbara Boulevard demonstrates consistent retail spending and a need for neighborhood-scale services (grocery, pharmacy, medical, banking, restaurants). Multifamily demand is supported by workforce growth in healthcare, construction, and logistics, and by households seeking rental alternatives to single-family ownership.



03 | PROPERTY DESCRIPTION:



The property is a rectangular, developable parcel with frontage on Santa Barbara Boulevard North. Topography is flat, mostly cleared and typical of Southwest Florida coastal plain. The site benefits from 496 ft of strong visibility frontage on a primary north-south arterial Santa Barbara Blvd N that connects central Cape Coral to Pine Island Road and other regional corridors.

SURROUNDING AREA:

Immediately adjacent sites to the north and south may be acquired in conjunction to expand the site size to 10.28 or 19.58 acres. Surroundings include national big box and neighborhood retail plazas, restaurants, schools and residential subdivisions. The site sits within a trade area that includes both year-round residents and seasonal populations, creating stable daytime and evening demand with close proximity to schools and community services enhances the site's suitability for multifamily mix use.



04 | AERIAL PHOTOS:



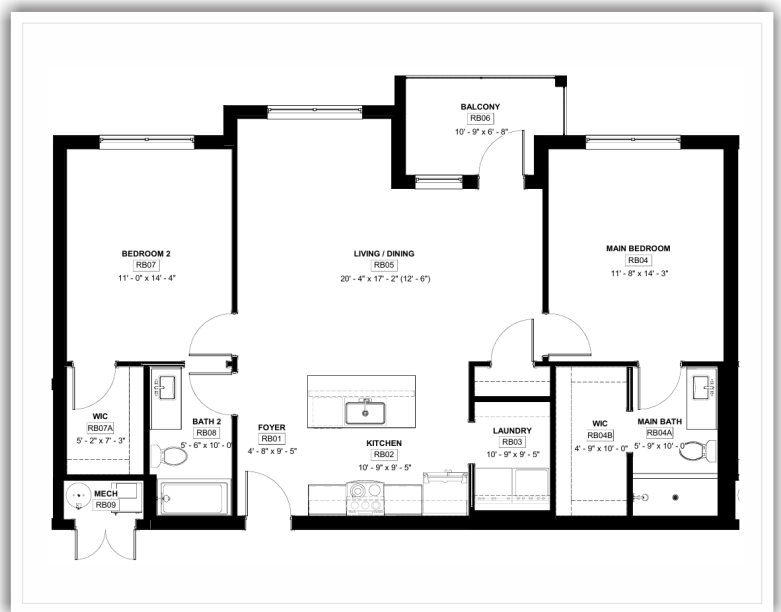
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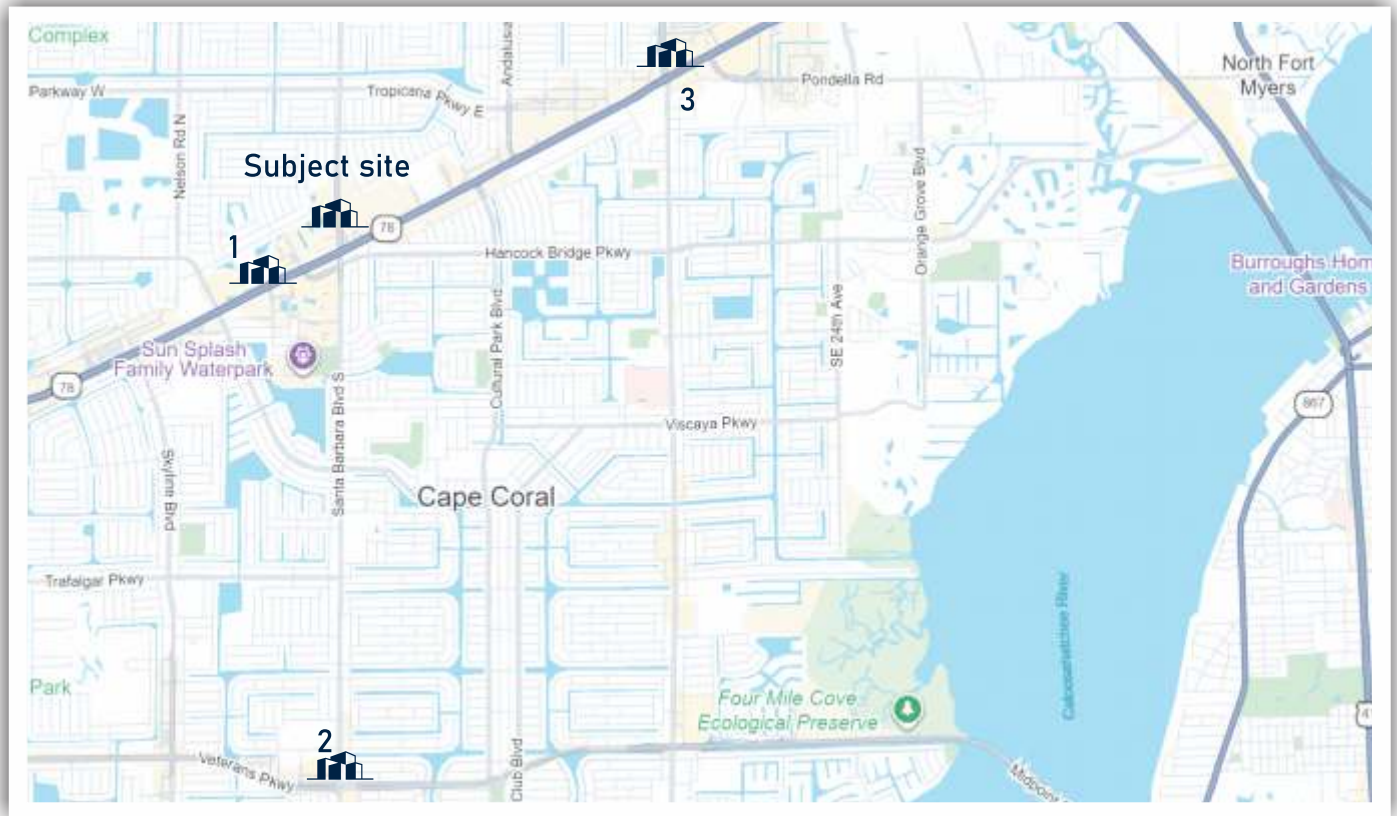
05 | PROPOSED RENDERINGS AND SITE PLANS:






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06 | RETAIL MAP:



-  1. Walmart, Publix, Sam's, KOHL'S, 7-Eleven, Culver's, McDonald's, ABC Spirits, Walgreens, Crunch Fitness, ACE Hardware, Dunkin Donuts, Aldi, Taco Bell, Wendy's, Chevrolet, Gator Mike's Fun Park, Kia, Cape Technical College
-  2. Publix, Walgreens, Target, Lowe's, Wawa, Home Depot, Cape Coral High School, Suncoast Credit Union
-  3. Walmart, Publix, Lowe's, BJ's Wholesale, Petsmart, Target, Burlington, Starbucks, Lee Health, Dunkin' Donuts, Wawa, Outback Steakhouse, CVS, Pei Wei, Chick-fil-A, Panara Bread, Chilis, Verizon, Nissan, Chrysler Dodge

07 | BROKER BIO & CONTACT INFORMATION

TODD SABIN

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3129 Atlantic Circle Naples, FL 34119



Todd Sabin is an expert in commercial real estate in SWFL. Through his 20+ years in commercial real estate, Sabin has developed a sound, in-depth knowledge of the Southwest Florida market, making him a leader in the industry. Sabin has successfully closed over 1,000 transactions worth more than \$300M and has been recognized numerous times as a Costar Power Broker and Top Brokerage Awards.

Sabin serves the community as Chairman of the Board for the Collier County Community Land Trust (CCCLT), a board member of The Housing Alliance (THA), is a 2008 Leadership Collier Class Alumni, and has been a member of the Naples Chamber of Commerce, CCIM Institute, ICSC, NABOR and Naples Ventures. He has previously served on the Collier County Economic Development Center Business Recruitment and Real Estate Advisory Board, NABOR Commercial Real Estate Committee, and Florida Commercial Broker Network.

Originally from Grand Blanc, Michigan, Todd earned a Business Management degree from Western Michigan University (WMU), with concentrations in finance, real estate, and psychology. He was a collegiate athlete leading the Broncos to the school's first ever Men's Soccer MAC Championship and NCAA Tournament.

Todd and his wife Marisa reside in Naples. While away from the office, Todd commits his time to coaching the Boys' Varsity Soccer Team at Community School of Naples (CSN) for the last 13 seasons and previously coached several Naples Club soccer teams from 2005-2011.