



120+ ACRES / 4 UNIQUE PARCELS FOR SALE

NORTH CAPE CORAL / LEE COUNTY
CAPE CORAL, FL 33993

RON MANN

COMMERCIAL ADVISOR
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APEX
CAPITAL REALTY

561 NE 79 ST, SUITE 420
MIAMI, FL 33138
305 570 2600

APEXCAPITALREALTY.COM

PROPERTY'S OVERVIEW



Strap #'s:

- 1. 14-43-23-00-00001.0000
- 2. 14-43-23-00-00001.0010
- 3. 22-43-23-C3-00005.0030
- 4. 22-43-23-C3-00005.0020

Total Land Size: 120 ± Acres

Zoning: Vacant - Residential

Sale Price: \$1,174,970



PROPERTY'S LEGAL DESCRIPTION

Apex Capital Realty is proud to exclusively present for sale Four unique land parcels located north of the intersection of Nelson Road North and Wilmington Parkway. This is your opportunity to purchase over 120 acres in the desirable Yucca Pens area in Lee County, Florida.

Two of the parcels have recently been annexed by the City of Cape Coral in advance of planned future development.

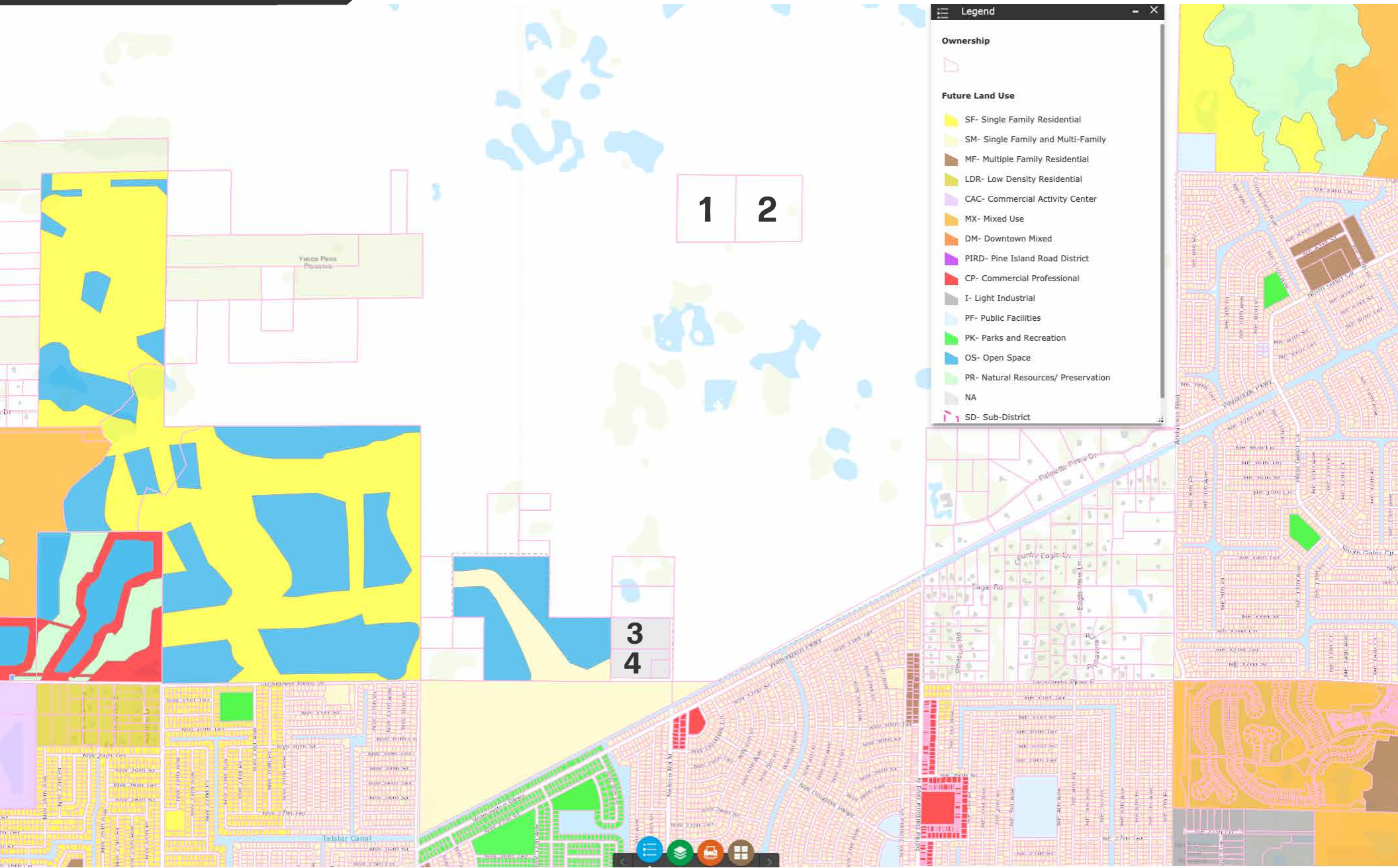
Drone footage is now available. Contact Ron Mann for link: 305-490-1404



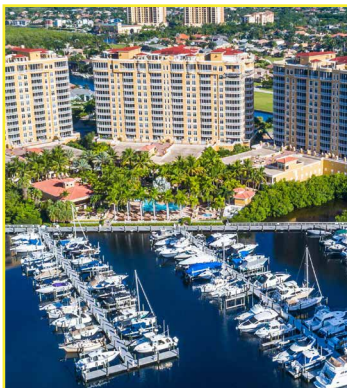
	Strap	Folio ID	Acres	Price/Acre	Total Price
1.	14-43-23-00-00001.0000	10026930	42.85	\$8,795	\$376,866
2.	14-43-23-00-00001.0010	10026931	45.55	\$8,795	\$400,612
3.	22-43-23-C3-00005.0020	10027968	17.99	\$12,410	\$223,256
4.	22-43-23-C3-00005.0030	10027969	14.04	\$12,410	\$174,236
TOTAL			120.43		\$1,174,970



FUTURE LAND USE



ABOUT CAPE CORAL



Renowned Gulf Coast beaches, verdant golf courses and family attractions like the popular Sun Splash Family Waterpark make Cape Coral an appealing destination for visitors.

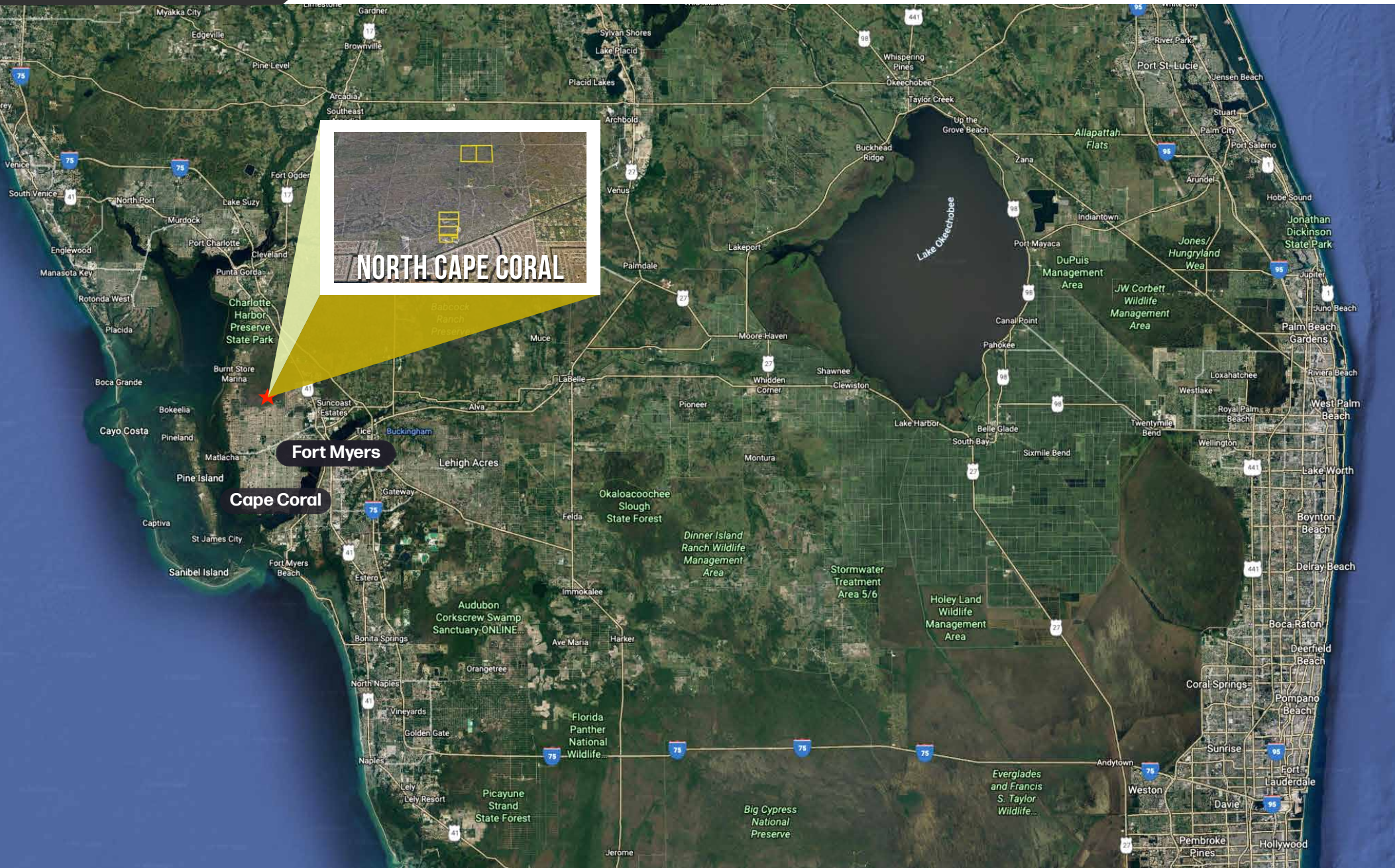
Located near Fort Myers and within sight of the glimmering Gulf of Mexico, Cape Coral is a vibrant and friendly community with all the beauty that you expect from Southwest Florida.

With more than 400 miles of canals, boating, fishing and water sports are a significant enhancement to the quality of life here in Cape Coral.

The golf courses, tennis courts, athletic parks and nature preserves are always a plus.



LOCATION MAP





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