



***Fantastic Development Opportunity  
Riverfront Gulf Access 3.11 Acre Site  
Downtown Cape Coral  
1811 Cape Coral Pkwy E., Cape Coral FL 33904  
\$5,600,000***



***Multi-Family & Commercial Uses Permitted***

- ***Max 125 du/acre (388 MF units)***
- ***Height 10 Stories or***
- ***4 FAR Commercial Bulk 541,886 SF***
- ***Hotels, Retail, Office, Restaurants & other commercial uses permitted***
- ***600' of Bulk Headed Frontage at Mandolin Canal Deep Water Access***
- ***500' Frontage Cape Coral Pkwy***
- ***44,800 Vehicles AADT***
- ***Downtown Mixed Land Use***
- ***South Cape Zoning***
- ***Sales Center 3,041 SF Included***
- ***Single Family Model Not Included***



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