



RARCO
INVESTMENT PROPERTIES

Developers • Brokers • Investment Consultants

Web Site: www.rarco.com • Email: rarco@msn.com

6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



5.38 Acres Commercial Site Trafalger West Of Skyline Cape Coral Florida

Trafalger Mid Cape



This site is zoned Commercial C in the City of Cape Coral. Permitted uses range from Assisted Living Facilities, Banks, Drug Stores, Food Stores, Lawn and Garden, Hotel, Motel, Night Clubs, Gas Stations with a special exception and over 100 more possible uses. Full utilities and great access.



Information Last Updated 07/26/2022

The information herein is believed to be true and correct but is not warranted by the Broker.
This offering is subject to prior sale, price change or withdrawal without notice.



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Trafalger Mid Cape Project Information

Name: TRAF, LLC

Phone: 239-939-0033

Address: 1018 SW 15th Terrace

Address:

City: Cape Coral

State: FL

ZIP: 33991

Comments:

Dist. to Hydrant: At Site

Sanitary Sewer: Yes

Line Size: 8"

Capacity: Yes

Gravity: Yes

Franchise Dist.: Cape Coral Utilities

Power Company: FP&L

Fire District: Cape Coral

PROPERTY DESCRIPTION:

Legal: Cape Coral Unit 63 Block 4430 PB 21 Pg 64,
lots 1 thru 42+ Vacated Aley

Legal:

Size in Acres: 5.38

Size in Sq. Ft.:

Frontage: 872

Average Depth: 270

Natural Elevation:

Finish Floor El:

Flood Zone:

Map Number:

PRIMARY ACCESS:

Primary Access: Trafalger Parkway

Number of Lanes: 4

Right of Way: 100'

Road Ownership: Cape Coral

Class: Collector

Service Level: C

Traffic Count:

SECONDARY ACCESS:

Secondary Access: SW 15 Terr

Number of Lanes: 2

Right of Way: 60

Road Ownership: Cape Coral

Class:

Service Level: A

Traffic Count:

Dist. to Median: None

Signalized: No

Dist. to Inter.: Skyline 1300'

LAND USE INFORMATION:

Zoning: C

Ordinance #:

Prelim. Dev. Ord.:

Expir. Date:

Final Dev. Ord.: No

Expir. Date:

Land Use Category: CP Commercial Professional

LISTING DATA:

Offering Price: \$705,000

Price Per Acre:

Price Per Square Foot: \$3.00

Terms: Cash

TAX INFORMATION:

STRAP Number: 22-44-23-C3-04430.0010

ID Number: 10077607

Current Yr. Taxes: \$3,900

Spcl. Assessments: Water

Spec. Assessments: Sewer

YOUR PERSONAL NOTES:

UTILITIES:

Water: Yes

Line Size: 20"

Capacity: Yes

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