



FOR SALE

# 1712 NW 1st Ave

Cape Coral, FL 33993

\*PROPERTY LINES APPROXIMATE

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

**Jesse Spencer**

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**Jerad Graham**

305.874.0835

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Cape Coral, FL 33993

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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ADVISOR BIOS	12	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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# 1

## PROPERTY INFORMATION

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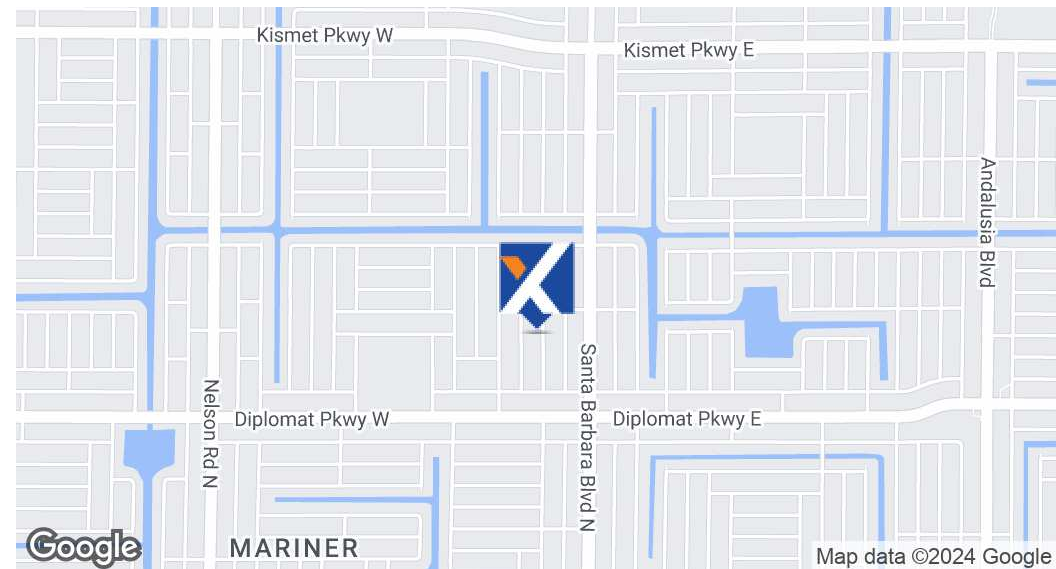
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# FOR SALE | Executive Summary

Cape Coral, FL 33993



## OFFERING SUMMARY

Sale Price:	\$50,000
Zoning:	CP- Commercial Professional
Market:	Southwest Florida
Submarket:	Cape Coral

## PROPERTY OVERVIEW

Introducing a prime investment opportunity at 1712 NW 1st Ave, Cape Coral, FL, 33993. This strategically located property boasts CP zoning, ideal for Commercial Professional usage, making it a perfect fit for a savvy investor. The Southwest Florida area adds to its allure, positioning it in a region of promising growth potential. With its coveted zoning and sought-after location, this property presents a compelling opportunity for those seeking a strategic investment in the thriving commercial real estate market.

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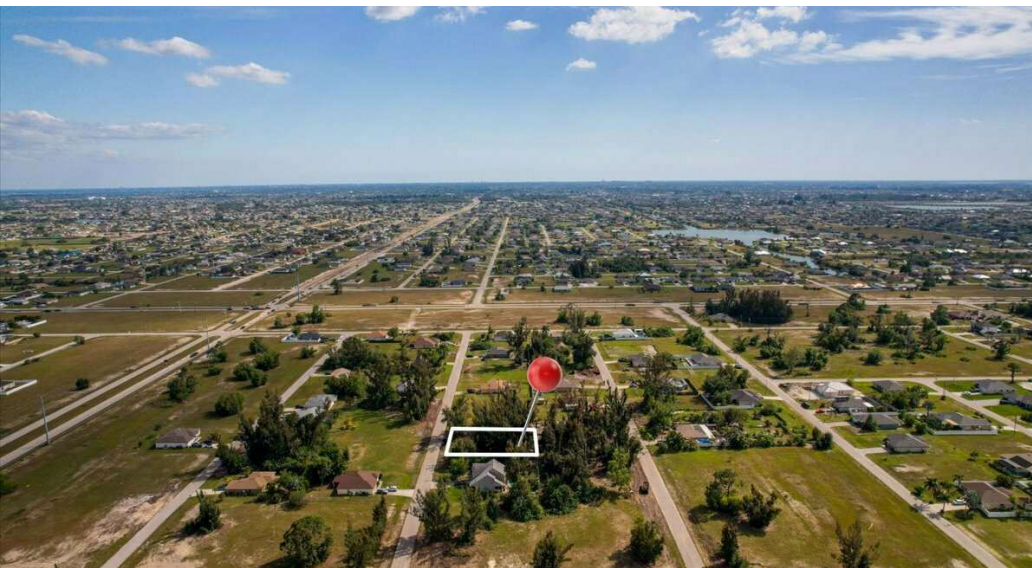
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# FOR SALE | Additional Photos

Cape Coral, FL 33993



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# 2

## LOCATION INFORMATION

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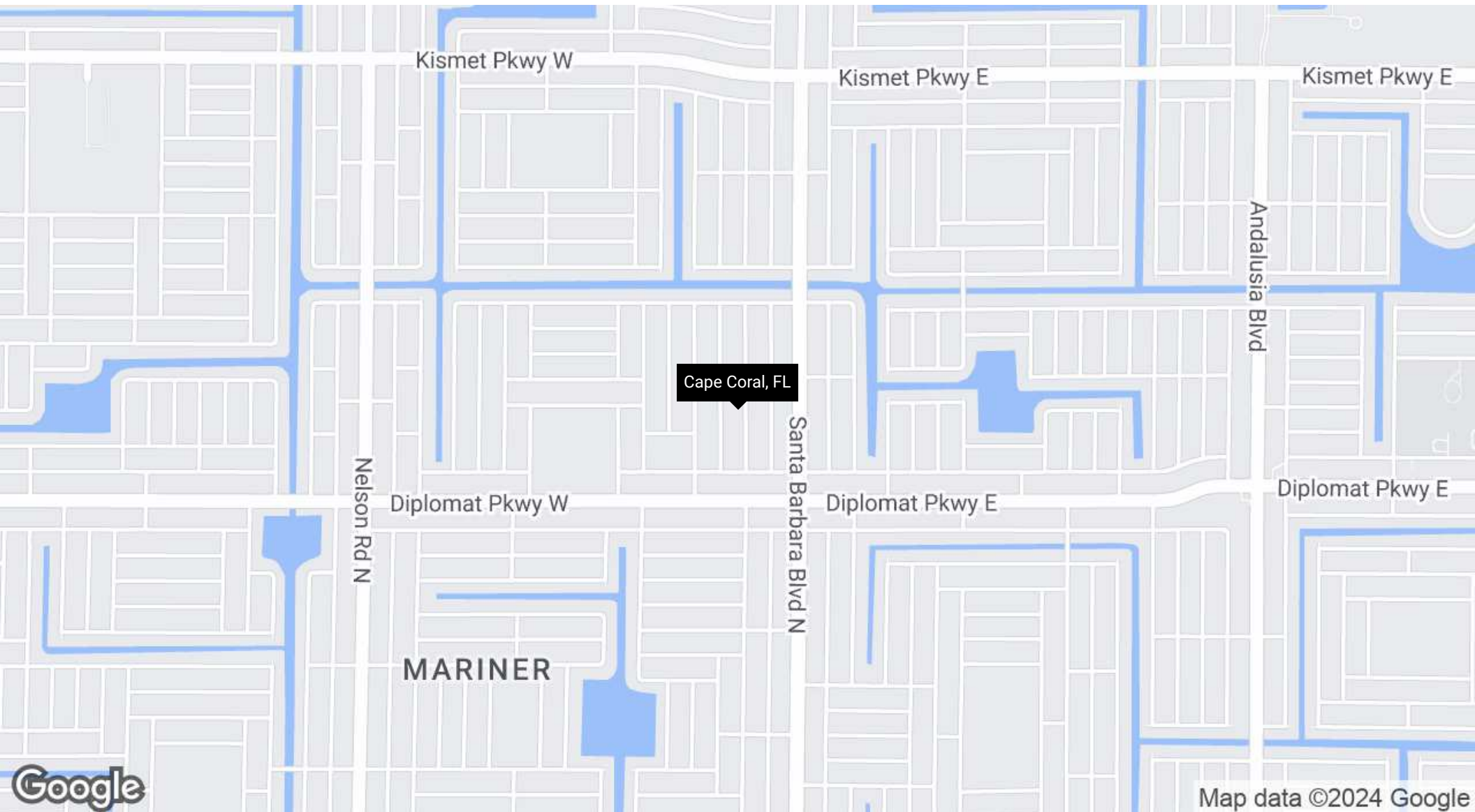
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# FOR SALE | Regional Map

Cape Coral, FL 33993



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# FOR SALE | Location Map

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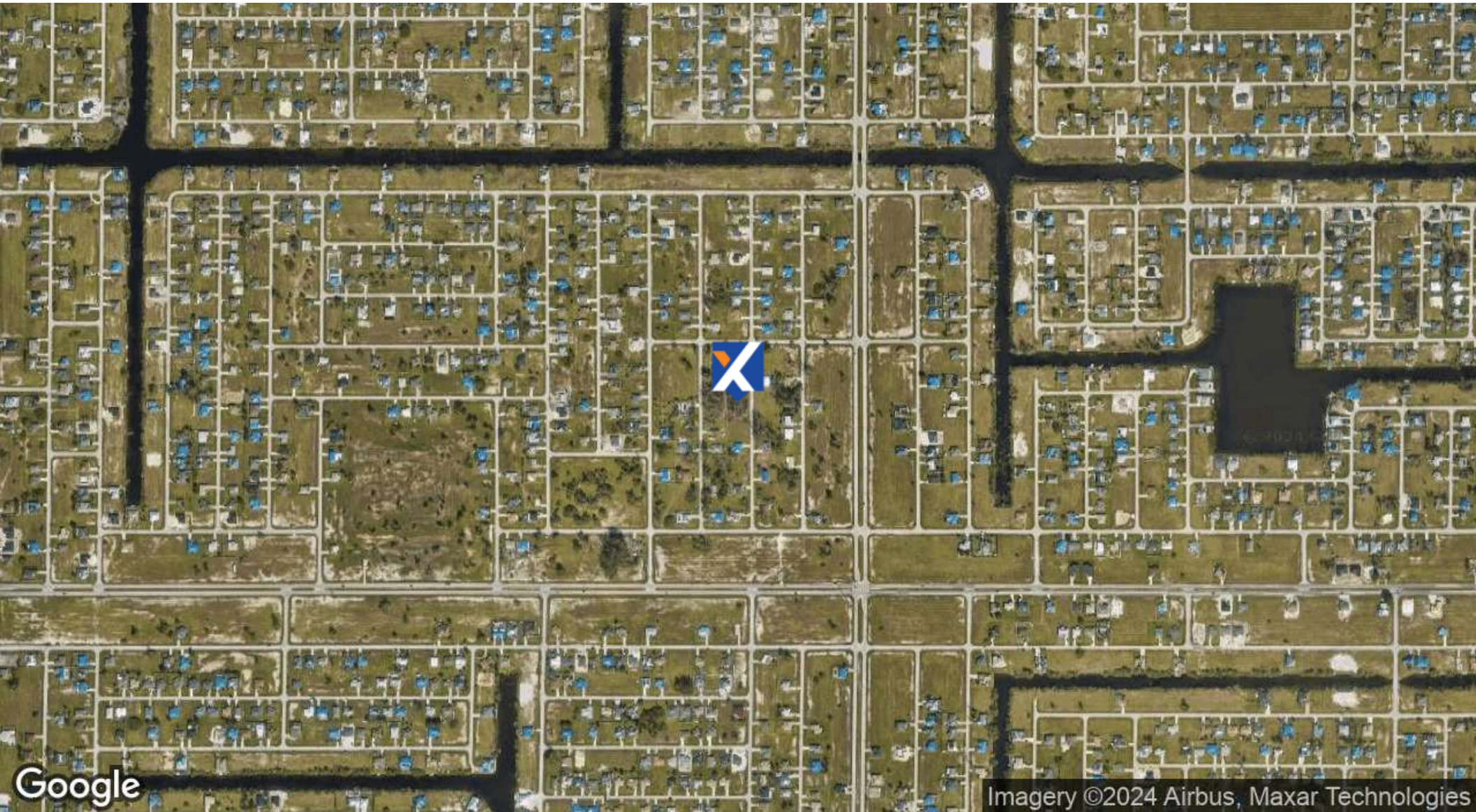
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# FOR SALE | Aerial Map

Cape Coral, FL 33993



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# 3

## DEMOGRAPHICS

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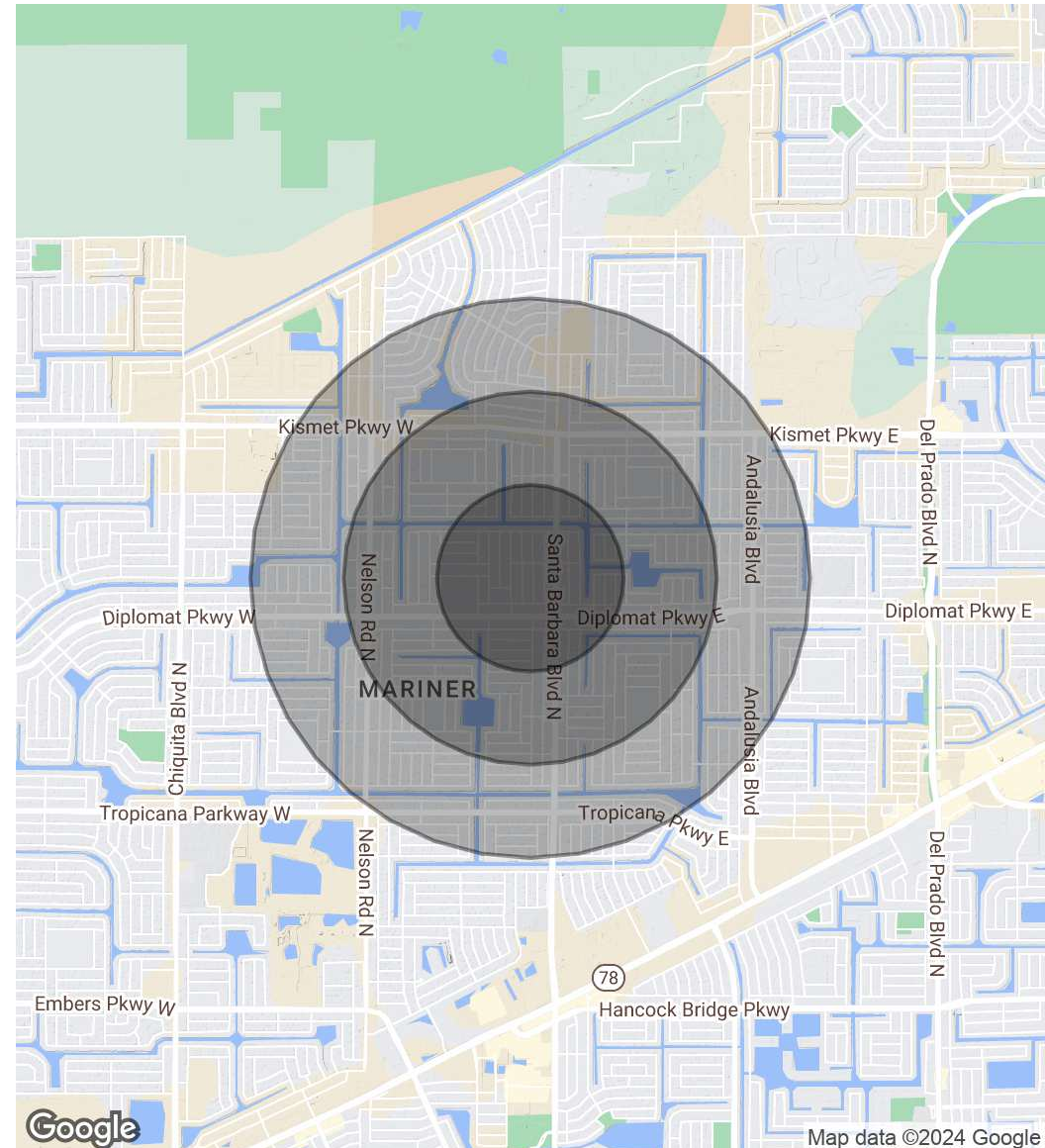
# FOR SALE | Demographics Map & Report

Cape Coral, FL 33993

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,644	6,809	14,267
Average Age	36.8	36.4	35.9
Average Age (Male)	36.2	35.4	35.3
Average Age (Female)	39.3	39.1	38.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	536	2,237	4,569
# of Persons per HH	3.1	3.0	3.1
Average HH Income	\$76,282	\$74,004	\$73,886
Average House Value	\$230,516	\$232,871	\$230,322

2020 American Community Survey (ACS)



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# 4

## ADVISOR BIOS

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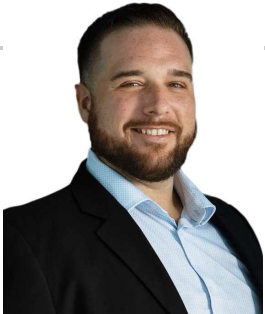
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# FOR SALE | Advisor Bio 1

Cape Coral, FL 33993



## JESSE SPENCER

Commercial Broker Associate

jesse.spencer@expcommercial.com

Direct: 855.452.0263 x247 | Cell: 239.788.7820

FL #BK3384974

## PROFESSIONAL BACKGROUND

Jesse is a seasoned professional with a diverse background in the real estate industry, specializing in land acquisitions, retail, and industrial leasing. Currently, he is actively engaged in land development acquisitions, demonstrating his expertise in identifying and securing valuable properties for development purposes. Recognizing the importance of continuous learning and professional development, Jesse has proactively pursued educational opportunities to enhance his expertise in commercial real estate. He has completed several courses on his path to earning the esteemed CCIM designation, further solidifying his knowledge and proficiency in the field.

## EDUCATION

CCIM 101, CCIM 102, CCIM 104, CCIM Negotiations

## MEMBERSHIPS

CCIM Member

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# FOR SALE | Advisor Bio 2

Cape Coral, FL 33993



**JERAD GRAHAM**

Commercial Advisor

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Direct: 305.874.0835

FL #SL3474730

## PROFESSIONAL BACKGROUND

Jerad's experience includes land acquisitions, retail and office leasing, negotiation of management agreements, entitlements, permitting, raising capital, recapitalization, and disposition of assets. Prior to joining EXP Commercial Jerad worked at Nolan Reynolds International as the Director of Development. He was responsible for everything from development feasibility analysis to recapitalization upon completion for more than 700 multifamily units, 150,000 SF of retail, and 400 hotel rooms. He brings this deep understanding of what's required of owners and investors to his role as an agent at EXP Commercial.

## EDUCATION

B.A. from Vanguard University of Southern California

J.D. from the University of Tulsa College of Law

M.B.A. from the University of Miami

## MEMBERSHIPS

California Lawyers Association: Real Property Law Section

Urban Land Institute

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