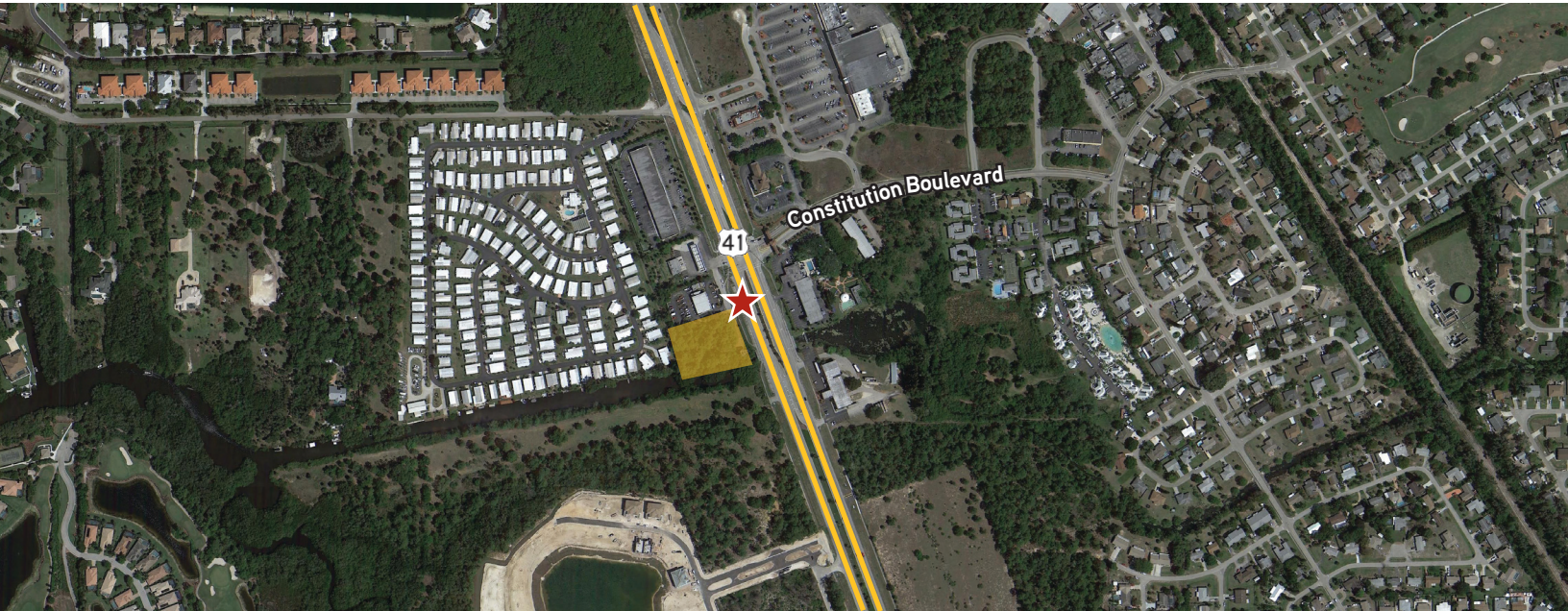


# FOR SALE Fort Myers, FL Vacant Parcel | US 41 Frontage



Southwest Florida

18100 S TAMiami TRAIL, FORT MYERS, FL 33908



## Property Details

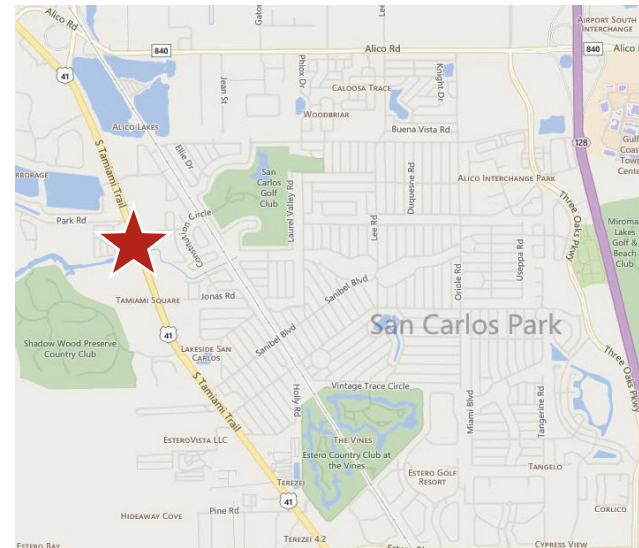
- **Size:** 70,721 SF | 1.62 Acres | approximately 260' of frontage
- **Utilities:** Lee County Utilities - water & sewer
- **Access:** Existing frontage road stubbed to the site, providing signalized access
- **Zoning:** C-1A
- **Future Land Use:** Urban Community
- **Location:** This site is located directly opposite the intersection of Constitution Boulevard and has many prominent neighbors; Creekside Preserve is adjacent to the south, Publix and the new Wal-Mart are just south.

*This site is bordered by Mullock Creek along the southern boundary and presumably has access to Estero Bay. There is a FEMA floodway designation on the southerly boundary.*

**Asking Price: \$975,000 | \$13.79/SF**

Situated between Alico and Corkscrew Roads, this location is nearby but not impacted by the Estero Planning Council.

*There is a billboard lease in place that generates \$1,000 / month in revenue.*

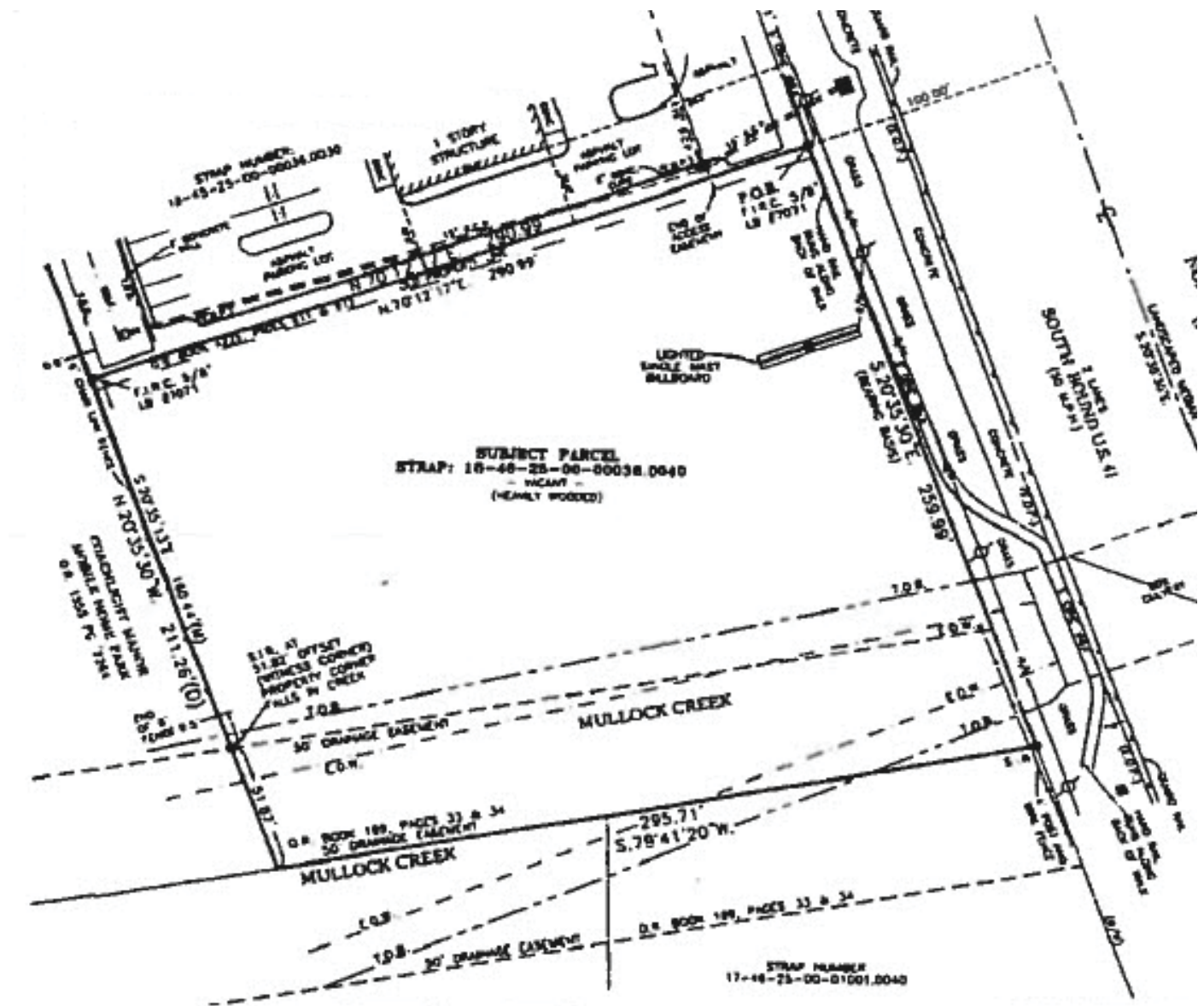


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## 18100 S Tamiami Trail | Survey



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