

FOR SALE

Brightwater Community
(Proposed 1,300 Homes)

41.65± AC

North Fort Myers, FL

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Tucker's Grade Development
(Proposed 2,400 Homes)

Babcock Ranch
(Proposed 19,000 Homes)

Bayshore Road
Industrial Park

Seminole Campground

Bayshore Road

Pioneer Village
R.V. Resort

SITE

INTERSTATE
75

EXIT 143



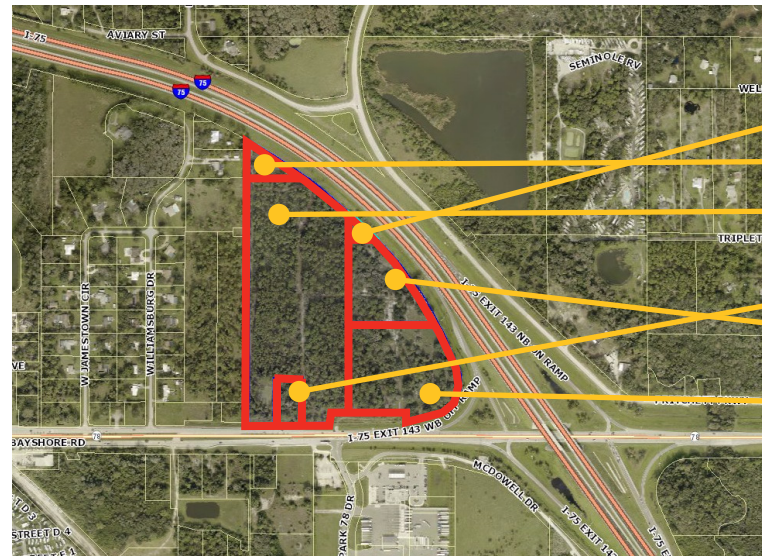
78

Nalle Rd

PROPERTY OVERVIEW

The subject property consists of six parcels of vacant land in North Fort Myers (unincorporated Lee County) and totals approximately 41.6 acres. It is situated at the Northwest quadrant of Interstate I-75 (mile marker 143) and Bayshore Road (CR 78). The property has approximately 1,387 feet of frontage on the interstate, 1,104 feet of frontage on the southbound exit ramp and 1,207 feet of frontage on Bayshore Road. The intersection is the first north of Fort Myers and is undeveloped with the exception of a Love's Travel Stop on the southwest quadrant which opened in 2014. The location is ideally situated to serve a multi-county area from Manatee to Collier.

The existing zoning is Commercial Planned Development (CPD) and the future land use is General Interchange for the majority of the property with a portion being Suburban. Lee County Resolution Number Z-10-032, November 14, 2010, approved up to a maximum of 260,000 square feet of commercial use and a 180 unit hotel.



KEY HIGHLIGHTS

Land Area:	41.65 AC
Zoning:	CPD- Community Planned Development
STRAP:	21-43-25-00-00003.0020 21-43-25-00-00004.0000 21-43-25-00-00005.0000 21-43-25-00-00006.0040 21-43-25-00-00006.0060 21-43-25-00-00006.006A
Future Land Use:	General Interchange & Suburban
Resolution #:	Z-10-032 approved up to maximum of 260,000 SF of commercial use and a 180 unit hotel
Daily Traffic Counts:	Bayshore Road 24,000 cars I-75 North: 42,000 cars I-75 South: 57,500 cars

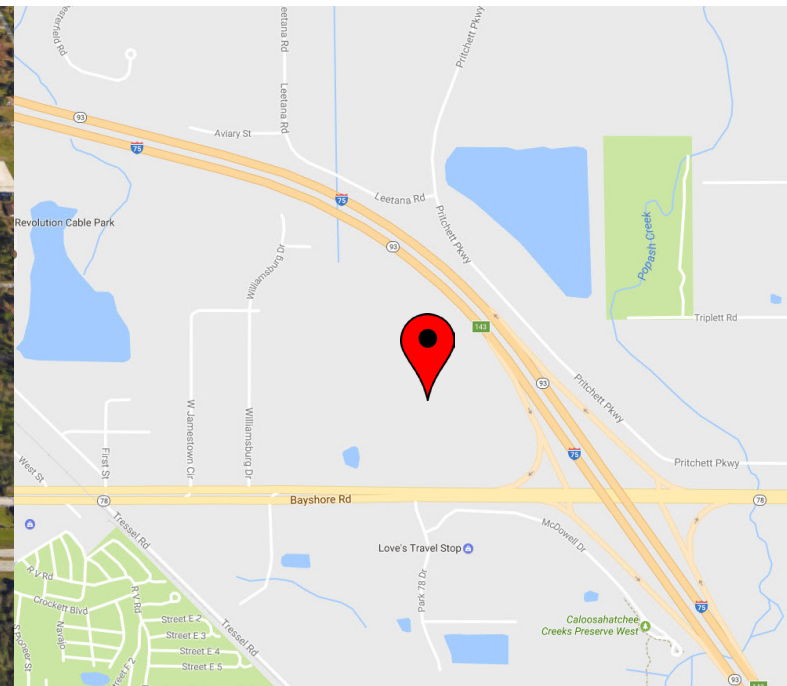
DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
TOTAL AVERAGE POPULATION			
2016 Population	583	15,694	55,697
MEDIAN AGE			
2016 Median Age	55.4	48.4	46.4
HOUSEHOLD			
2016 Households	276	6,234	22,410
OWNER OCCUPIED HOUSING UNITS			
2016 Owner Occupied	250	4,738	15,108
HOUSEHOLD INCOME			
2016 Median Income	\$68,568	\$44,109	\$37,417
2016 Average Income	\$77,756	\$60,872	\$51,945
FAMILIES			
2016 Average	195	4,119	14,021

STRENGTHS

- Adjacent to I-75
- 1,387 feet of frontage on I-75
- Interstate traffic counts
- Excellent size for major development
- Major Employers: Raymond Building Supply, Lynx Services, Lee County Electric Coop, Goodwill Industries & Medical Staffing Network
- 1,300 proposed residential development "Brightwater" in close proximity
- Proposed 2,400 residential units at next exit North (#158 Tuckers Grade)

ASKING: \$5,495,000





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