

RESIDENTIAL DEVELOPMENT OPPORTUNITY

SUBJECT

PARK ROAD

41

SAN CARLOS
MARKETPLACE

MULLOCK CREEK MARINA

SHADOW WOOD
PRESERVE

FOR SALE

17.49± Acres
Fort Myers, Florida

JIM GARINGER, CCIM, SIOR
239 985 8072
jim.garinger@colliers.com

FRED KOLB, MBA, CCIM
239 985 8081
fred.kolb@colliers.com

ANDREW GREEN
239 985 8073
andrew.green@colliers.com

Key Features/Highlights

- › Great residential development opportunity in rapidly growing submarket!
- › Previous Development Order for 42 single-family homes
- › Engineering retained to reapply for development order

Property Information

Parcel ID:	18-46-25-00-00018.0000
Site Area:	17.49± Acres
Location:	South of Alico Road, West of US 41, in Fort Myers, Florida
Utilities:	Public water and sewer available
Previous Lee County Development Order:	DOS2006-00032

Price: \$3,950,000 at \$5.18/SF



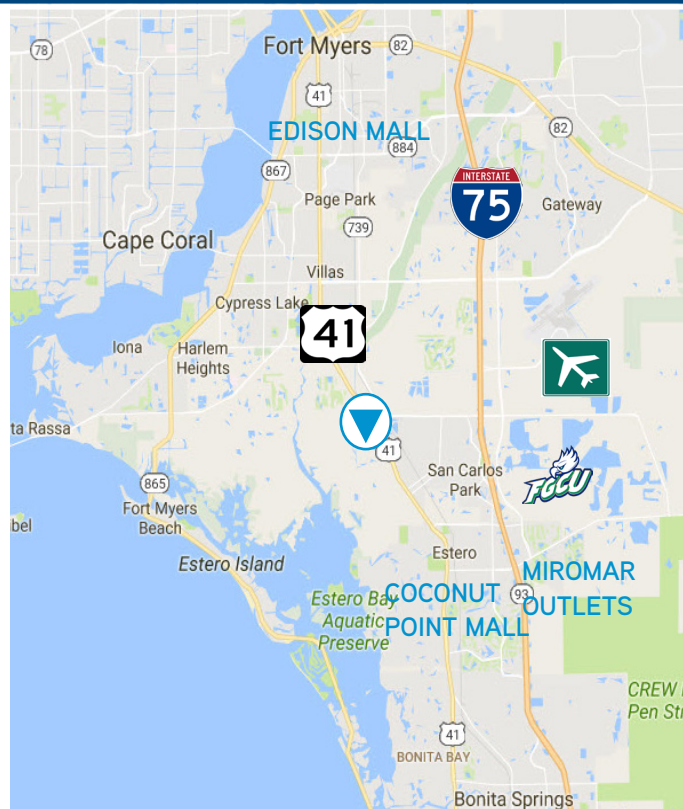
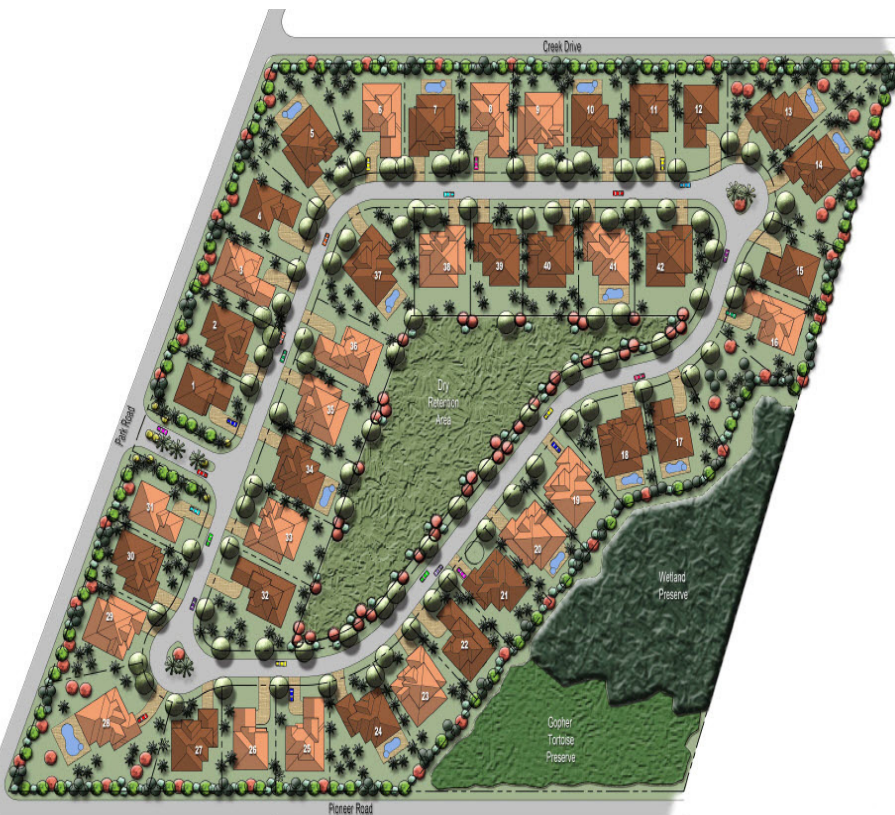
Demographics

2016 Summary	1-Mile	3-Mile	5-Mile
Total Population	3,938	30,413	79,910
Households	1,937	12,984	35,493
Avg. Household Income	\$84,595	\$81,656	\$82,592
Median Age	56.6	48.6	52.1

Projected

2021 Summary	1-Mile	3-Mile	5-Mile
Total Population	4,394	33,122	87,148
Households	2,161	14,156	38,706
Avg. Household Income	\$95,732	\$90,466	\$92,232
Median Age	59.5	50.6	54.1

Preliminary Site Plan



Contact Us

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COLLIERS INTERNATIONAL
13241 University Drive, Suite #101
Fort Myers, Florida 33907
239 418 0300
www.colliers.com