

# FRESHMAN & DANIELS

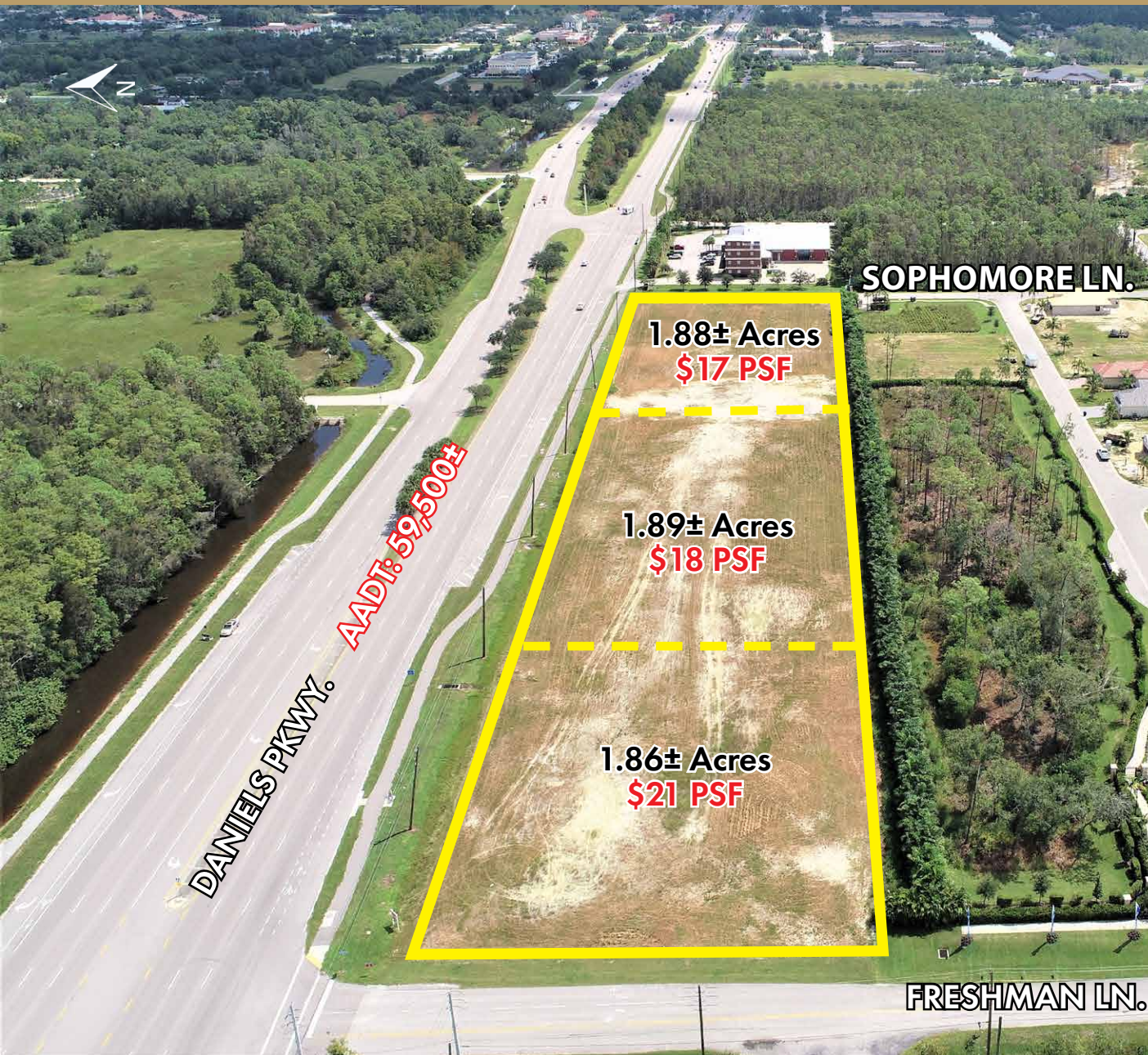
5.63± ACRE COMMERCIAL PROPERTY | FORT MYERS, FL



SOPHOMORE LN.

FRESHMAN LN.

DANIELS PKWY. AADT: 59,500 ±



## OFFERING SUMMARY

- Size:** 5.63± Acres
- Zoning:** MPD
- Utilities:** Water, sewer, electric available to site
- Permits:** SWFWMD, ERP
- Parcel ID:** 21-45-25-02-00000.0100  
21-45-25-02-00000.009A  
21-45-25-02-00000.018A
- Price:** **Bulk - 5.63± Acres**  
\$4,291,749 | \$17.50 PSF
- Lot 1 (Corner) - 1.86± Acres**  
\$1,701,453 | \$21 PSF
- Lot 2 (Middle) - 1.89± Acres**  
\$1,481,911 | \$18 PSF
- Lot 3 (E. End) - 1.88± Acres**  
\$1,392,179 | \$17 PSF

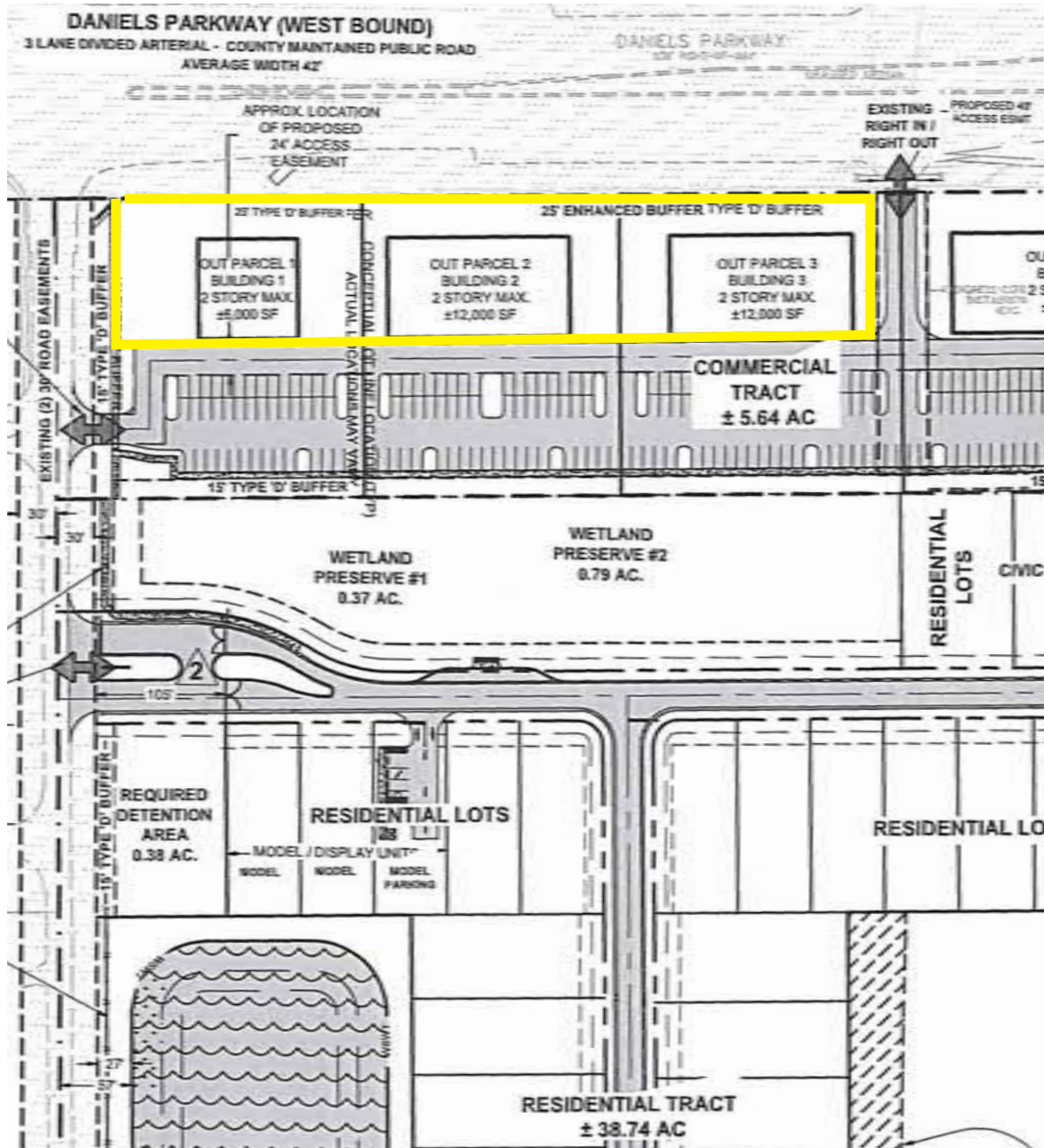
### PLEASE DIRECT ALL OFFERS TO:

Justin Thibaut, CCIM  
jthibaut@lsicompanies.com | 239-489-4066

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

# MASTER CONCEPT PLAN



## APPROVED BUILDING SIZE

- Up to 50,000 SF of commercial floor area
- Up to 29,500 SF of retail use

## COMMERCIAL APPROVED USES

- Administrative Office
- Banks and Financial Establishments
- Cleaning and Maintenance Services
- Convenience Food and Beverage Store
- Drugstore/Pharmacy
- Healthcare Facilities
- Insurance Companies
- Laundry and Dry Cleaning
- Medical Offices
- Printing and Publishing
- Real Estate Sales Office
- Rental and Leasing Establishments
- Restaurant, Fast Food
- Self-Service Fuel Pumps

*\* A full list of acceptable uses is available upon request*

# SITE AERIAL

## NEARBY ATTRACTIONS

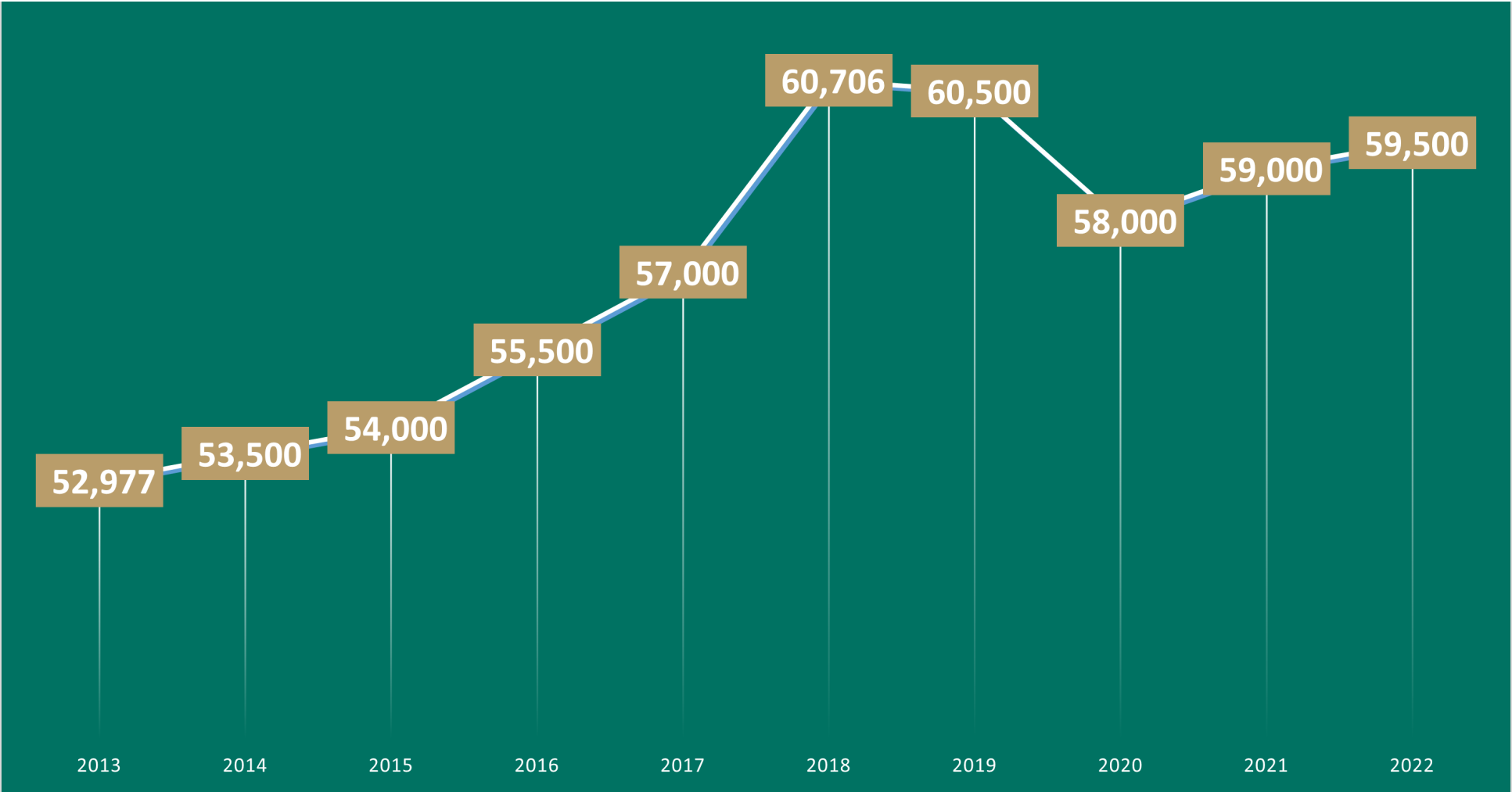
- 1.5± miles from I-75
- 1.5± miles from Daniels Marketplace/Whole Foods
- 2.0± miles from Gulf Coast Medical Center
- 2.0± miles from Hammond Stadium
- 3.2± miles from US41

## PROPERTY DETAILS

- Partially filled property
- Direct access off Daniels Pkwy. and Freshman Ln.
- 1,000± ft of Daniels Pkwy. frontage
- Daily traffic counts of 59,500
- Property fronts Neal Communities' "Daniels Place" which is planned for 85 single family homes



## DANIELS PARKWAY



# NEARBY COMPARABLES



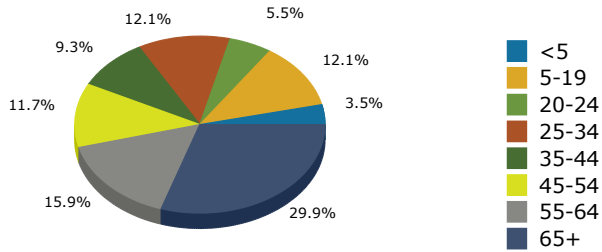
Location	8981 / 8991 Cody Lee Rd.	13501 / 13521 Powers Ct.	8870-8891 De laSalle Academy Way	13521 / 13600 Goldenwood Dr.	NE Corner Daniels Pkwy./ Treeline
	1	2	3	4	5
List Price	\$2,073,456	\$6,742,652	\$4,990,000	\$7,000,000	\$4,000,000
Acreage	1.7	6.73	5.0	7.38	3.9
\$ PSF	\$28.00	\$23.00	\$22.91	\$21.77	\$23.55
Zoning	CPD	CPD	CS-1	CPD	CG
Notes:	No direct access from Daniels Pkwy.	No Daniels Pkwy. frontage	Requires redevelopment & no Daniels Pkwy. frontage	No Daniels Pkwy. frontage	Uncleared or filled

# RETAIL MAP

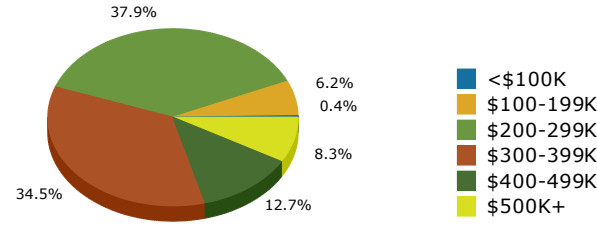


# GRAPHIC PROFILE – 10 MIN. RADIUS

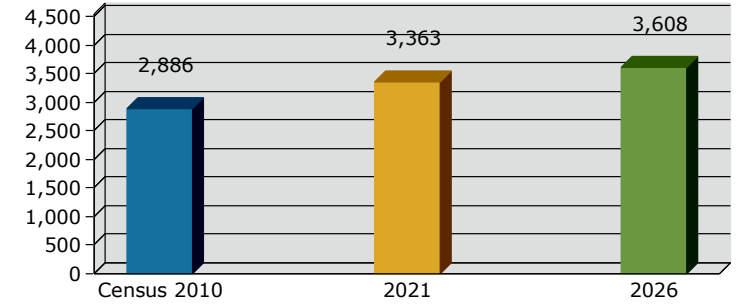
2021 Population by Age



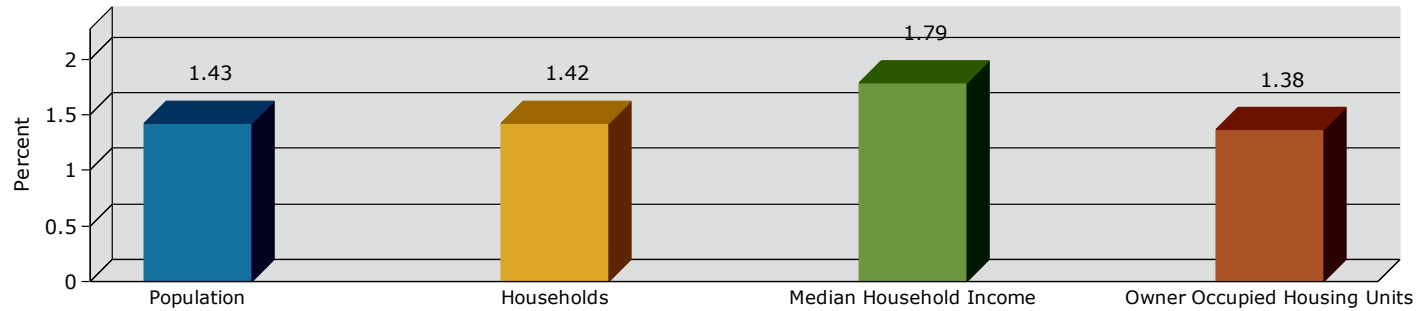
2021 Home Value



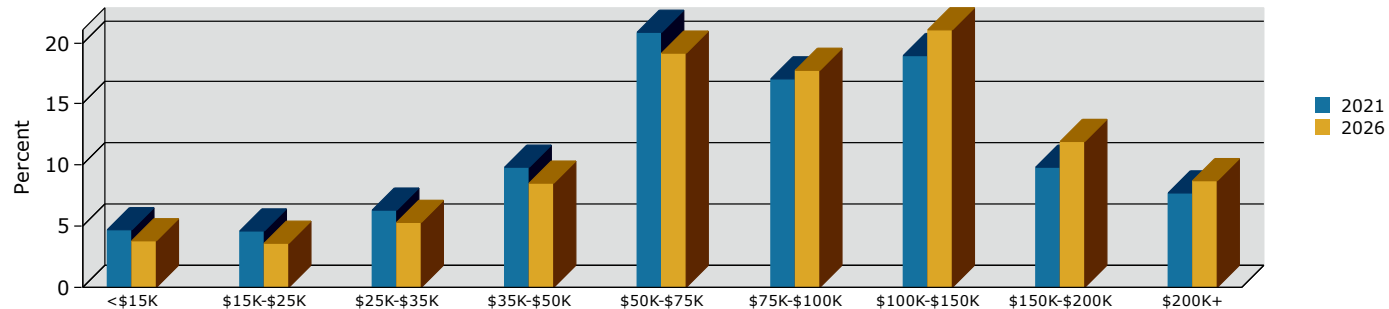
Households



2021-2026 Annual Growth Rate

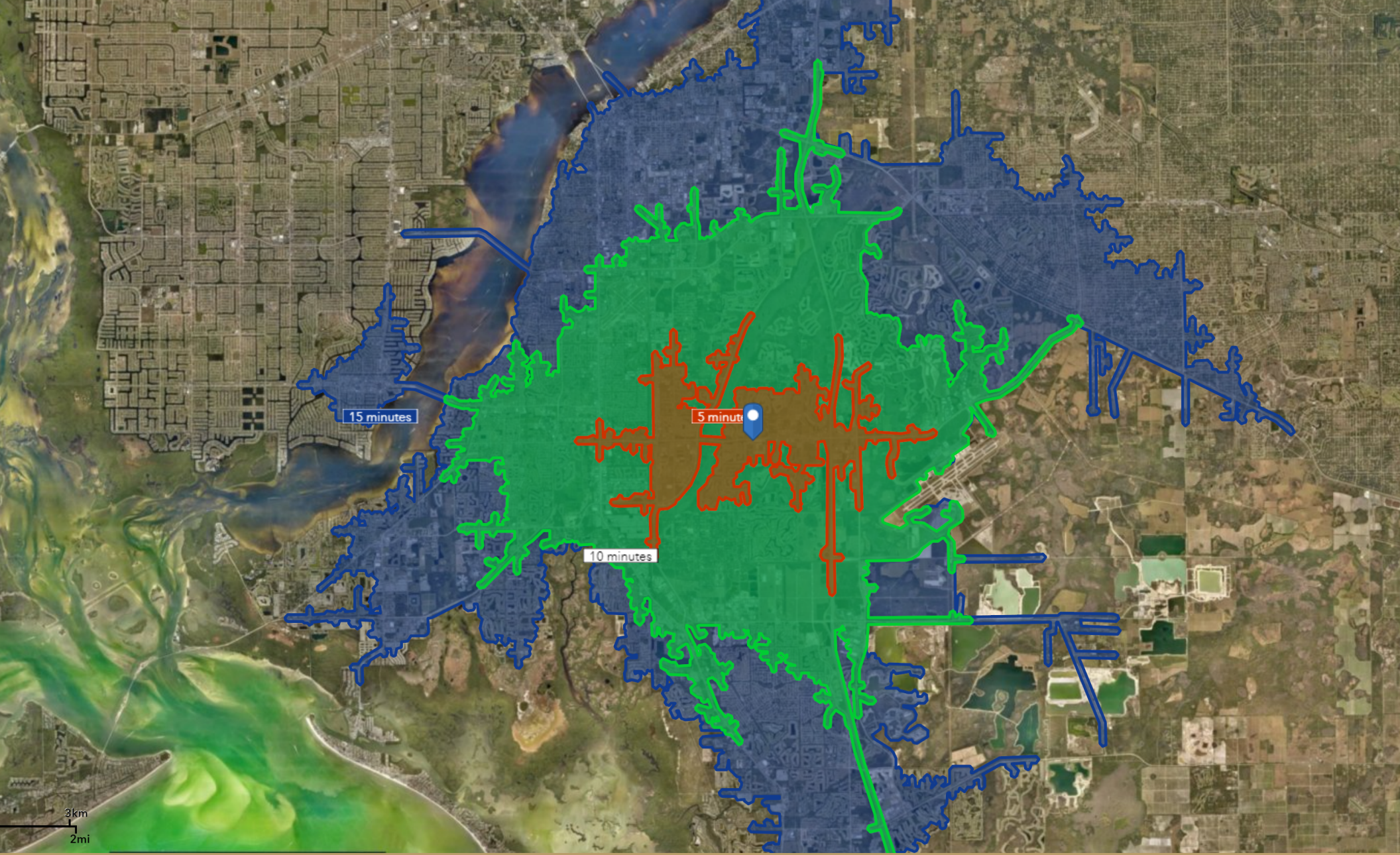


Household Income

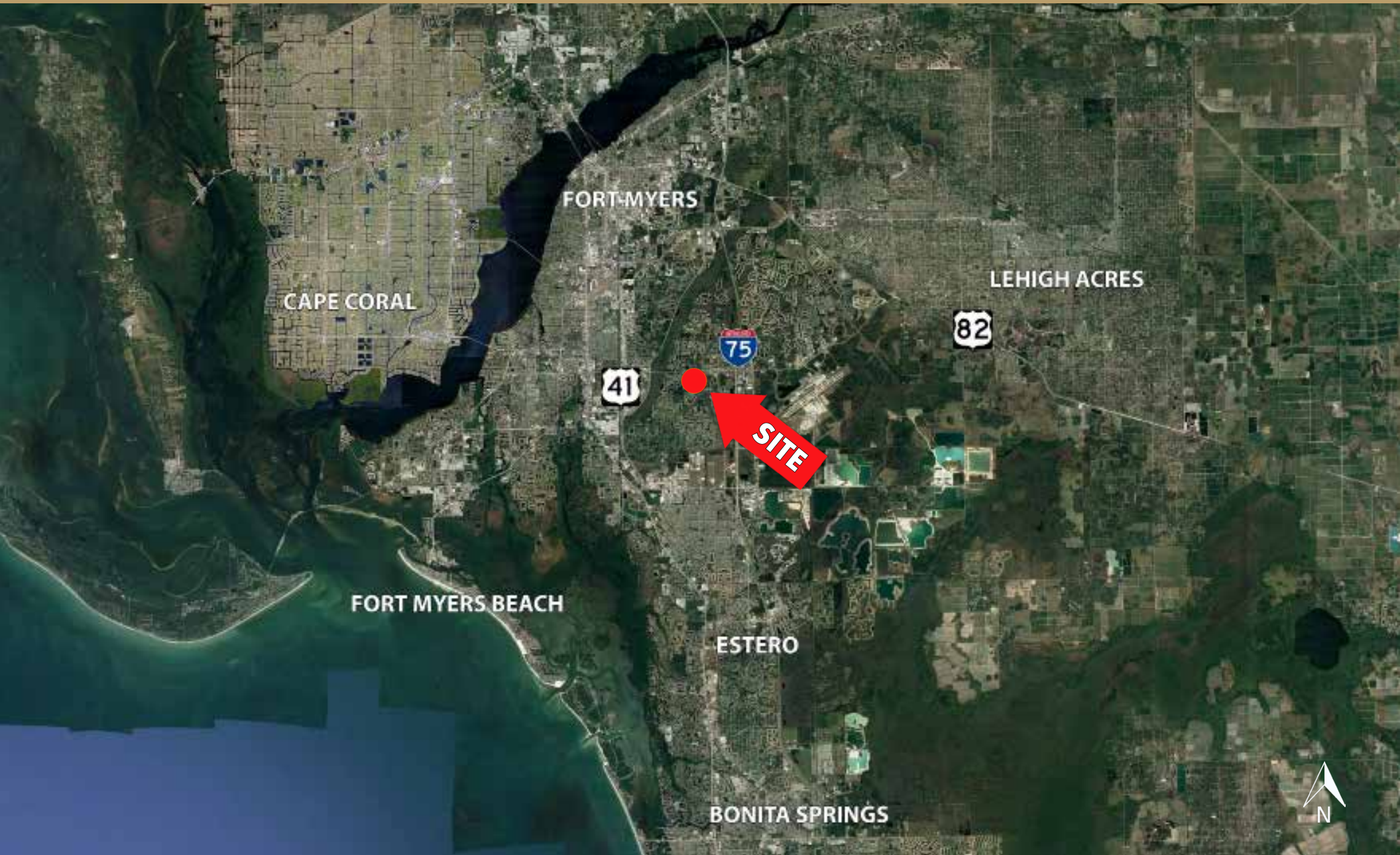




# DRIVE TIME MAP



# LOCATION MAP





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