

PAD-READY SITES FOR SALE

FINISHED COMMERCIAL LOTS COMPLETED BY Q4 2023

SADDLE ROAD & BELGIAN ROAD, FORT MYERS, FL 33913



- **AVAILABLE:** 11.84 AC (3 Lots)
- **ZONING:** CG
(Commercial General)

PROPERTY FEATURES

- Pre-Sale Available January 2023
- Roadway to be Completed with Utilities to Site by 4th Quarter 2023
- Direct Access Available from Daniels Parkway Via Right-In / Right-Out
- Excellent Visibility with Exposure to Over 90,000 Vehicles Per Day Along Daniels Parkway
- Located 1-Mile East of I-75 Just North of the Southwest Florida International Airport (RSW)

POTENTIAL USES

- Commercial General Zoning Allows for Multiple Uses Including:
 - Car Wash
 - Gas Station / Convenience Store
 - Church
 - Auto Parts Store
 - Restaurant / Fast Food
 - Drug Store
 - Truck Stop
 - Self-Storage

~ DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE ~



[Click Here for Permitted Uses](#)

For Pricing Information Please Contact:

Jerry Messonnier, SIOR
Principal

239.580.7122

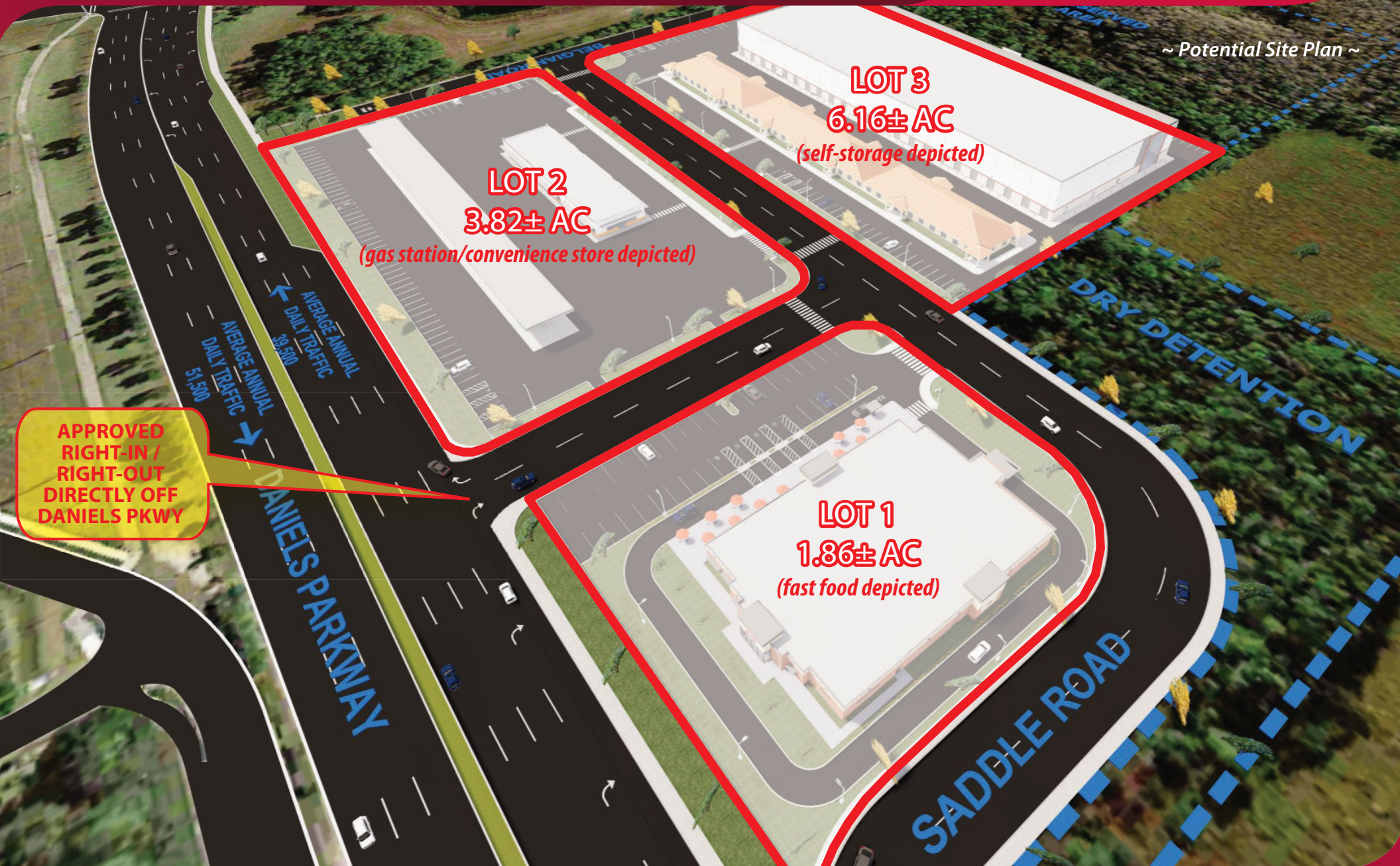
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~ Potential Site Plan ~

APPROVED
RIGHT-IN /
RIGHT-OUT
DIRECTLY OFF
DANIELS PKWY

LOT 2
3.82± AC
(gas station/convenience store depicted)

LOT 3
6.16± AC
(self-storage depicted)

LOT 1
1.86± AC
(fast food depicted)

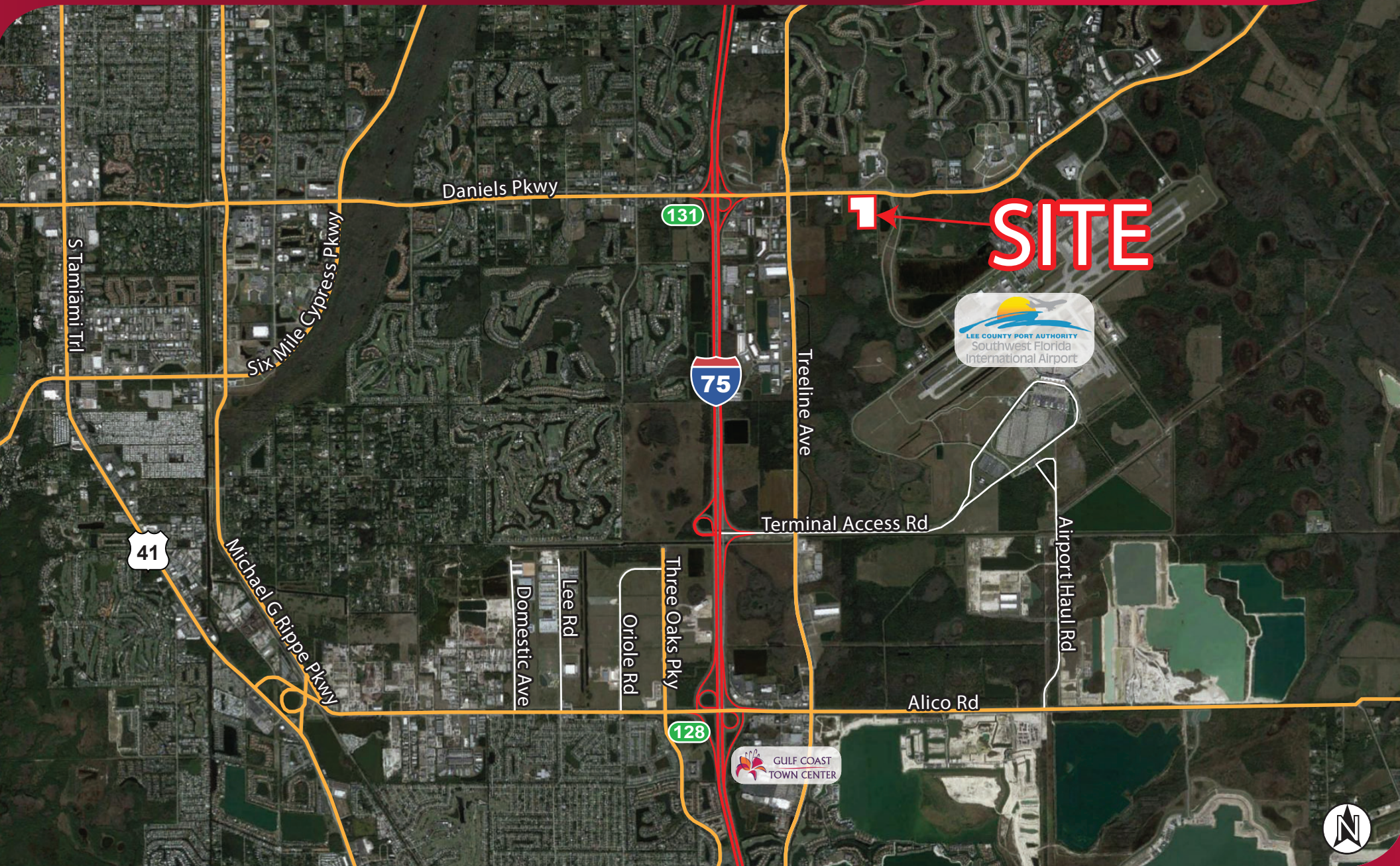
YOUR LOCAL MARKET **EXPERT**

11215 Metro Parkway, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com

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