



LOCATION: 20440 North Tamiami Trail & 20537-597 Applewood Road,
North Fort Myers, FL 33903

STRAP #: 05-43-24-01-00028.0000, 05-43-24-03-00001.0050; .0070; .0090 & .00110

ZONING: C1 - Commercial
TFC2 - Residential

TRAFFIC COUNTS: 26,400 AADT 2018

SIZE: 3.9± Acres or 170,000± Sq. Ft.

DIMENSIONS: US41 Frontage: 400'±
Applewood Ln.: 400'±
Depth: 425'±

PRICE: \$895,000

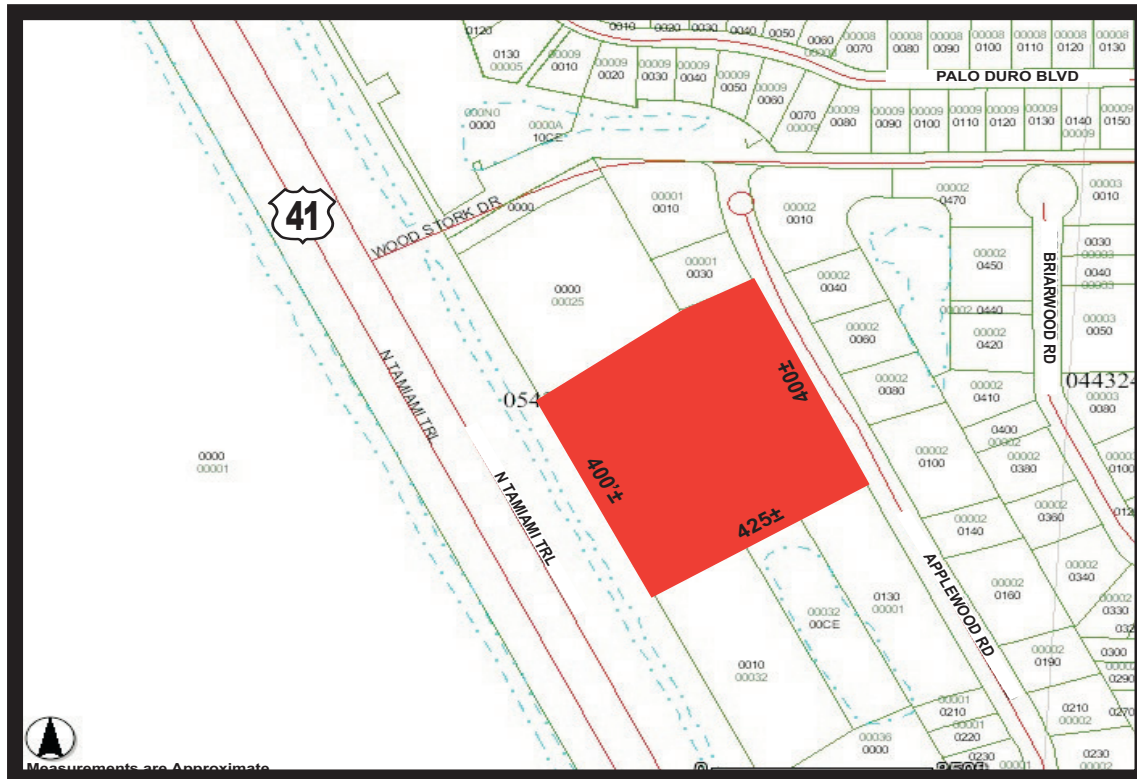
2022 TAXES: \$2,452.30

COMMENTS: 400± Ft. frontage on US 41 in an area of rapid residential and commercial growth. Located just south of Heron's Glen and north of Magnolia Landing. DR Horton, a national home builder, is now developing Magnolia Landing, a 900 acre 1,600 home community adjacent to Heron's Glen. Adjacent 1.54± acres available.

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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