

PRIME RESIDENTIAL HOMESITE

FAST GROWING AREA

FOR SALE

807 FABIAN CIRCLE, FORT MYERS, FL 33913



PRICE: \$110,000 @ \$8.15 PSF or \$354,800/Acre

SIZE: 0.31± Acres (90' x 150')

LOCATION: NW quadrant of State Road 82 and Blackstone Drive, 5± miles east of the Daniels Parkway/Gunnery Road intersection

ZONING: RS-1 - Residential (Lee County)

RE TAXES: \$318.12 (2022)

PARCEL ID: 20-45-27-55-00203.0040

HOMESITE OPPORTUNITY

Discover the incredible potential of this prime piece of land, situated in a highly coveted area just off State Road 82 and Blackstone Drive, perfect for building your dream home. With the bustling Daniels Parkway corridor just 5± miles away, you'll have access to a plethora of dining, shopping, and entertainment options. The Southwest Florida International Airport and I-75 are just a short 15-minute drive away, making travel a breeze. The property is perfectly positioned across from a proposed mixed-use development featuring 350,000 square feet of industrial and 500,000 square feet of commercial space, adding to the appeal of this exceptional location.

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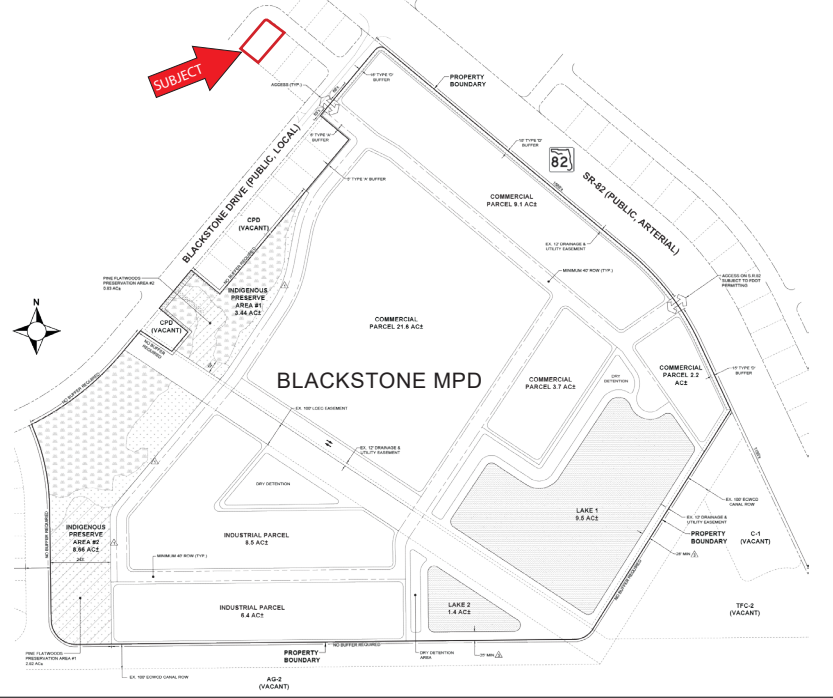
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HIGHLIGHTS

- Build Your Oasis on this residential site in a rapidly developing area
- Prime location in close proximity to a proposed mixed-use development, adding to the allure of this exceptional piece of land
- 5± miles east of the Daniels Parkway/Gunnery Road intersection

ADJACENT PROPOSED DEVELOPMENT



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,738	17,554	56,729
EST. HOUSEHOLDS	857	5,806	19,240
EST. MEDIAN HOUSEHOLD INCOME	\$75,414	\$57,088	\$52,145

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