

SUMMERLIN BASS

25.08± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY



SUMMERLIN ROAD AADT: 35,000

PROPERTY SUMMARY

Property Address: Southwest Corner of Summerlin Rd. and Bass Rd, Fort Myers, FL 33908

County: Lee

Property Type: Vacant Commercial

Property Size: 25.08± Acres in Total
Parcel: 6.03± Acres
Parcel: 19.05± Acres

Zoning: CS-1 (Special Commercial Office District)

Future Land Use: Suburban/ Wetlands

STRAP numbers: 44-62-40-00-0008.0000

Property Taxes: \$11,578.62 (2022)

LIST PRICE:

\$3,450,000 | \$3.16 PSF

LSI
COMPANIES



SALES EXECUTIVE



Alexis North, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Alexis North - anorth@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.



BASS ROAD

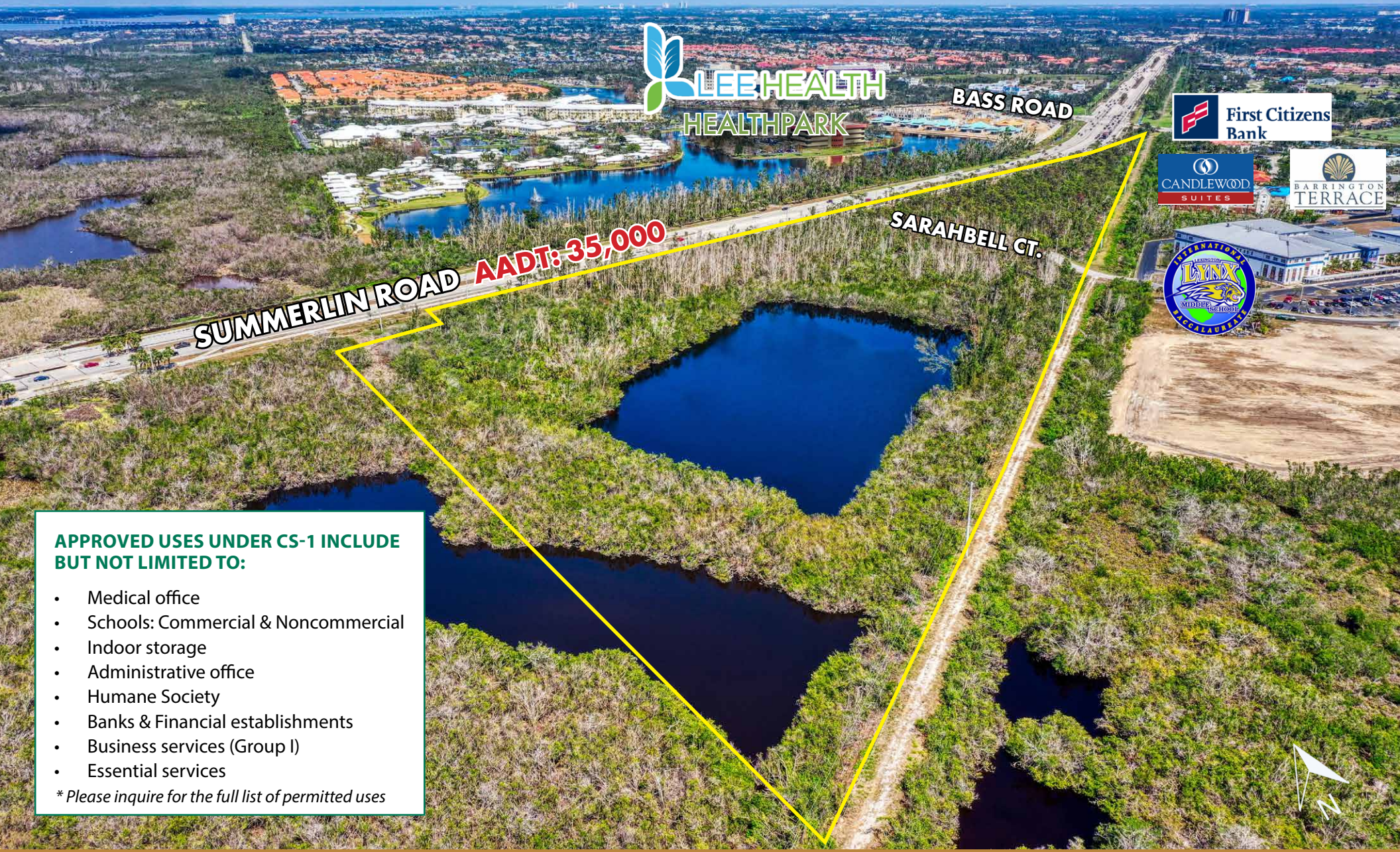
SARAHBELL CT.

SUMMERLIN ROAD
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PROPERTY HIGHLIGHTS

- Zoned: CS-1
- More than 3,400± linear feet of frontage along Summerlin Road
- Parcel is bifurcated by an access road to Lexington Middle School
- Prime location for medical office or commercial and retail
- Surrounded by thousands of rooftops in the immediate area

APPROVED USES



LEE HEALTH
HEALTHPARK

BASS ROAD

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SARAHBELL CT.

First Citizens Bank

CANDLEWOOD SUITES

BARRINGTON TERRACE

INTERNATIONAL LYNX MIDDLE SCHOOL

APPROVED USES UNDER CS-1 INCLUDE BUT NOT LIMITED TO:

- Medical office
- Schools: Commercial & Noncommercial
- Indoor storage
- Administrative office
- Humane Society
- Banks & Financial establishments
- Business services (Group I)
- Essential services

** Please inquire for the full list of permitted uses*

6.03± ACRES PARCEL

LSI
COMPANIES

CAPE CORAL

DOWNTOWN
FORT MYERS

LEE HEALTH
HEALTHPARK

Hope
HOSPICE

Golisano
Children's Hospital
of Southwest Florida

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SARAHBELL CT.

First Citizens
Bank

INTERNATIONAL
LYNX
MIDDLE SCHOOL
BACCALAUREATE

CANDLEWOOD
SUITES

BARRINGTON
TERRACE

19.05± ACRES PARCEL

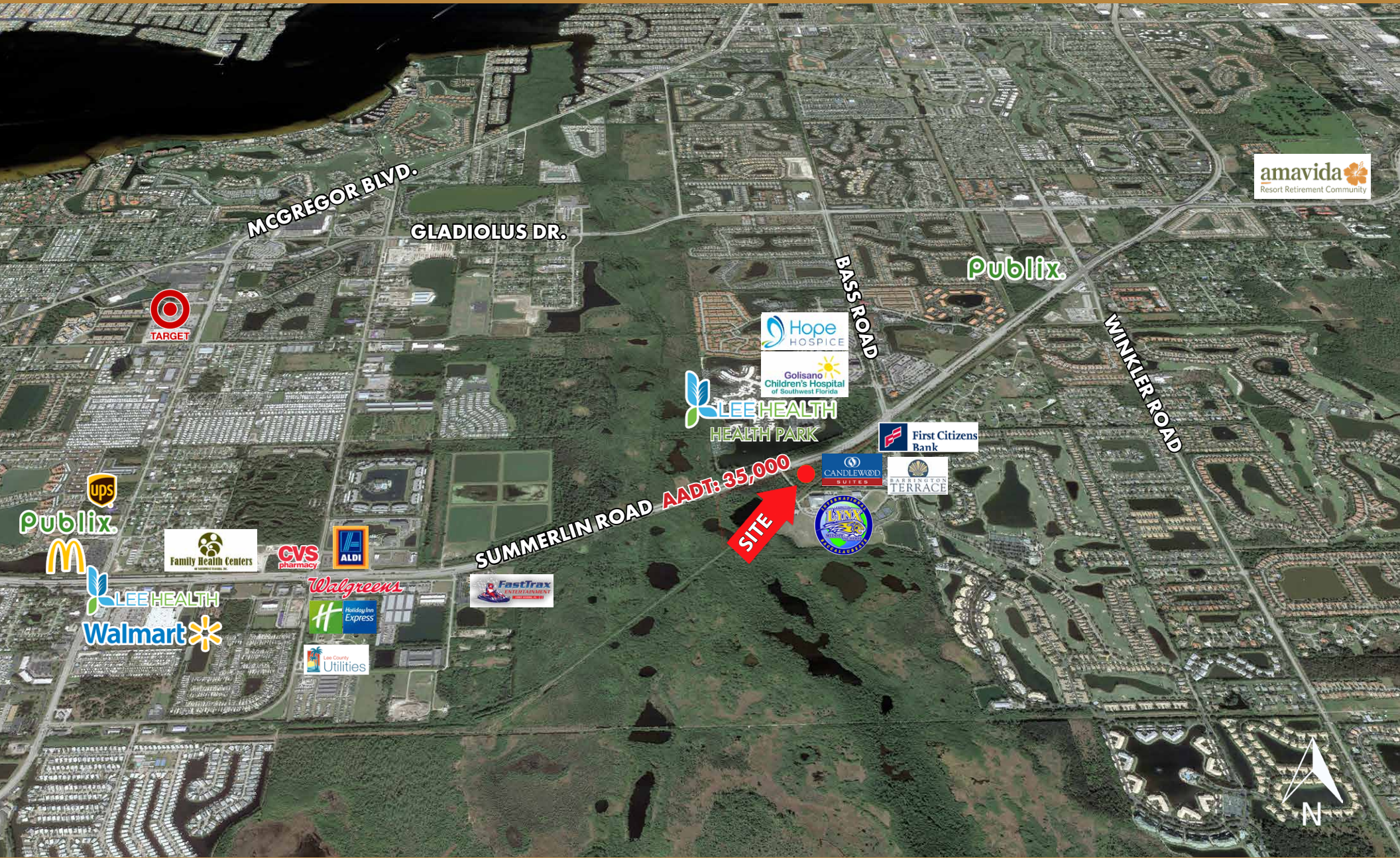
CAPE CORAL

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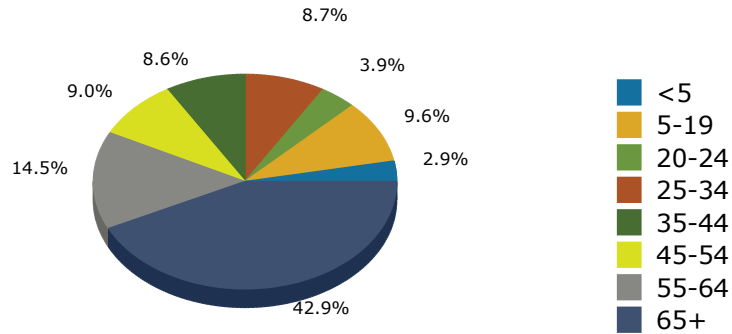


SARAH BELL CT.

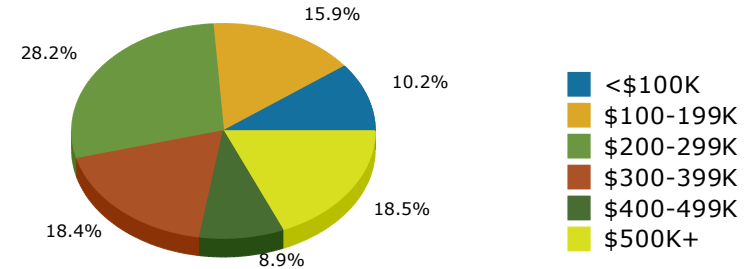
SURROUNDING COMMERCIAL DEVELOPMENTS



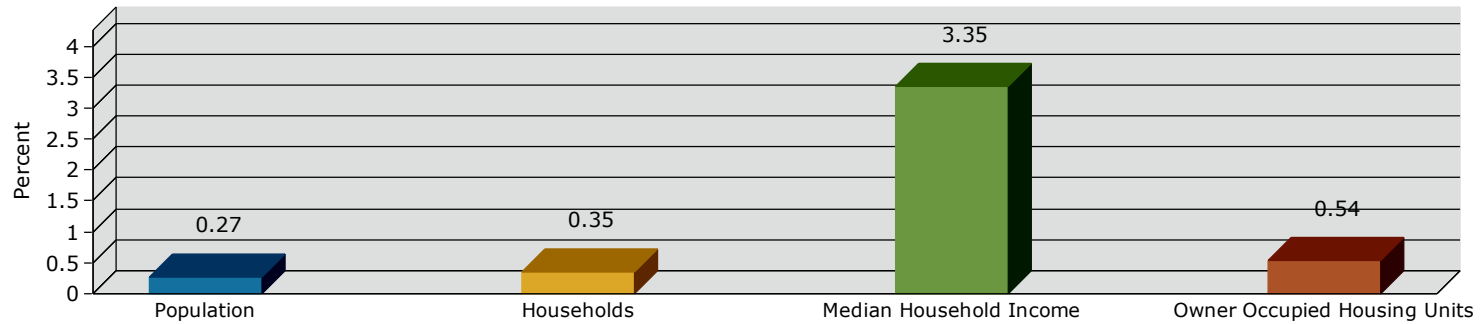
2022 Population by Age



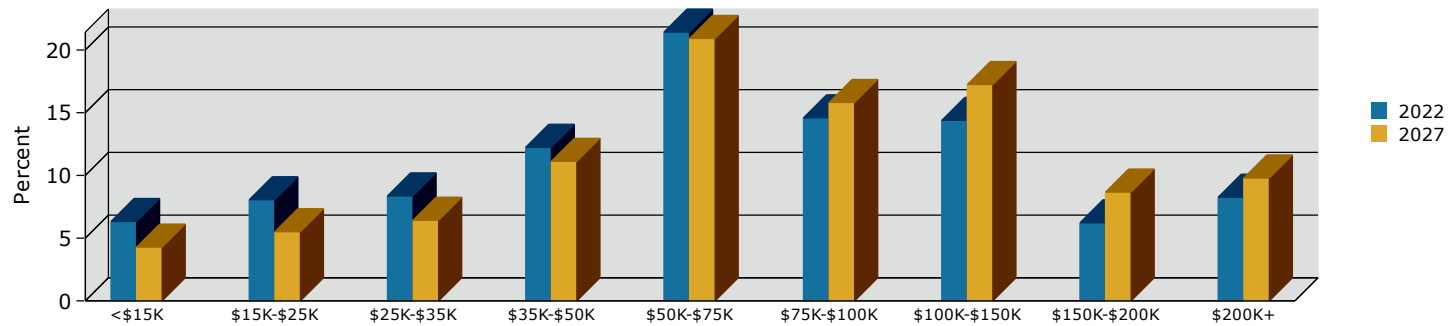
2022 Home Value

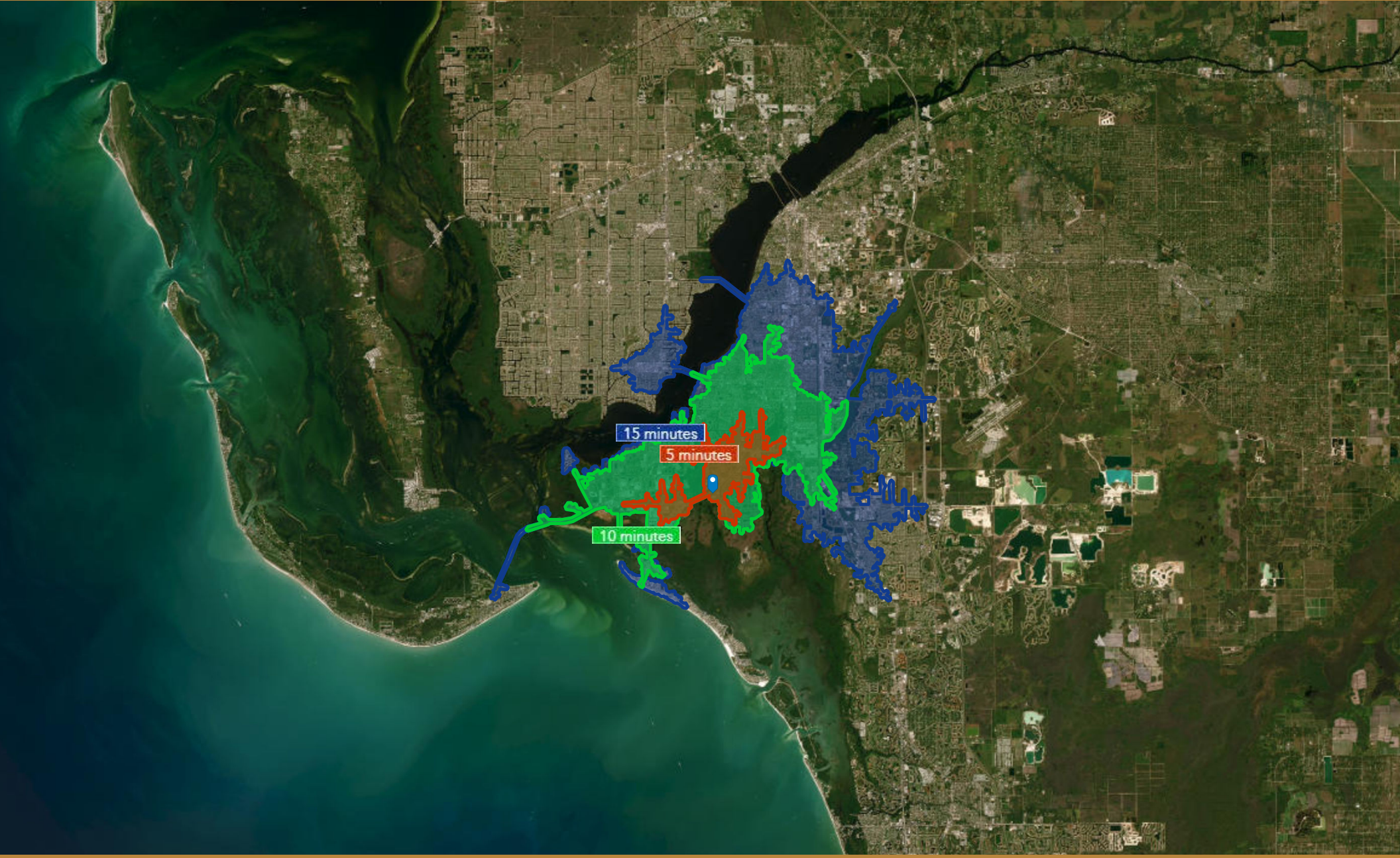


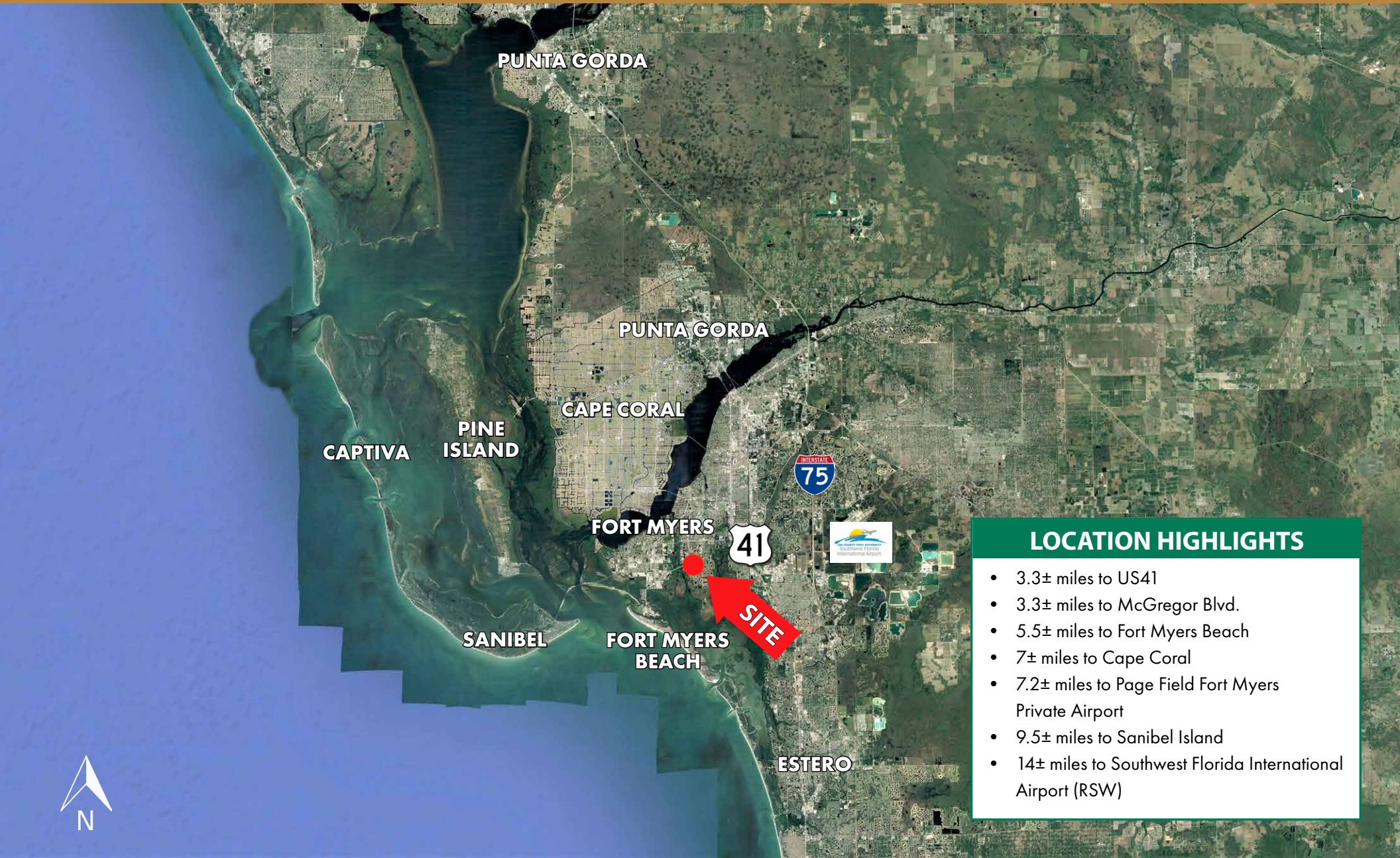
2022-2027 Annual Growth Rate



Household Income







LOCATION HIGHLIGHTS

- 3.3± miles to US41
- 3.3± miles to McGregor Blvd.
- 5.5± miles to Fort Myers Beach
- 7± miles to Cape Coral
- 7.2± miles to Page Field Fort Myers Private Airport
- 9.5± miles to Sanibel Island
- 14± miles to Southwest Florida International Airport (RSW)



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.