

HOTEL/MIXED – USE SITE

POTENTIAL 20± ACRE ASSEMBLAGE

FOR SALE

8870/8891 DE LASALLE ACADEMY WAY, FORT MYERS, FL 33912



SIZE: 5.17± Acres (225,341± SF)
Can divide into Parcel A & B
Potential 20± Acre Assemblage

DIMENSIONS: 681.2'± Salrose Lane x
330.8'± Apaloosa Lane

LOCATION: NW corner of Apaloosa Lane and Salrose Lane, just off Daniels Parkway

ZONING: Apaloosa Lane CPD (Lee County)
Allows a 120-room Hotel and 30,000 SF Office/Retail with maximum 3-story/45' height, or for 60,000 SF Office/Retail if hotel is not built

UTILITIES: All utilities are in place, including fire hydrants

RE TAXES: \$35,790.69 (2023)

PARCEL ID: 21-45-25-01-00000.0300

MIXED – USE CORNER

Former De Lasalle Academy private school site in which classes were held in portable units. The site is improved, and high and dry. The Property was recently rezoned from CS-1 to Apaloosa Lane CPD which allows a 120-room hotel and 30,000 SF Office/Retail Use. Alternatively, the site can be used for 60,000 SF Office/Retail use with no hotel use. Site is conveniently located along the Daniels Parkway corridor just 1± mile west of I-75, Exit 131, and offers quick access to the Southwest Florida International Airport. Potential 20± acre assemblage with three adjacent 5 acre lots, currently zoned AG-2, can be purchased from the same owner.

PARCEL	ACRES	SF	PRICE	PRICE PSF	PRICE/ACRE
A	1.5	65,340	\$1,200,000	\$18.37	\$800,000
B	3.67	159,865	\$3,500,000	\$21.89	\$953,680
5.17 ACRE SITE DISCOUNT PRICE	5.17	225,341	\$4,500,000	\$19.97	\$870,400

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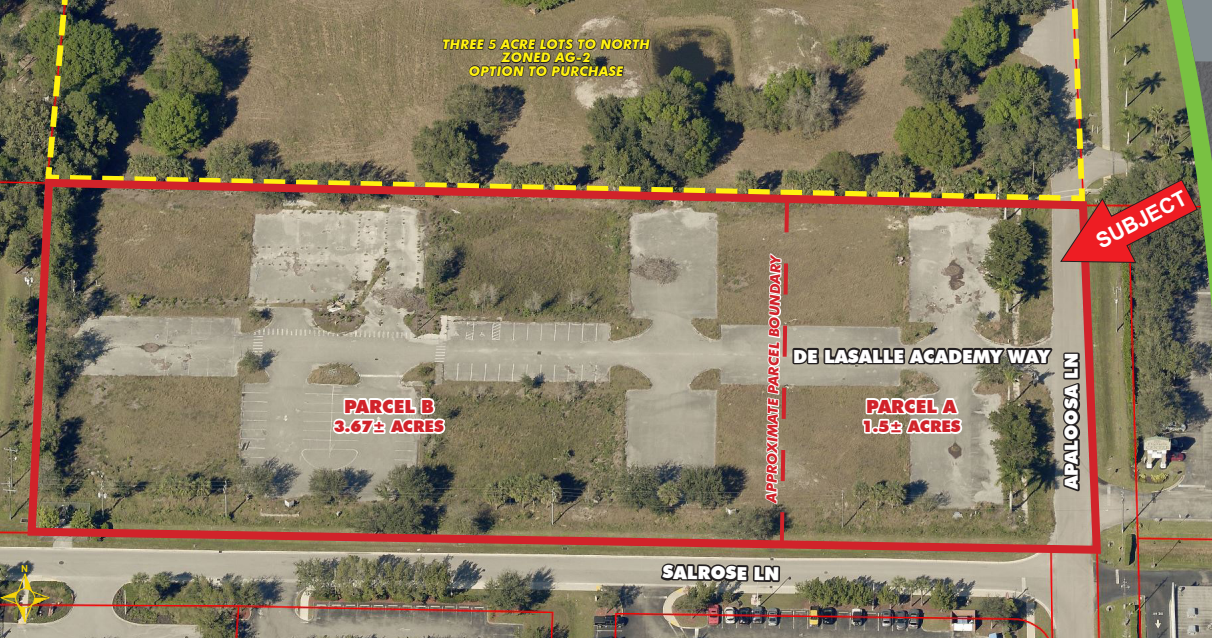
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HIGHLIGHTS

- Potential 20± acre assemblage with three adjacent 5 acre lots
- Great location just off Daniels Parkway, near I-75, Exit 131

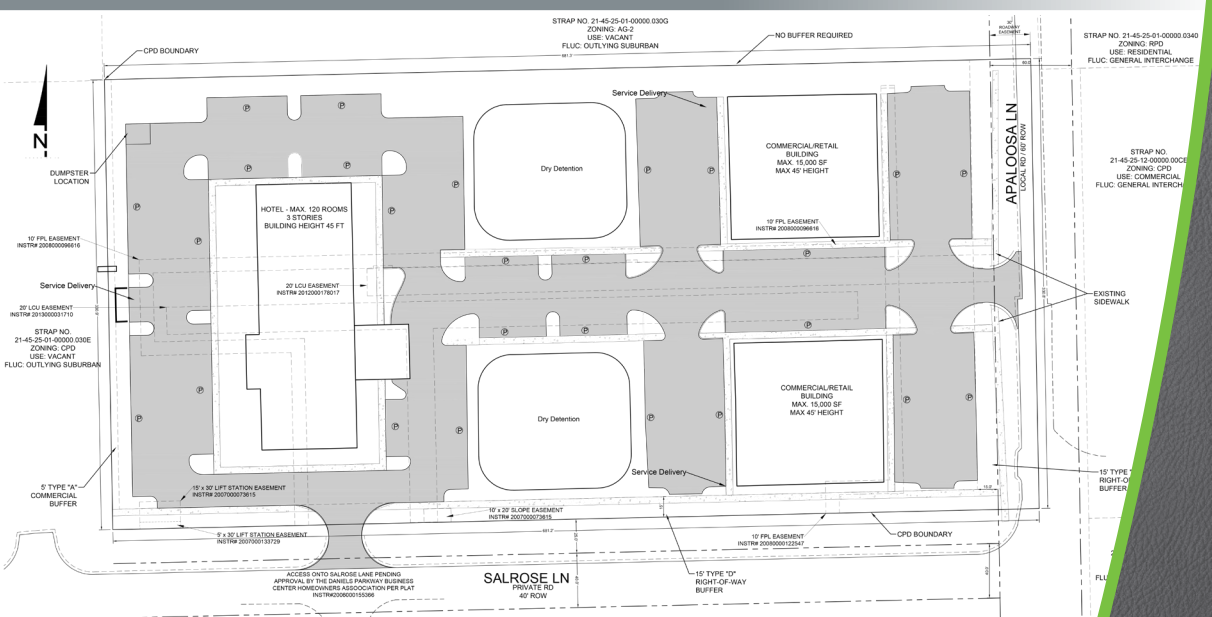
ALLOWED USES

CPD Zoning will allow a Wide Variety of Uses including but not limited to:

- Administrative Offices
- Animal Clinic/Pet Services
- Auto Parts Store
- Drive-thru Facility
- Healthcare/Medical
- Hotel/Motel
- Place of Worship
- Recreational Facility
- Restaurant/OSR
- Retail
- Storage
- and more...



CONCEPTUAL PLAN



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,319	28,650	113,973
EST. HOUSEHOLDS	1,400	13,272	52,186
EST. MEDIAN HOUSEHOLD INCOME	\$95,416	\$94,031	\$70,535

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