HOTEL/MIXED-USE SITE POTENTIAL 20± ACRE ASSEMBLAGE

CRECONSULTANTS.COM

FOR SALE

WAY, <u>F</u>ORT DE LASALLE MYERS, DANIELS PKWY Yevs _ _ M 131 Travelodge SHIRIF CARS PK SALROSE LN

ACRES

1.5

3.67

5.17

65,340

159,865

225,341

\$1,200,000

\$3,500,000

\$4,500,000

PRICE PSF

\$18.37

\$21.89

\$19.97

PRICE/ACRE

\$800,000

\$953,680

\$870,400

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

5.17 ACRE SITE DISCOUNT PRICE

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.

CONTACT

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FOR SALE

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



HIGHLIGHTS

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

ALLOWED USES

- Animal Clinic/Pet Services
- Healthcare/Medical
- Hotel/Motel
- Place of Worship
- Restaurant/QSR
- Retail
- Storage
- and more...

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

- Auto Parts Store
- Drive-thru Facility

- Recreational Facility

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CONCEPTUA	L PLAN				
-CPD BOUNDARY		STRAP NO. 21-45-25-01-0000 030G ZONING: AG-2 USE: VACANT FLUC: OUTLYING SUBURBAN	-NO BUFFER REQUIRED	pocessor =	STRAP NO. 21-45-25-01-00000.0340 ZONING: RPD USE: RESIDENTIAL FLUC: GENERAL INTERCHANGE
DUMPSTER LUCKATION OF PER EMBRITH INSTRUCTION OF PER EMBRITH OF PER EMBR	MOTEL MAX 120 ROOMS 3 STORES BULLONG HEGOT 45 FT	Service Delaypy Dry Detention	COMMERCIAL RETAIL BRILDING BRI	APALOOSA LN	STRUP NO. 21-45-25-15-00000000000000000000000000000000
Service Delivery 28' CUL SASSINET MICHIE DISCOULTIO STRAP NO. 21-5-5-5-0-0-0000 2006 EXECUTION OF THE PROPERTY OF THE PRO	27 LDF 6456507 PART NO 27 COOT 1927 PART NO 27 COOT	Dry Deteritors	COMMESCULASETAL MAX. 15.000 SF MAX. 457 HEGHT		EXISTING SIDEWALK

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

SALROSE LN

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