

# PRIME DEVELOPMENT SITE SUMMERLIN ROAD FRONTAGE

## FOR SALE

SUMMERLIN COMMONS BOULEVARD, FORT MYERS, FL 33907



**PRICE:** \$2,100,000 at \$14.63 PSF

**SIZE:** 3.29± Acres (430'± Summerlin Road Frontage)

**LOCATION:** Just south of Boy Scout Drive, with frontage on Summerlin Road

**ZONING:** NC - Neighborhood Commercial (City of Fort Myers)

**RE TAXES:** \$13,628.22 (2023)

**PARCEL ID:** 11-45-24-P1-03600.0060 & 11-45-24-P1-03600.0070

### PRIME DEVELOPMENT SITE

Benefit from Summerlin Road frontage for maximum visibility and multiple points of access to property via Summerlin Road, Boy Scout Drive and Hawks Landing Drive. Conveniently located with quick and easy access to US 41, Colonial Boulevard and College Parkway. Though the property is zoned "Neighborhood Commercial" (NC), it has restrictive covenants that limit its use to retail or office purposes only. These covenants prohibit any other type of commercial or non-commercial activities, ensuring that the property's use remains consistent with the intended neighborhood character.

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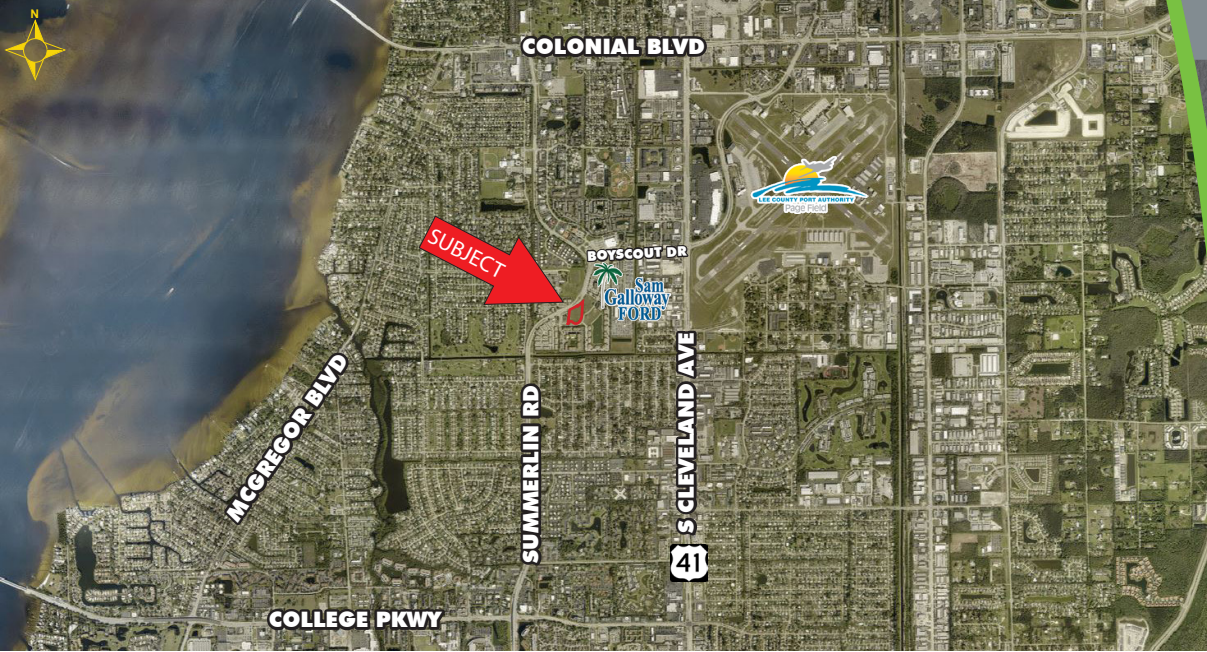
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### HIGHLIGHTS

- 430' frontage on main arterial, Summerlin Road
- NC zoning allows a variety of uses
- Excellent visibility on high traffic corridor
- Multiple points of access via Summerlin Road, Boy Scout Drive & Hawks Landing Drive



**430'**  
FRONTAGE ON  
MAIN ARTERIAL

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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,149	68,823	167,440
EST. HOUSEHOLDS	5,836	31,225	77,720
EST. MEDIAN HOUSEHOLD INCOME	\$44,992	\$54,981	\$58,692
TRAFFIC COUNTS (2023)	34,500 AADT (Summerlin Road)		

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