

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

REMOTE

BRADENTON, FL 34205

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

Zoned CT (Commercial Tourist), this 6.8± acre property is a perfect opportunity for many commercial uses including retail, hotel, multi-family, and assisted living. There are currently entitlements in place to allow up to 142 bed ALF, as well as architectural and engineering plans ready to submit for permitting. The site is in a great location surrounded by numerous retailers and just minutes from world class beaches.

LOCATION DESCRIPTION

This site is located at 20161 Summerlin Rd in Fort Myers, Florida. It is located just minutes away from beaches like Sanibel Island, Captiva Island, Fort Myers Beach, and Estero Island. The property is within close proximity to quality retailers such as Publix, Nike, and Under Armor. Larsen Health Center is only 1/2 mile west of the property, which is a newly developed \$78 million health care facility with 200,000 square feet of private-room skilled nursing, rehabilitation therapy, and medical office space that brings together all of Shell Point's health care services, including a comprehensive medical center, behavioral health suite, rehabilitation center, pharmacy, and a 180-bed skilled nursing facility with private rooms.

PROPERTY SIZE

6.8 Acres

ZONING

CT

PARCEL ID

11-46-23-04-0000000-30, 11-46-23-04-0000000-20

PROPERTY OWNER

Legacy Lifestyles Summerlin, LLC

PRICE

\$3,000,000

BROKER CONTACT INFO

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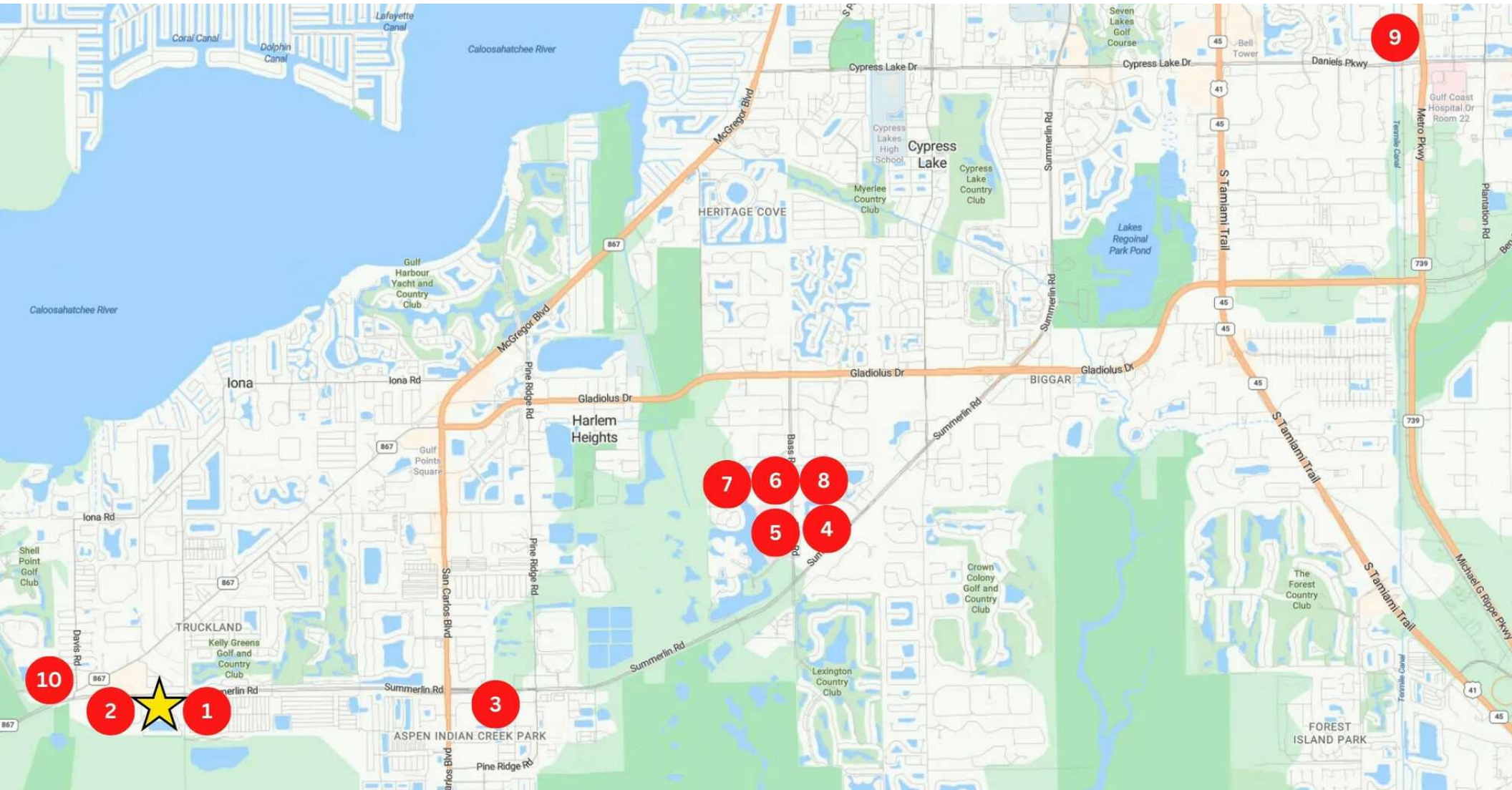
Aerials (cont.)



Aerials (cont.)



Surrounding Area Map



Map Legend

★ 20161 Summerlin Rd

- Address: 20161 Summerlin Road, Fort Myers, FL 33908
- Acres: 6.8±
- Price: \$3,000,000
- Units: 142
- Type of Use: ALF

2 Residence Inn by Marriott

- Address: 20371 Summerlin Road, Fort Myers, FL 33908
- Distance from site: 0.3 miles

4 Health Park Hospital & Rehab Services

- Address: 16281 Bass Road, Fort Myers, FL 33908
- Distance from site: 4.2 miles

6 Lee Health Healthcare & Rehab Center

- Address: 16131 Roserush Court, Fort Myers, FL 33908
- Distance from site: 4.6 miles

8 Park Royal Hospital

- Address: 9241 Park Royal Drive, Fort Myers, FL 33908
- Distance from site: 4.9 miles

10 Larsen Health Center (Skilled Nursing, Rehab Therapy, and MOB)

- Address: 13880 Shell Pt Plz, Fort Myers, FL 33908
- Distance from site: 1.4 miles
- 200,000 Sq. Ft Facility including 180 beds

1 La Quinta Inn & Suites

- Address: 20091 Summerlin Road, Fort Myers, FL 33908
- Distance from site: 0.1 miles

3 Holiday Inn Express & Suites

- Address: 11171 Summerlin Square Drive, Fort Myers, FL 33908
- Distance from site: 2.4 miles

5 Health Park Medical Center (Emergency Room)

- Address: 9981 S Healthpark Drive, Fort Myers, FL 33908
- Distance from site: 4.3 miles

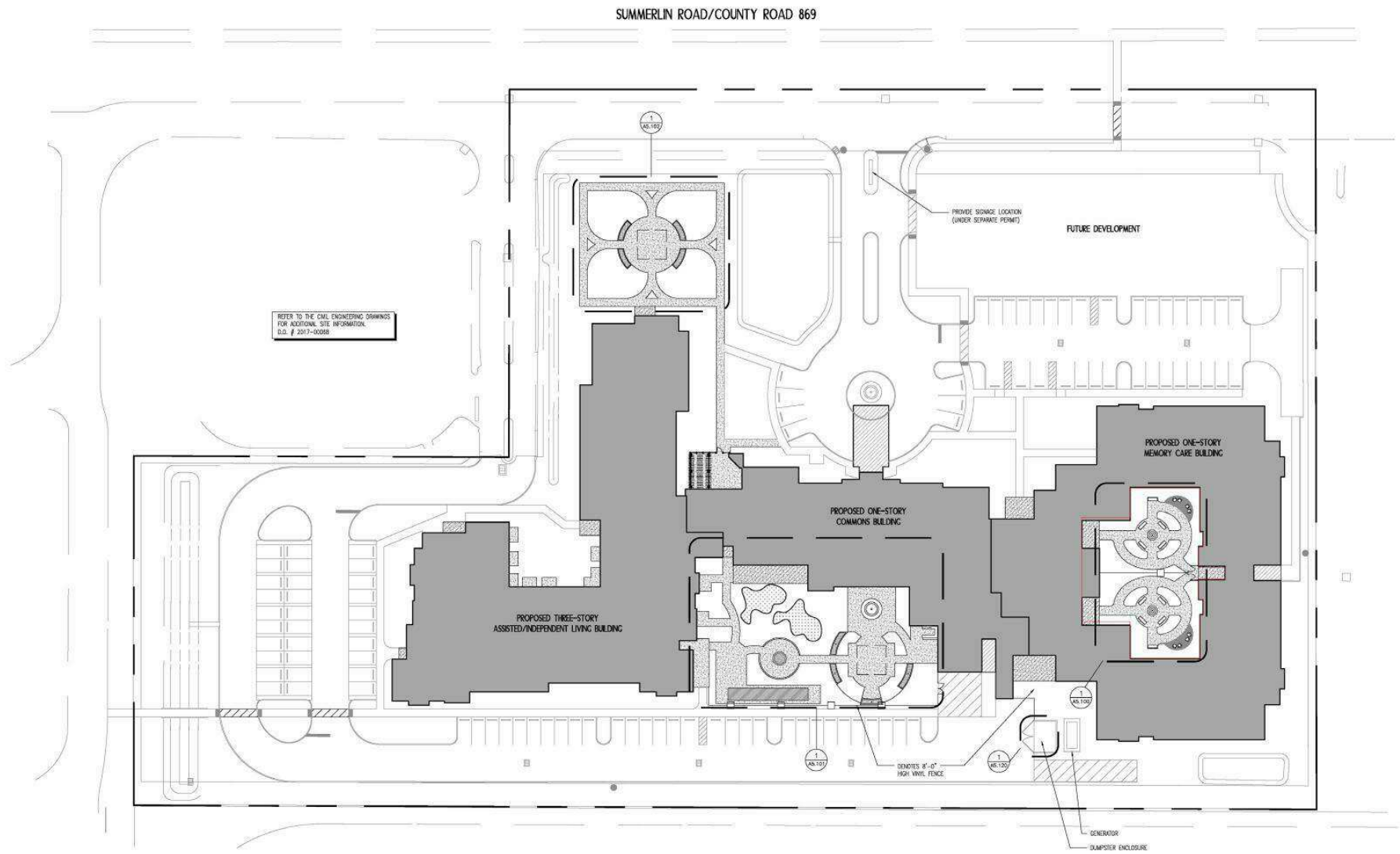
7 Hope Healthcare Hospice

- Address: 9470 Healthpark Circle, Fort Myers, FL 33908
- Distance from site: 4.7 miles

9 Park Royal Hospital

- Address: 13340 Metro Pkwy Suite 100, Fort Myers, FL 33966
- Distance from site: 9.7 miles

Site Plans



Demographics Map & Report

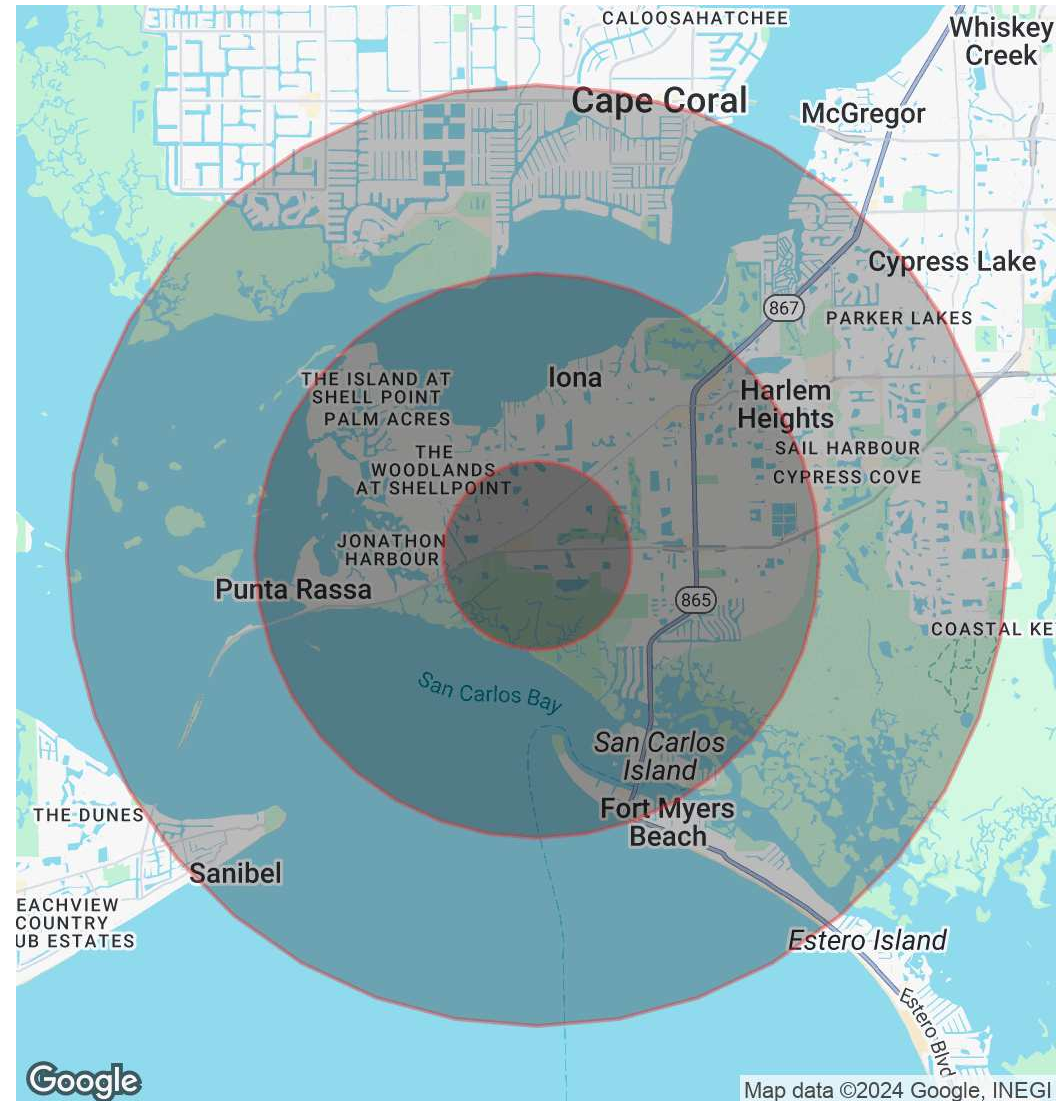
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,618	19,393	54,191
Average Age	71.0	66.9	62.7
Average Age (Male)	70.2	66.2	62.8
Average Age (Female)	71.1	66.2	62.5

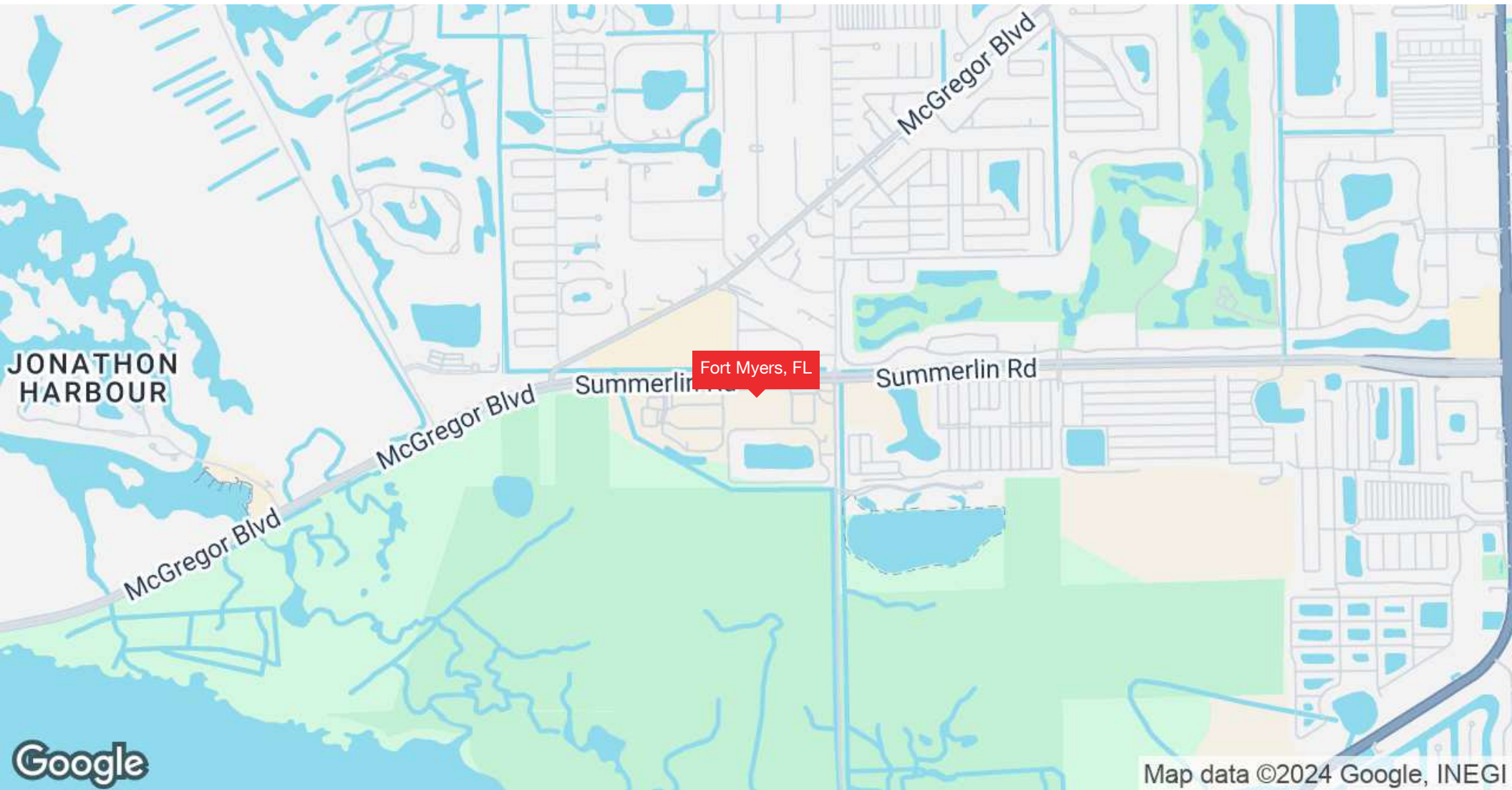
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,526	21,242	47,232
# of Persons per HH	0.8	0.9	1.1
Average HH Income	\$30,305	\$37,689	\$52,457
Average House Value	\$148,470	\$277,892	\$343,352

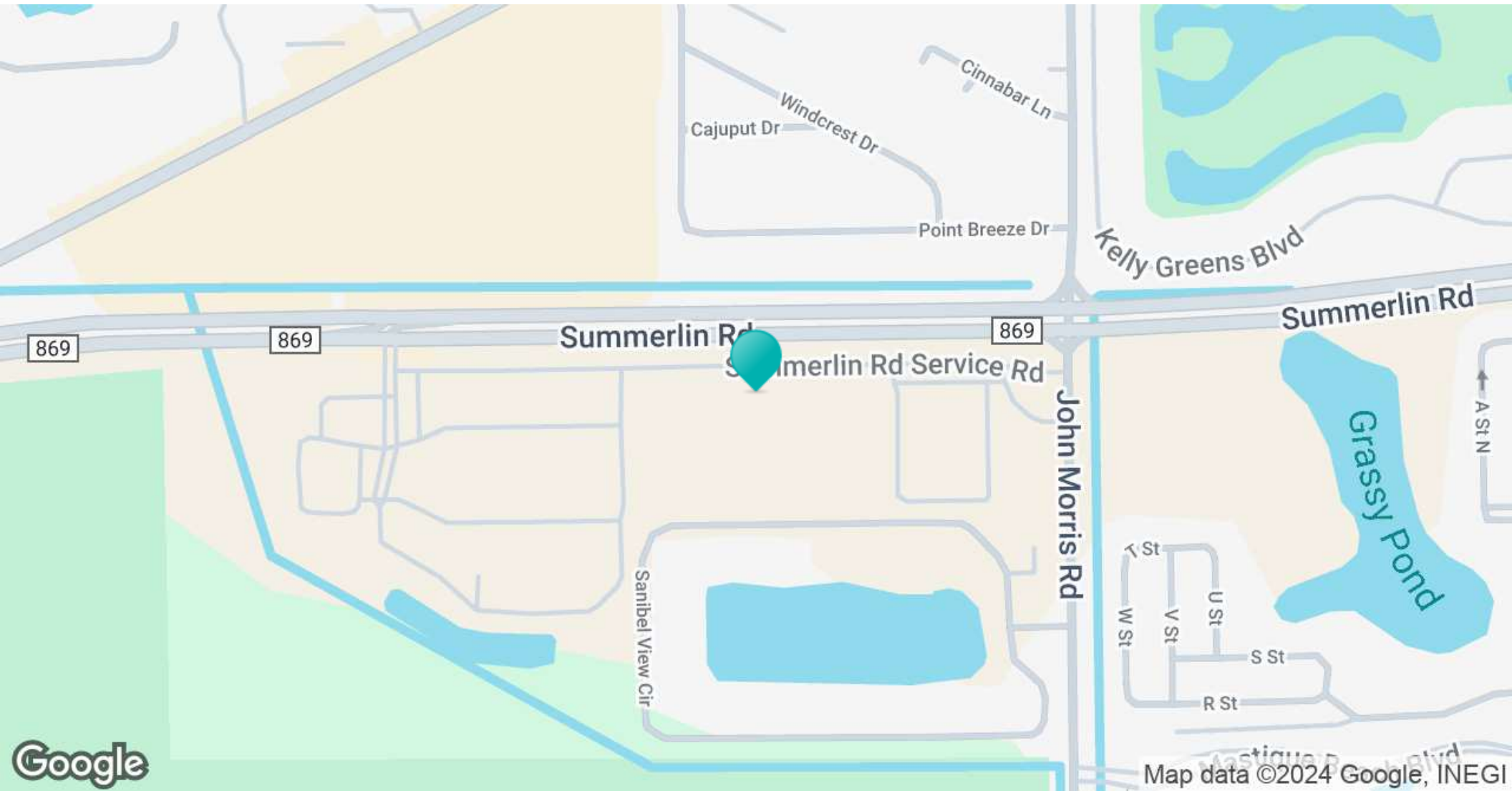
2020 American Community Survey (ACS)



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.