

# HOTEL/MF/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:** \$22,236.87 (2024)

**FLOOD ZONE:** X [Click here for description](#)

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

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
<b>5.17 ACRE SITE DISCOUNT PRICE</b>	<b>5.17</b>	<b>225,341</b>	<b>\$4,500,000</b>	<b>\$19.97</b>	<b>\$870,400</b>

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 for 20± acre assemblage with three adjacent 5-acre lots available from the same owner. Currently zoned AG-2, the sites have the potential to accommodate 285 units, subject to rezoning.

## CONTACT

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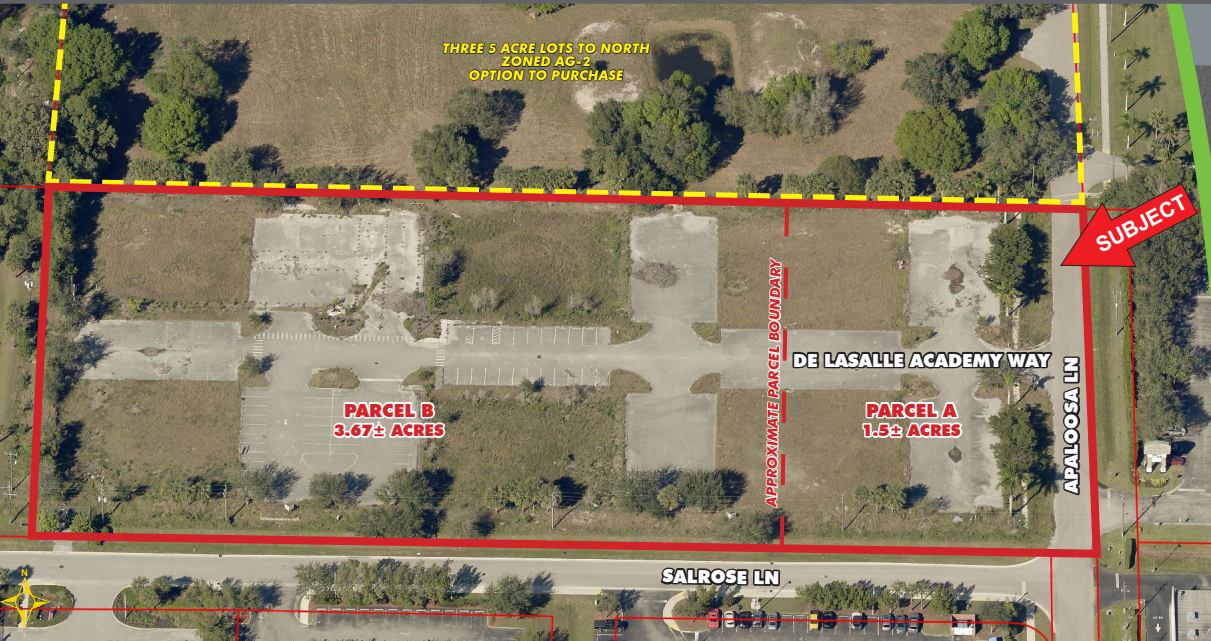


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## HIGHLIGHTS

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

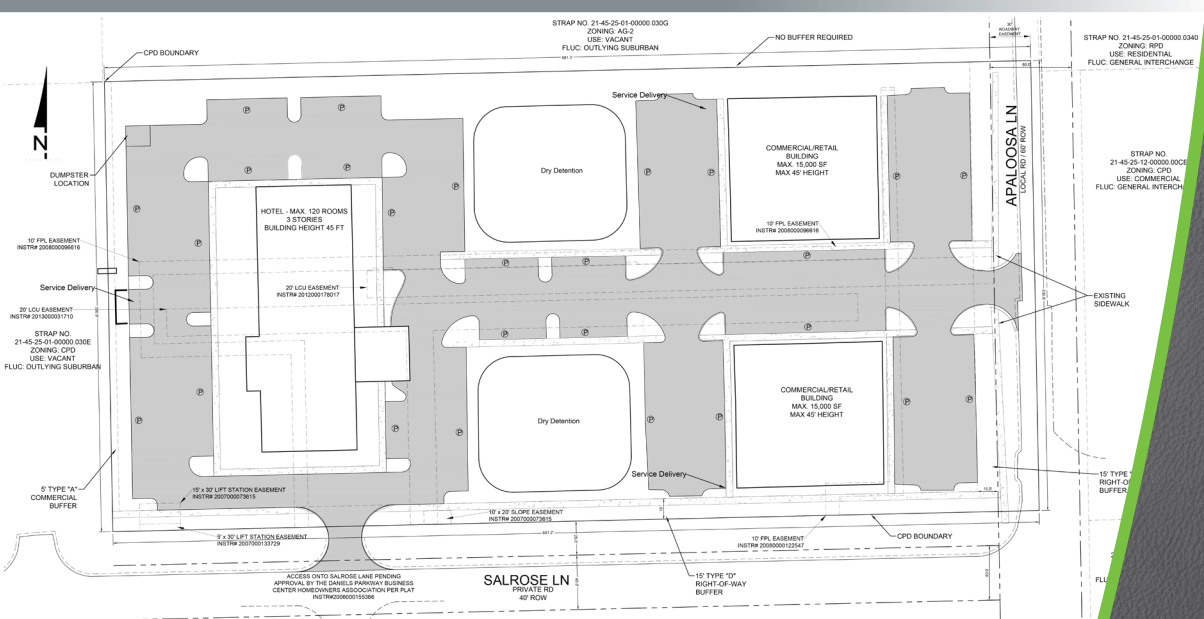
## ALLOWED USES

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/QSR
- Retail
- Storage
- and more...



## CONCEPTUAL PLAN



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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,319	30,046	116,190
EST. HOUSEHOLDS	1,400	13,272	52,186
EST. MEDIAN HOUSEHOLD INCOME	\$95,416	\$94,031	\$70,535

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05/22/25