

Mixed Use Overlay 7.2± Acre Corner Site Pine Island Road



LOCATION: Pine Island Road (State Road 78) & Business 41, North Ft Myers, FL 33903

STRAP #: 02-44-24-04-00036.0000, 02-44-24-04-00001.0000, 02-44-24-04-00002.0000 & 02-44-24-04-00036.0010

ZONING: Mixed Use Overlay

UTILITIES: County Water

SIZE: 7.2± Acres

DIMENSIONS: 650'± Frontage (Pine Island Rd.)
170'± Frontage (Business 41)

PRICE: \$ 1,975,000

TRAFFIC COUNTS: 25,500 (2016 AADT)

COMMENTS: Great corner location in fast growing North Fort Myers area. 650± Ft. Frontage on Pine Island Road x 170± Ft. Frontage on Business 41. No jurisdictional wetlands. Very desirable, high visibility parcel in Mixed Use Overlay. Strong residential growth planned in all major corridors.

(For more information on Mixed Use Overlay, go to mixeduse.developlee.com)

CONTACT: TOM WOODYARD

PHONE: (239) 425-6011

E-MAIL: twoodyard@wa-cr.com

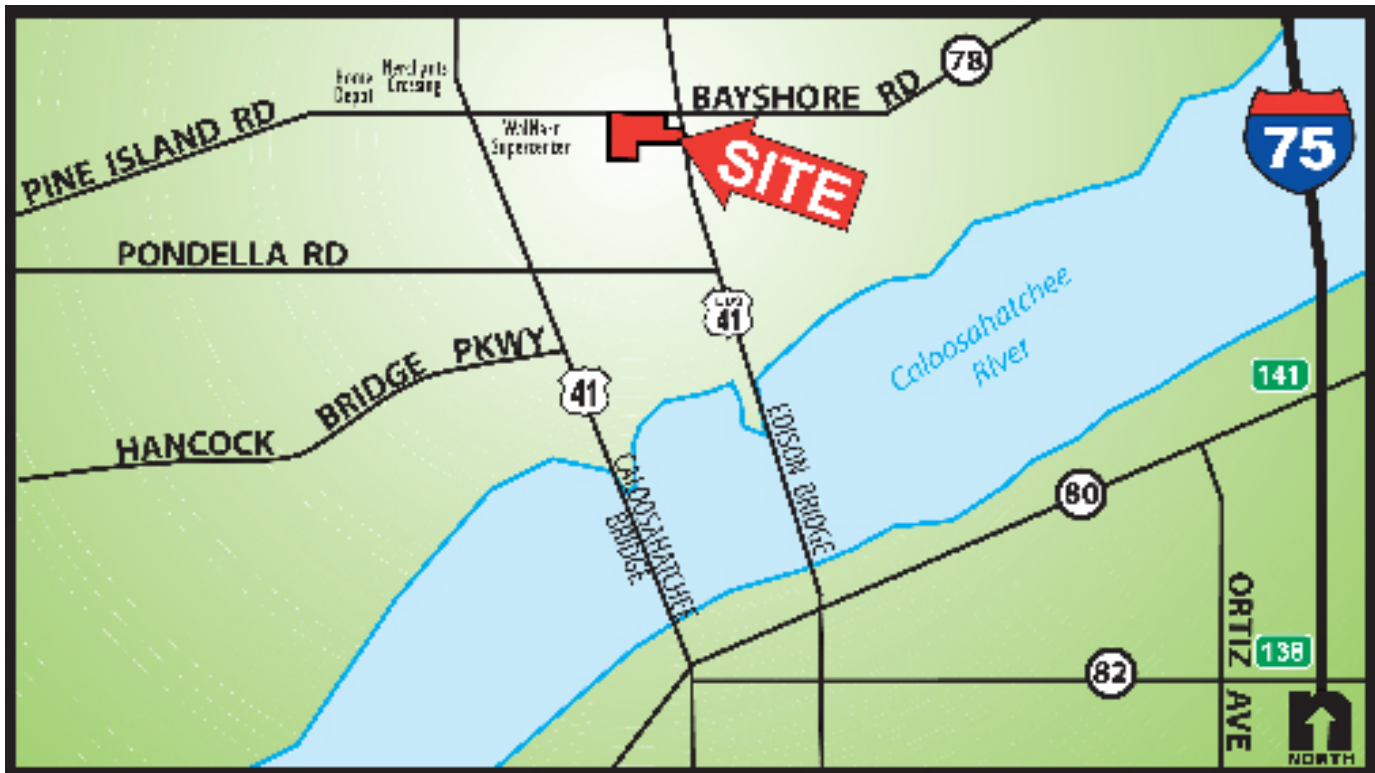
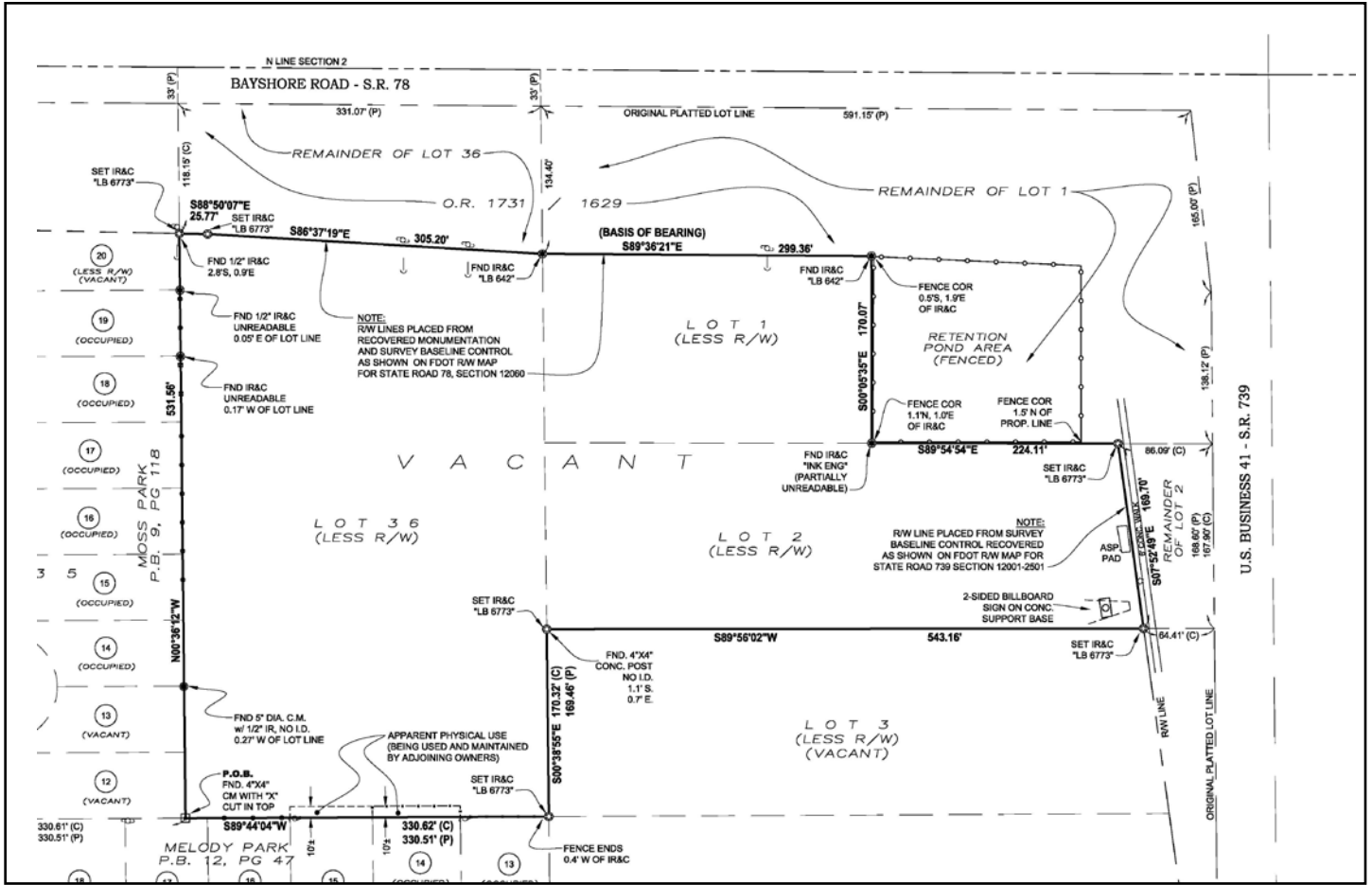
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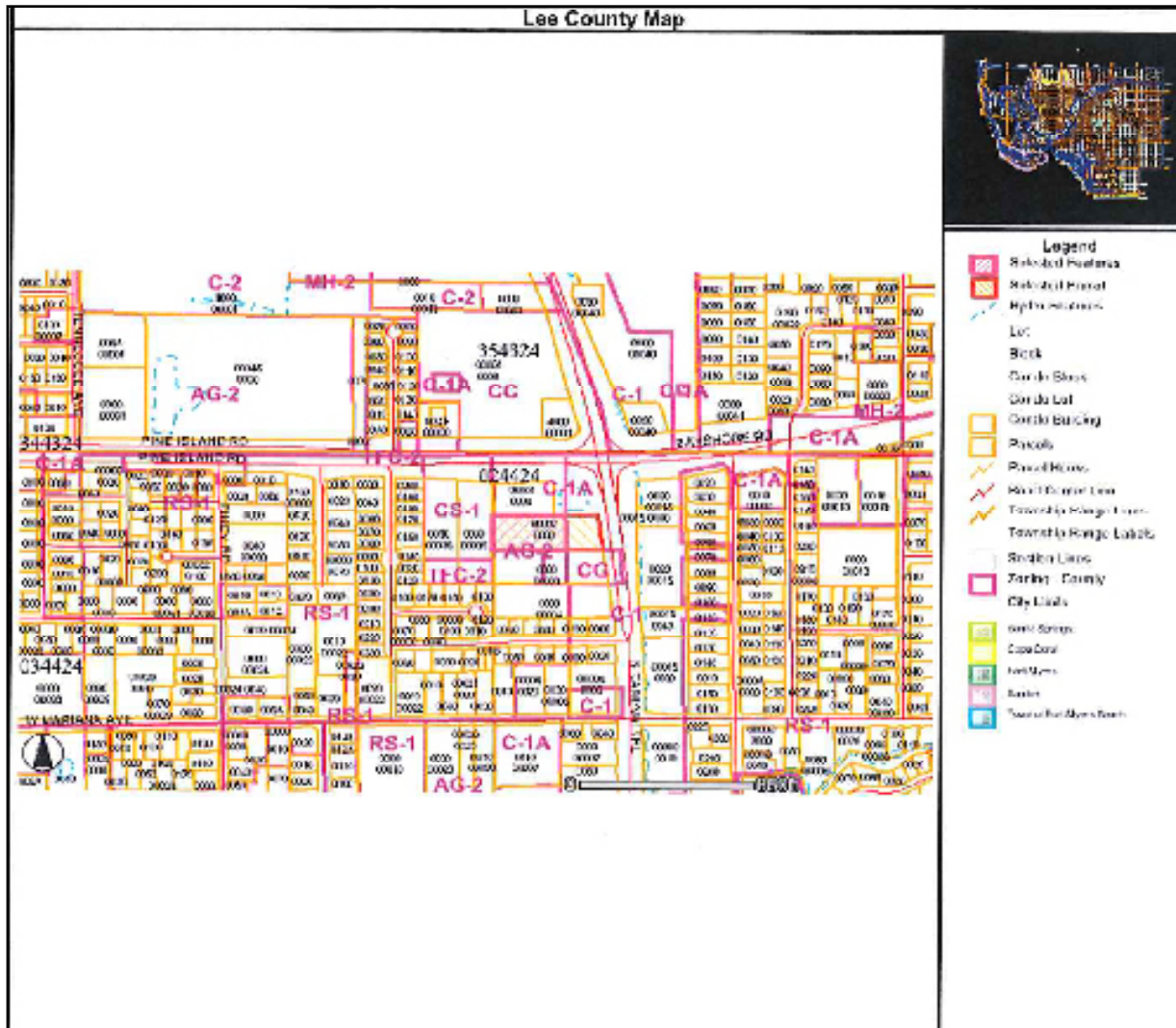
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