

BAYSHORE 22

NORTH FORT MYERS, FL



HIGHLIGHTS

- 22.4± Acres (19.37± Usable)
- Zoned CT (Tourist Commercial District)
- Great location for a truck stop, motel, or related services
- The area surrounding the property is comprised primarily of vacant land and residential development
- A park owned by Lee County is directly adjacent to the subject parcel
- Visible from both northbound and southbound I-75 traffic and is situated next to a high traffic Love's travel stop
- "No Permit Required" letter from ACOE in hand (available upon request)

LOCATION

- 17201 McDowell Dr., North Fort Myers, FL 33917
- 3± miles from Fort Myers Beach and 6± miles from Sanibel Island, two of the largest tourist destinations in Southwest Florida
- 7± miles from downtown Fort Myers
- 15± miles from Southwest Florida International Airport

PRICE

- **\$1,950,000 | \$2.00 PSF**



For more information, contact:

Billy Rollins, ALC, CCIM, Senior Broker
(239) 489-4066 | wrollins@lsicompanies.com

LSI Companies

6810 International Center Blvd.
Fort Myers, FL 33912

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