

1693 BASELINE COURT

3.31± ACRE COMMERCIAL/INDUSTRIAL SITE IN FORT MYERS, FL



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OFFERING SUMMARY

Address: 1693 Baseline Ct.
Fort Myers FL 33905

County: Lee

Property Size: 3.31± Acres

Zoning: PUD

Future Land Use: TC (Traditional Community)

Utilities: Water, sewer, electric are available to site

Parcel ID: 164425P1010000210

2019 Taxes: 5,640.79

Price: \$650,000 | \$4.50/SF

PLEASE DIRECT ALL OFFERS TO:

Hunter Ward, CCIM
hward@lsicompanies.com | 239-489-4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

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PROPERTY HIGHLIGHTS

- 3.31± acre cleared lot located in the Benchmark Industrial Park
- Zoning allows for a multitude of industrial uses
- Site has been filled and building pad constructed
- Stormwater management system constructed and in place
- Outdoor storage of contractor equipment and materials approved
- Easy access to I-75 via a 3 minute drive
- Lot location provides privacy and security
- Largest remaining lot in Benchmark Industrial Park
- Ideal for Industrial users looking to expand operations

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APPROVED USES*

- Lumber Yard
- Machine Shop
- Warehouse
- Office
- Distribution
- Manufacturing
- Animal Boarding /
Veterinary Clinic
- Contracting with Indoor /
Outdoor Storage
- Research and
Development Laboratory
- Retail, Wholesale or
Rental Store
- Self-Storage

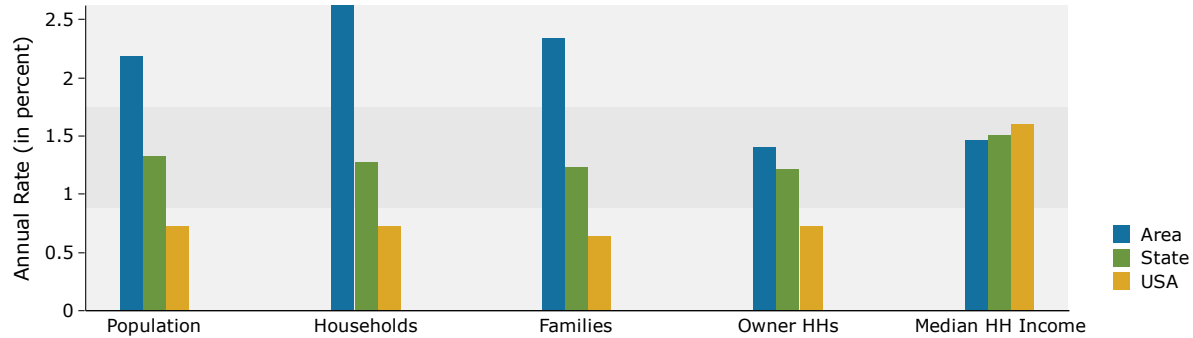
**A full list of approved uses
available upon request*



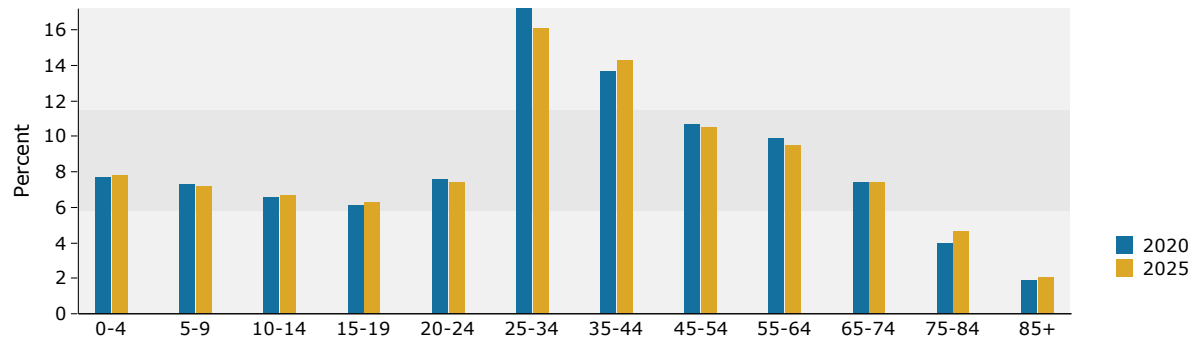
DEMOGRAPHIC AND INCOME PROFILE – 10 MINUTE RADIUS



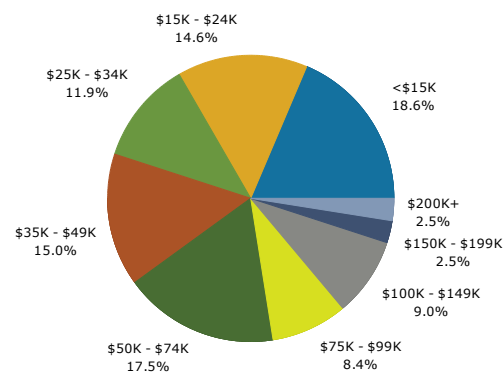
Trends 2020-2025



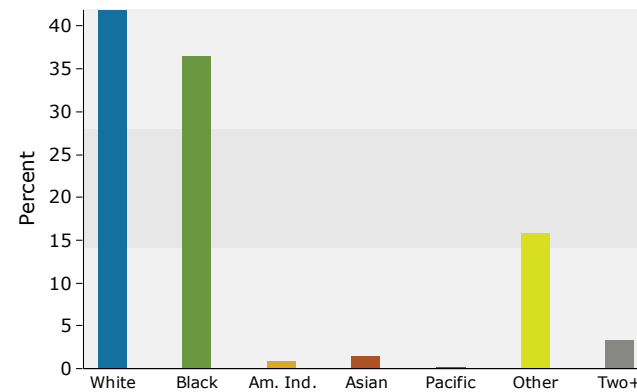
Population by Age



2020 Household Income

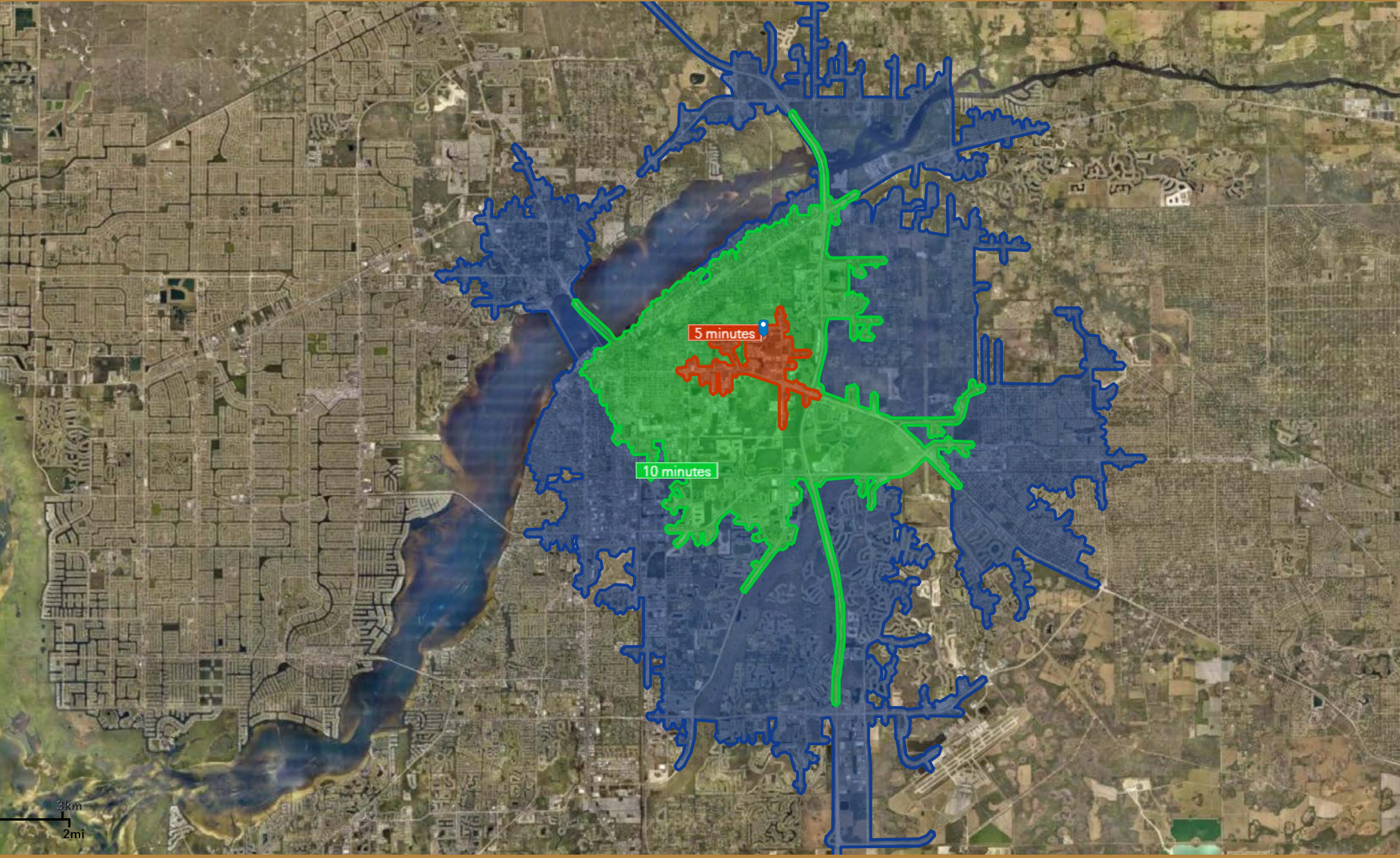


2020 Population by Race



2020 Percent Hispanic Origin: 34.4%

DRIVE TIME MAP



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LIMITATIONS AND DISCLAIMERS

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