

LOCATION: 15805 S Tamiami Trl., Fort Myers, FL 33908

STRAP #: 36-45-24-00-00011.0030

ZONING: C-1A/C-2 Commercial

TRAFFIC COUNT: 59,622 (2021)

SIZE: 9.74± Acs.

2020 TAXES: \$14,579.14

UTILITIES: Water & Sewer

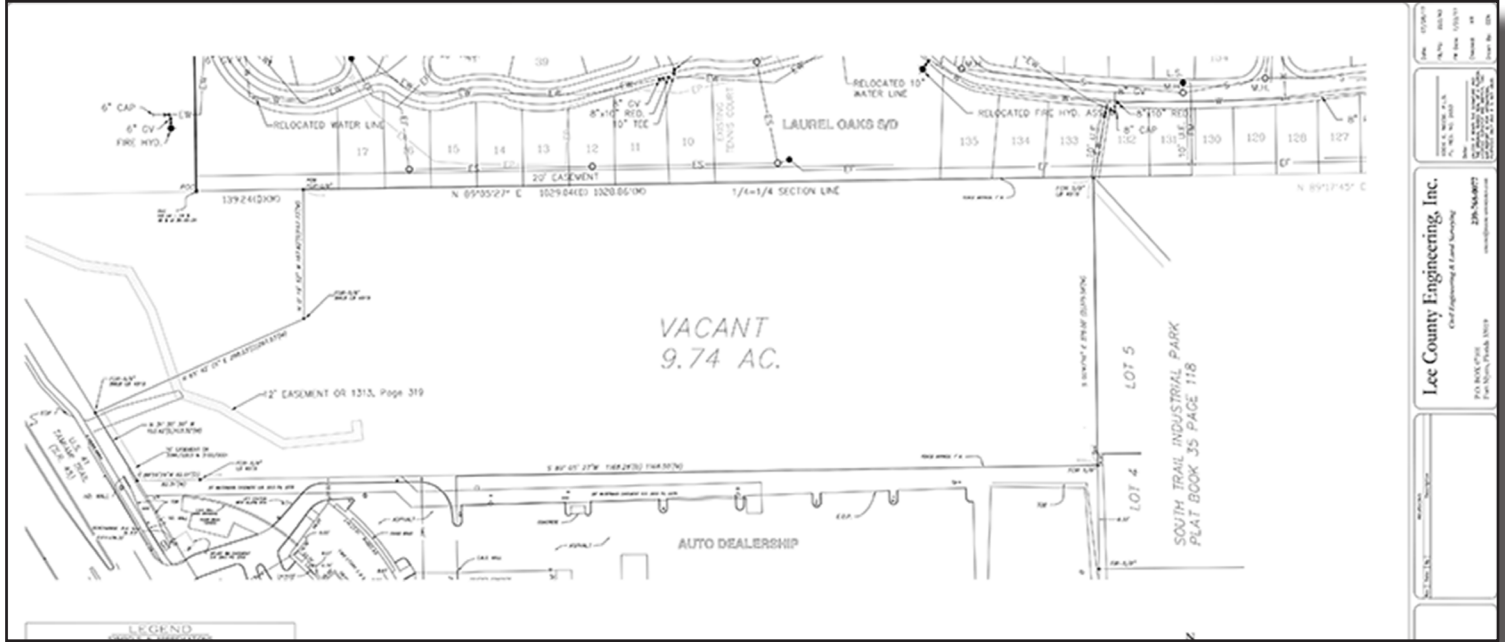
PRICE: \$3,250,000

COMMENTS: 9.74± high profile commercial acres with 103.4± feet of US 41 / S Tamiami Trail frontage. Site Development Plans, Phase 1 Environmental Study and Protected Species Reports available. Commercial zoning allows a wide variety of commercial and multi-family uses. Future Land Use is Urban Community, which allows 10 Dwelling units per acre with Bonus Density.

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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