

OFFICE DEVELOPMENT SITE

SUMMERLIN ROAD VISIBILITY

FOR SALE

1539 BRANTLEY ROAD, LOT 2, FORT MYERS, FL 33907



PRICE:	\$175,000 @ \$6.59 PSF
SIZE:	0.61± Acre (26,563± SF)
DEVELOPMENT ORDER:	DOS 2005-00 281 \$2.00± PSF Exp: 10/27/2016
MEDICAL IMPACT FEES:	\$37,008 - paid \$1.40 PSF
FRONTAGE:	242' on Summerlin Road
TRAFFIC COUNTS:	32,500 AADT on Summerlin Road (2020)
ACCESS:	Brantley Road via frontage road with full median cut
ZONING:	CS-1 – Special Commercial Office (Lee County)
UTILITIES:	Water/Sewer (Lee County Utilities)
RE TAXES:	\$1,675 (2021)
FLOOD ZONE:	X
PARCEL ID:	14-45-24-44-00000-0020

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Medical Impact Fees are paid and architectural drawings in place for a 4,400± SF building with parking for medical uses per an expired Development Order. It is strategically located in the College Parkway & Summerlin Road professional business district with 242' frontage on Summerlin Road and visibility to 32,500 cars per day. This site is ideal as a small investment, doctor's office or owner-user.

CONTACT

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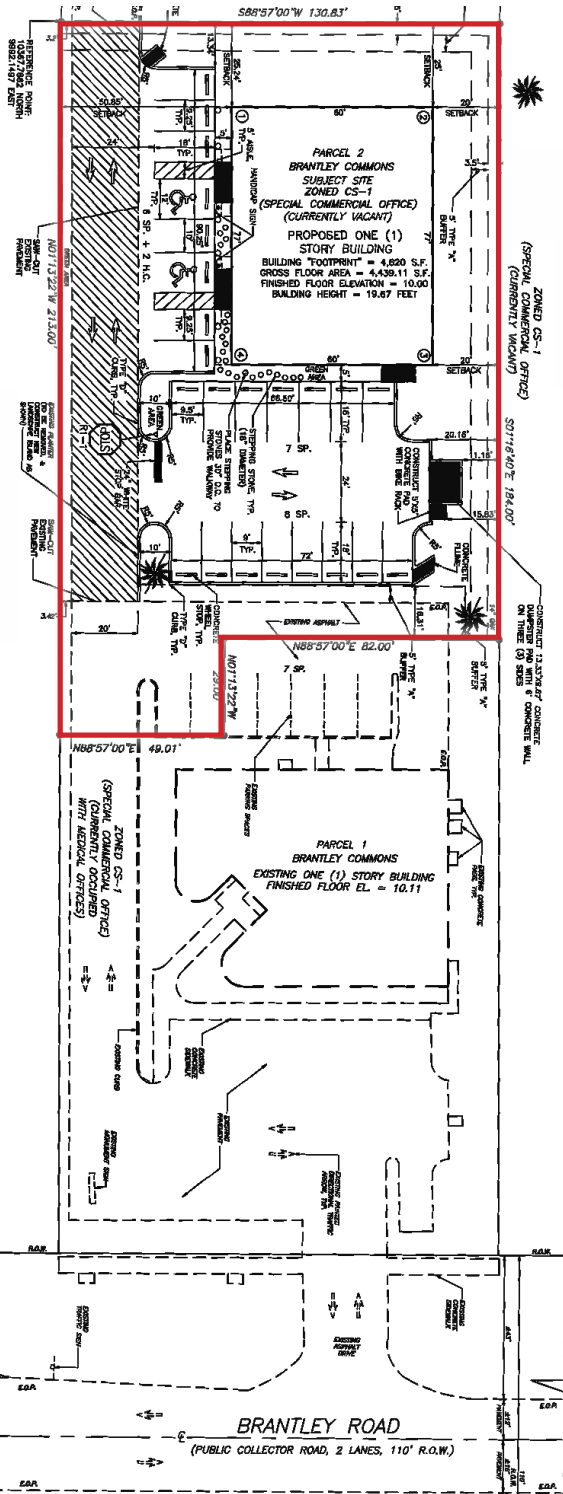
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CONCEPTUAL PLANS



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