

# 4821 PALM BEACH BLVD.

COMMERCIAL LAND ASSEMBLAGE, FORT MYERS, FL



# 4821 PALM BEACH BLVD.

## OFFERING SUMMARY

**Address:** 4813/4821/ 4823 Palm Beach Blvd.  
Fort Myers, FL 33905

**County:** Lee

**Total Property Size:** 0.73± Acres | 31,860± Sq. Ft.

**Zoning:** C-1 (Lee County)

**Future Land Use:** Intensive Development

**Utilities:** All Available to Site

**Price:** \$399,000 (Bulk Price / All 3 Parcels)

**Property:** LOT A

**Address:** 4813 Palm Beach Blvd.

**STRAP Number:** 04-44-25-03-00012.4890

**Size:** 0.37± Acre | 15,930± Sq. Ft.

**Price:** \$199,125 | \$12.50 PSF

**Property:** LOT B

**Address:** 4821 Palm Beach Blvd.

**STRAP Number:** 04-44-25-03-00012.4870

**Size:** 0.24± Acre | 10,620± Sq. Ft.

**Price:** \$125,000 | \$12.50 PSF

**Property:** LOT C

**Address:** 4823 Palm Beach Blvd.

**STRAP Number:** 04-44-25-03-00012.4860

**Size:** 0.12± Acre | 5,310± Sq. Ft.

**Price:** \$66,375 | \$12.50 PSF

### PLEASE DIRECT ALL OFFERS TO:

Christi Pritchett

cpritchett@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.



**PALM BEACH BLVD.**

**AADT 25,000±**

MIRAMAR RD.

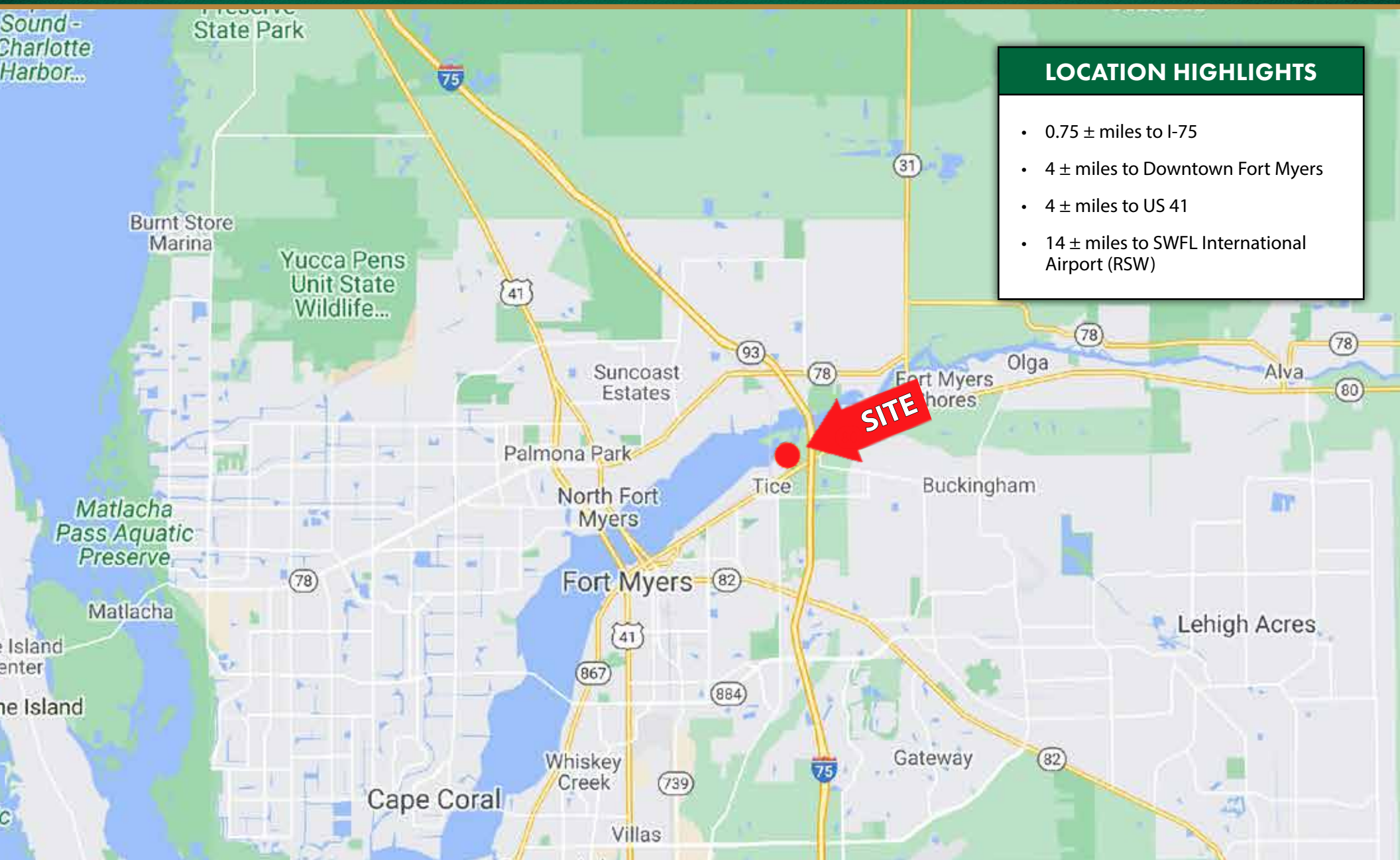
## PROPERTY HIGHLIGHTS

- Opportunity to own an entire block with three contiguous commercial lots and multiple access points.
- Direct frontage on SR80/Palm Beach Blvd.
- Centrally located to serve all of Lee County and is located half way between Naples and Punta Gorda.
- Commercial zoning with Intensive Development Future Land Use allows for a multitude of uses including: auto or equipment sales, auto parts, auto repairs, convenience store, gas station, car wash, drive-thru restaurant, general or medical office.

*\*Please inquire for a complete list of allowable uses.*



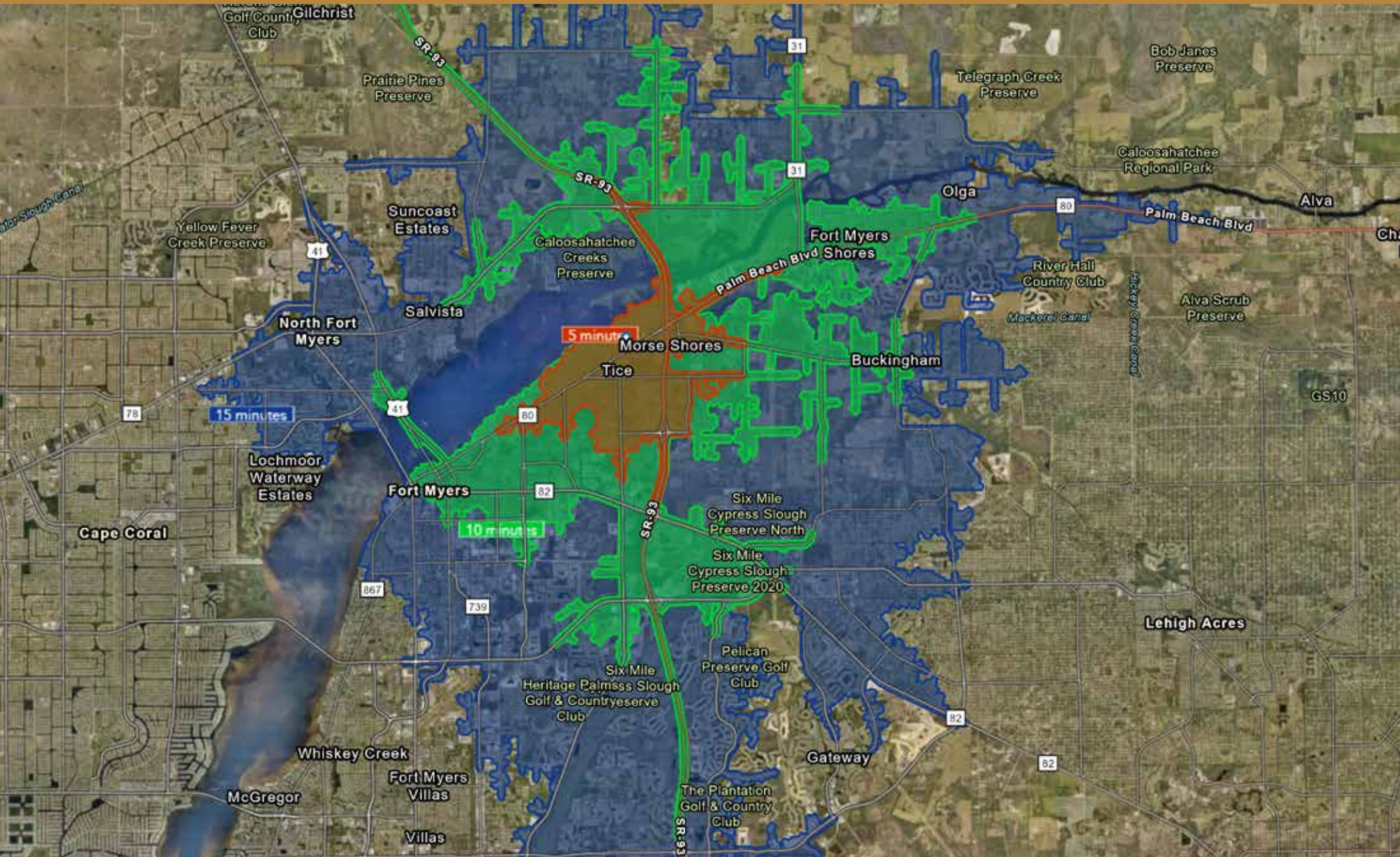
# LOCATION MAP



## LOCATION HIGHLIGHTS

- 0.75 ± miles to I-75
- 4 ± miles to Downtown Fort Myers
- 4 ± miles to US 41
- 14 ± miles to SWFL International Airport (RSW)

# DRIVE TIME MAP



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## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

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