COMMERCIAL CORNER LOT 5.13 ± ACRES

FOR SALE





PRICE: \$1,700,000 @ \$7.61 PSF

SIZE: 5.13± Acres (600'± State Road 82 x 370'± Blackstone Drive)

LOCATION: SE corner of State Road 82 and Blackstone Drive, 5 miles east of the

Daniels Parkway/Gunnery Road intersection

ZONING: C-1A - Commercial (Lee County)

F.L.U.: Urban Community, allows Commercial uses as well as up to

6 Units/Acre or 24 ALF Beds/Acre (Subject to rezoning)

RE TAXES: \$2,117.35 (2021)

PARCEL ID: 20-45-27-55-00044.0000

DEVELOPMENT SITE-

5± Acre corner lot offering great exposure with over 600' frontage on State Road 82 and 370' on Blackstone Drive. Excellent commercial opportunity along a major east/west corridor. Seller financing available for qualified buyer. Informal wetland determination report is available.

CONTACT

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COMMERCIAL CORNER LOT 5.13± ACRES

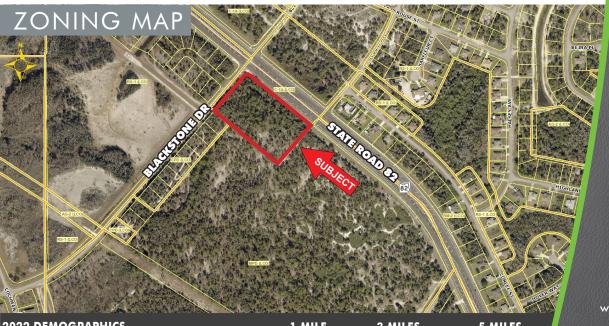
FOR SALE

336 BLACKSTONE DRIVE, FORT MYERS,



HIGHLIGHTS

- SE Corner of State Road 82 and Blackstone Drive
- 5 miles east of the Daniels Parkway/Gunnery Road intersection
 - Zoned C-1A, Commercial
- State Road 82 road widening is underway



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5 MILES 2022 DEMOGRAPHICS 1 MILE 3 MILES EST. POPULATION 2.276 16.258 54.283 EST. HOUSEHOLDS 712 5,217 18,411 EST. MEDIAN HOUSEHOLD INCOME \$67,088 \$59,287 \$54,579 TRAFFIC COUNTS (2021) 15,700 AADT (State Road 82)