

5± Acres For Sale Near Daniels Parkway Commercial Planned Development



LOCATION: 13461 Shire Lane, Fort Myers, Florida 33912

STRAP #: 21-45-25-01-00000.0150

ZONING: CPD - Commercial Planned Development **TRAFFIC COUNTS:** 49,300 (2008 AADT)

SIZE: 5± Acres **DIMENSIONS:** 331' ± Frontage X 651'± Deep

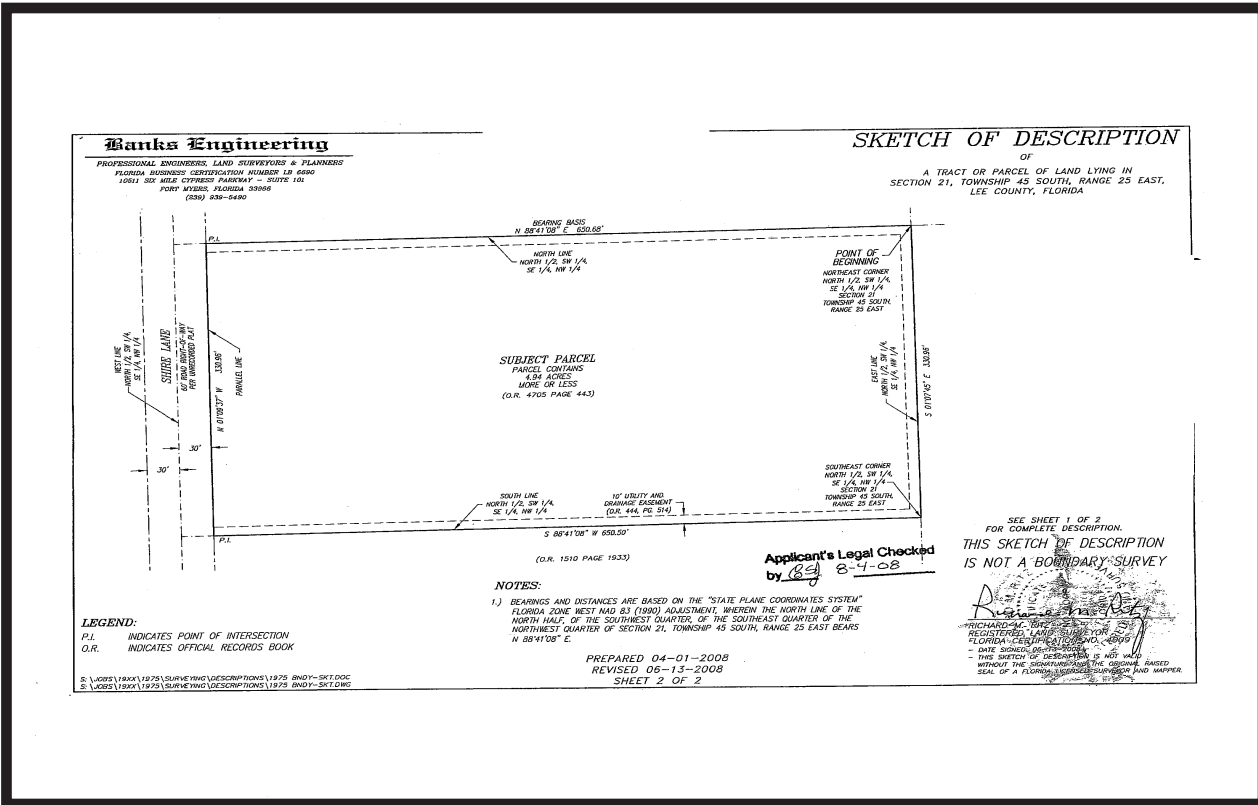
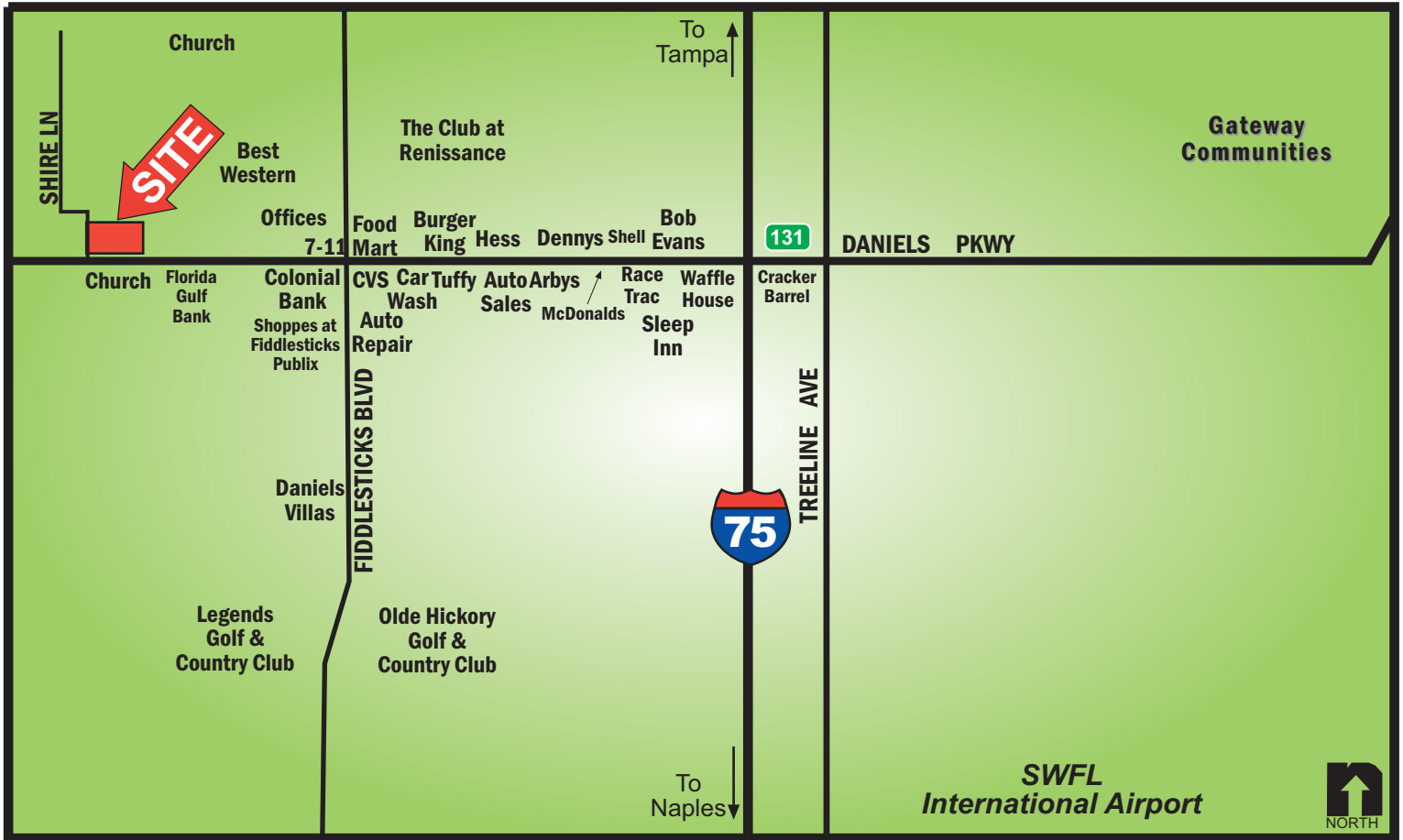
PRICE: \$1,950,000.00

COMMENTS: CPD Zoned 5+/- acres centrally located near Daniels Parkway. CPD allows for either a 50,000± SF commercial building with up to 30,000± SF of retail, or 197,000± SF of self-storage building, water/sewer to be provided by Lee County Utilities. Zoning allow for professional offices, medical, banking, drugstore & much more. Located near numerous residential communities such as Fiddlesticks, Country Club, Olde Hickory, Legends Country Club & more. Location allows for quick and easy access to US41, I-75 at Ext 131, Southwest Florida International Airport and the NEW Gulf Coast Medical Center located on Daniels Parkway. Call today for more details.

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