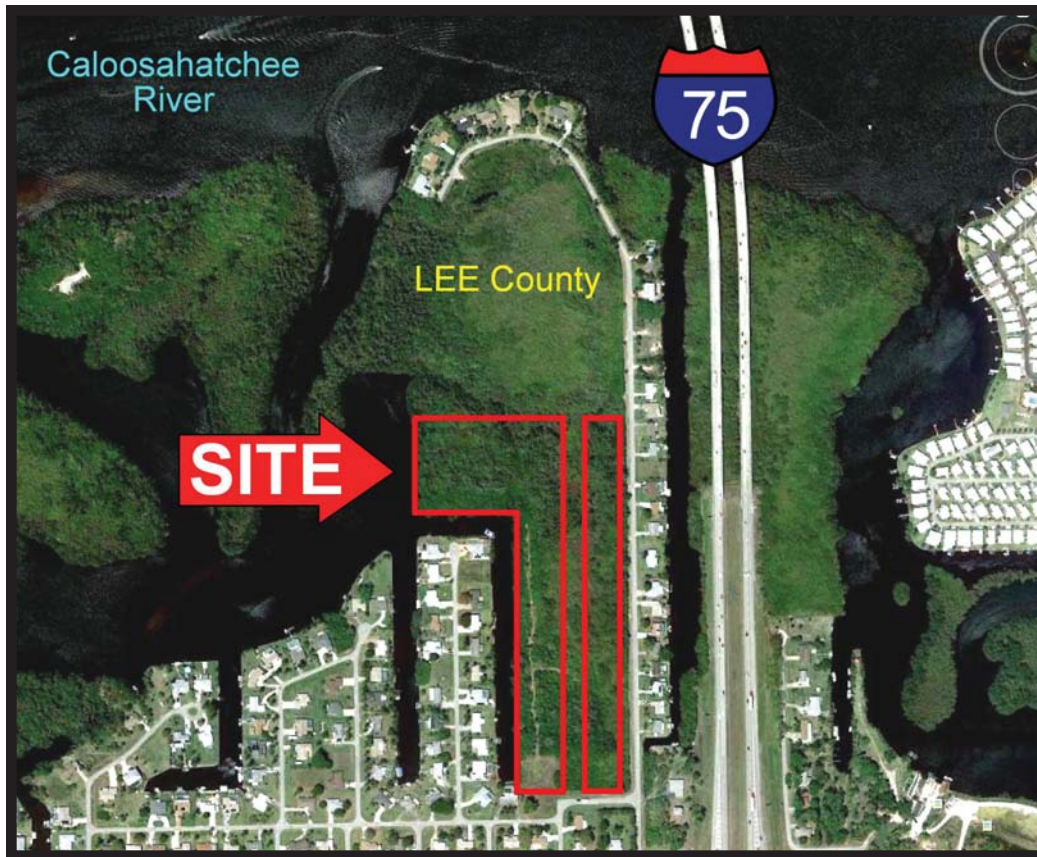


Woodyard & Associates LLC

10.26± AC - Waterfront Property
BANK OWNED

COMMERCIAL REAL ESTATE



LOCATION: Coral Drive & Maine Avenue, Fort Myers, Fl 33905

STRAP #: 34-43-25-02-00019.0150; 34-43-25-02-00010.0170; 34-43-25-02-00019.0140;
34-43-25-02-00019.0130

ZONING: RS-1 Residential Single Family

UTILITIES: Water/Sewer

SIZE: 10.26± Acres

WATER DEPTH: 3.28'± to 6.56'± (Canal)
4.0'± to 8.20'± (Inlet Canal)

PRICE: \$695,000

COMMENTS: The property consists of four parcels and is platted for 36 single-family homesites. This BANK OWNED property is located in the Morse Shores neighborhood, near the NW corner of Coral Drive & Maine Avenue and is north of Palm Beach Blvd (SR80) and west of I-75 at Ext. 141. There is 1,475'± of frontage along a freshwater canal, with additional 322'± frontage along the Caloosahatchee River. River frontage allows access to the Gulf of Mexico and the intercoastal. Future land use is "Suburban" allowing 6 units per acre.

CONTACT: TOM WOODYARD

PHONE: (239) 425-6011

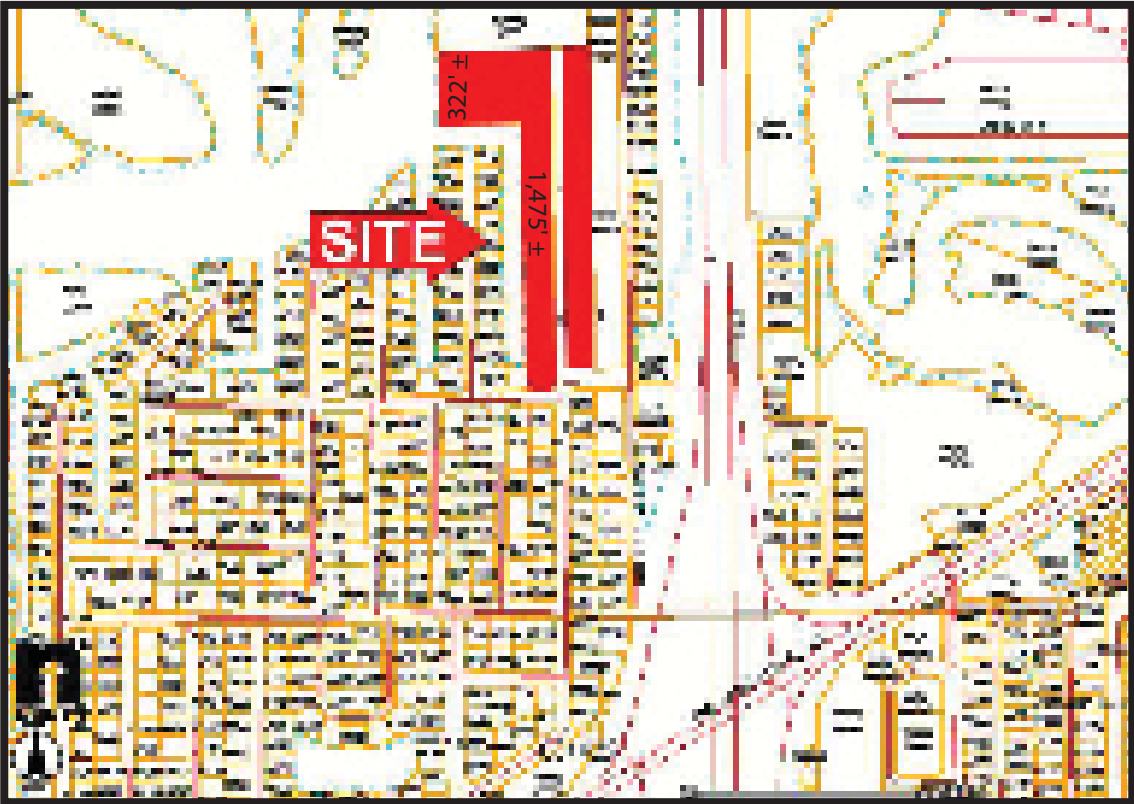
E-MAIL: twodyard@wa-cr.com

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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Coral Drive & Maine Avenue, Fort Myers, FL 33905



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