

Woodyard & Associates LLC

COMMERCIAL REAL ESTATE

2.29± AC Commercial Site For Sale Bonita Springs, FL



LOCATION: North Commons Drive, Bonita Springs, FL 34134

STRAP #: 09-47-25-00-00001.0220

DEVELOPMENT ORDER: Good Through 2013

ZONING: CS-2 (Special Commercial Office)

UTILITIES: Water & Sewer

SIZE: 2.29± Acre or 99,587± Sq. Ft.

FUTURE LAND USE: Urban Community
6 Units per Acre

PRICE: \$399,900 or \$4 PSF

COMMENTS: 2.29± acre commercial site in Bonita Springs. Located at North Commons Drive, which is ideally situated near the Coconut Point Town Center and residential developments, including Pelican Landing, Marsh Landing, Brooks of Bonita and more. This is a high commercial and residential growth area. Property is DO approved allowing 29,830 SF of general office uses in (2) two-story buildings. Located near US 41 & I-75, allowing access to SWFL International Airport, Florida Gulf Coast University, Outlet Mall to name a few. Zoned CS-2, allows a 90 unit hotel, administrative offices, financial institution, Health Care Facility and more.

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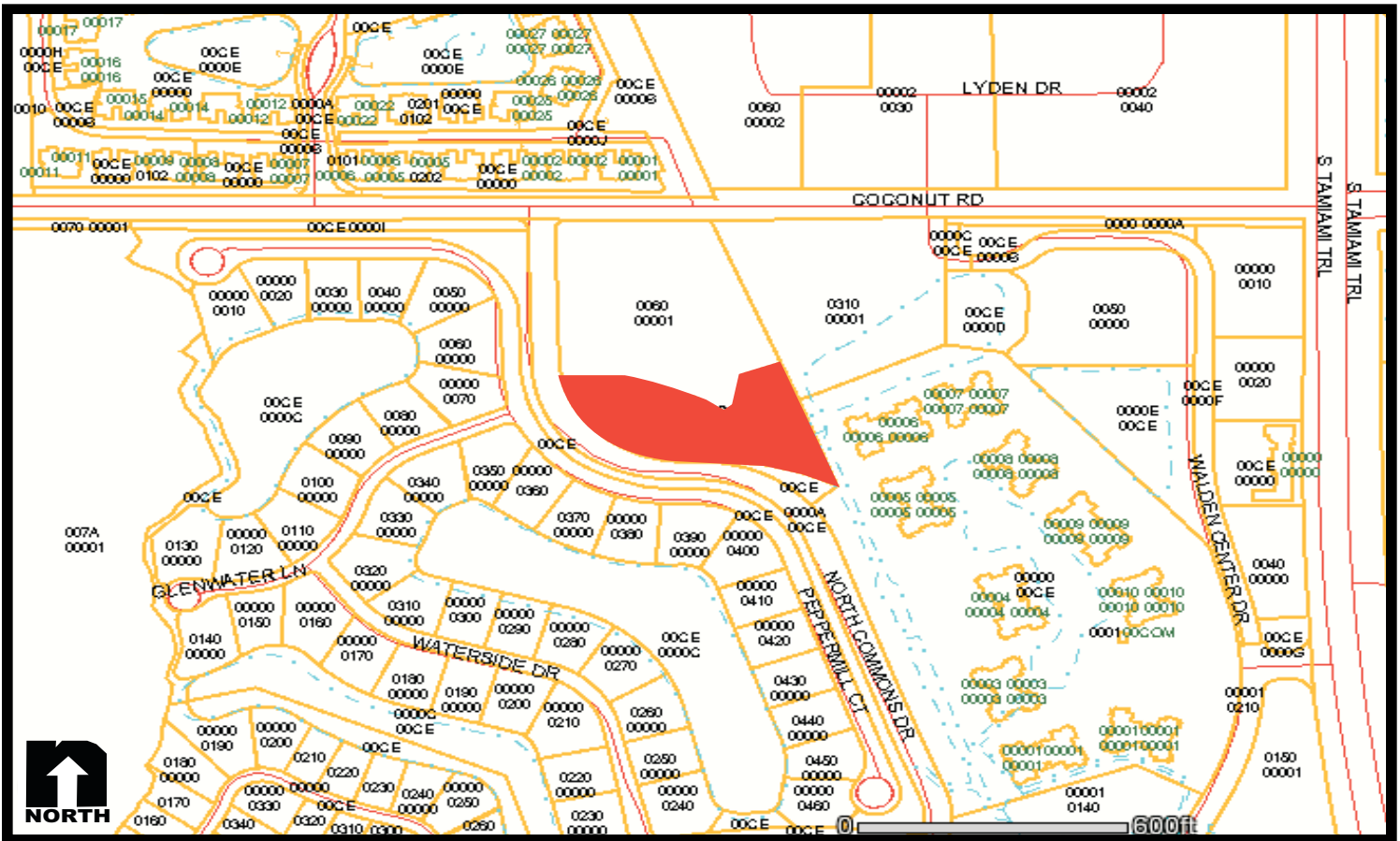
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