

Fully Entitled 70± Acre Commercial Site Colonial Blvd & SR 82



LOCATION: 11000 Colonial Boulevard, Fort Myers, FL 33913

STRAP: 25-44-25-P4-00063.0000

ZONING: PUD - Planned Unit Development
355,000± SF COMMERCIAL
150,000± SF SHOPPING CENTER
(9) Nine RETAIL OUT PARCELS

SIZE: 70± Acre / 3,099'± frontage on Colonial Blvd., 1,885'± frontage on SR 82

PRICE: \$13,900,000 or \$4.55 PSF

COMMENTS: 70± acre corner site at the crossroads of Colonial Boulevard (4 lane roadway) and SR82 (Immokalee Rd) which allows high visibility and traffic flow – a primary route linking Lehigh Acres to the Fort Myers area. Property is fully entitled, PUD zoning with permitting in place, allowing 355,000± SF of community commercial, including retail/office shopping center of 150,000± SF, including an additional (9) out parcels along Colonial Boulevard. Property features a full median cut along SR82 and fixed driveway at Colonial Boulevard for ease of access to the site.

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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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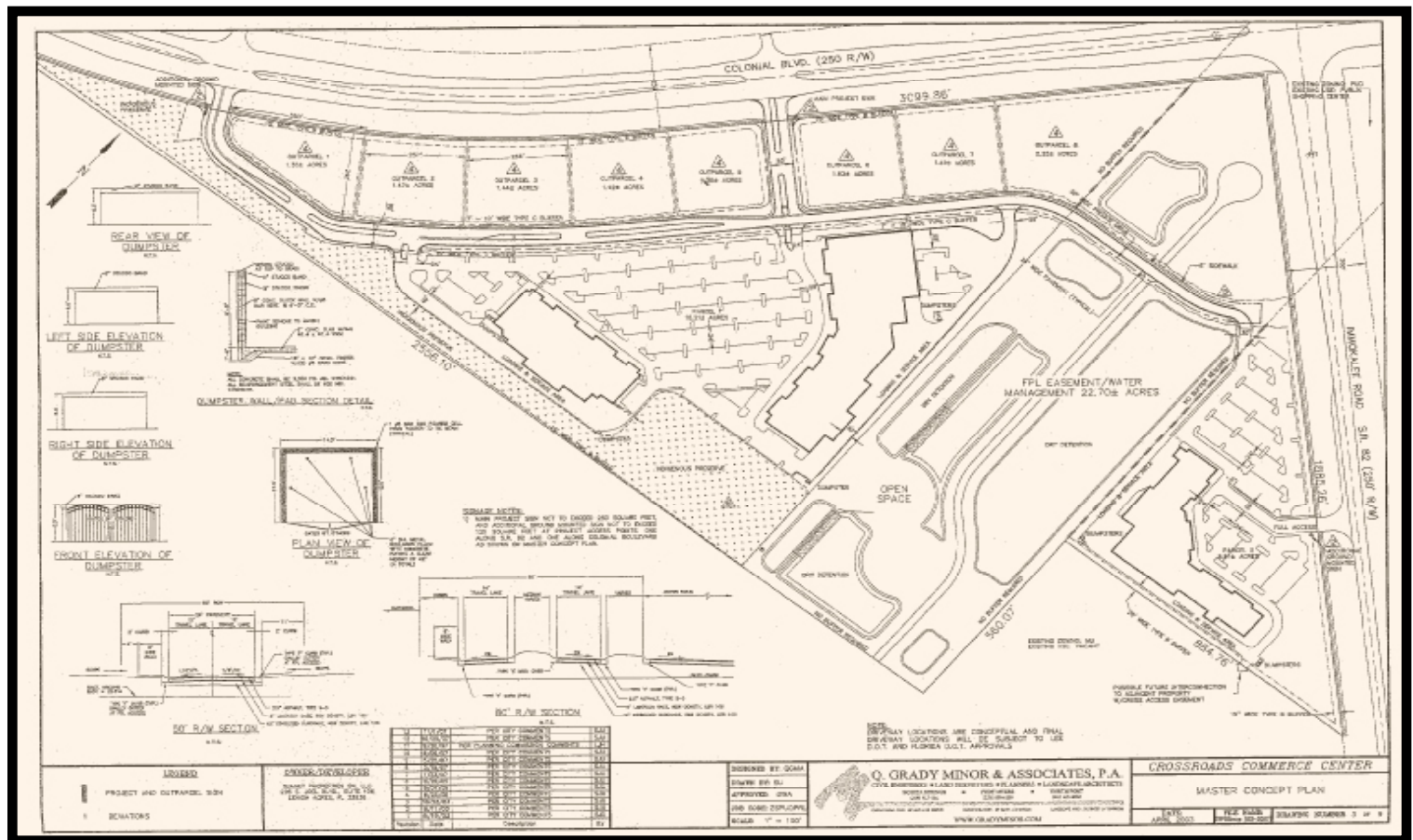
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MASTER CONCEPT PLAN



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