

1.54± Acre Commercial Site FOR SALE on US 41



LOCATION: 20388 North Tamiami Trail, North Fort Myers, FL 33903

STRAP #: 05-43-24-01-00032.0010

ZONING: C1 - Commercial

TRAFFIC COUNTS: 23,000 AADT 2020

SIZE: 1.54± Acres or 67,080± Sq. Ft.

DIMENSIONS: US41 Frontage: 390'±
Depth: 172'±

PRICE: \$410,000 / \$4.62 PSF

2024 TAXES: \$2,874.09

COMMENTS: 390± Ft. frontage on US 41 in an area of rapid residential and commercial growth. Located just south of Heron's Glen and north of Magnolia Landing. DR Horton, a national home builder, is now developing Magnolia Landing, a 900 acre 1,600 home community adjacent to Heron's Glen. Adjacent 3.9± acres available.

CONTACT: TOM WOODYARD
PHONE: (239) 425-6011
E-MAIL: twoodyard@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.

20388 North Tamiami Trail, North Fort Myers, FL 33903



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.