



LOCATION: 20440 North Tamiami Trail & 20537-597 Applewood Road, North Fort Myers, FL 33903

STRAP #: 05-43-24-01-00028.0000, 05-43-24-03-00001.0050; .0070; .0090 & .00110

ZONING: C1 - Commercial
TFC2 - Residential

TRAFFIC COUNTS: 23,800 AADT 2020

SIZE: 3.9± Acres or 170,000± Sq. Ft.

DIMENSIONS: US41 Frontage: 400'±
Applewood Ln.: 400'±
Depth: 425'±

PRICE: \$795,000

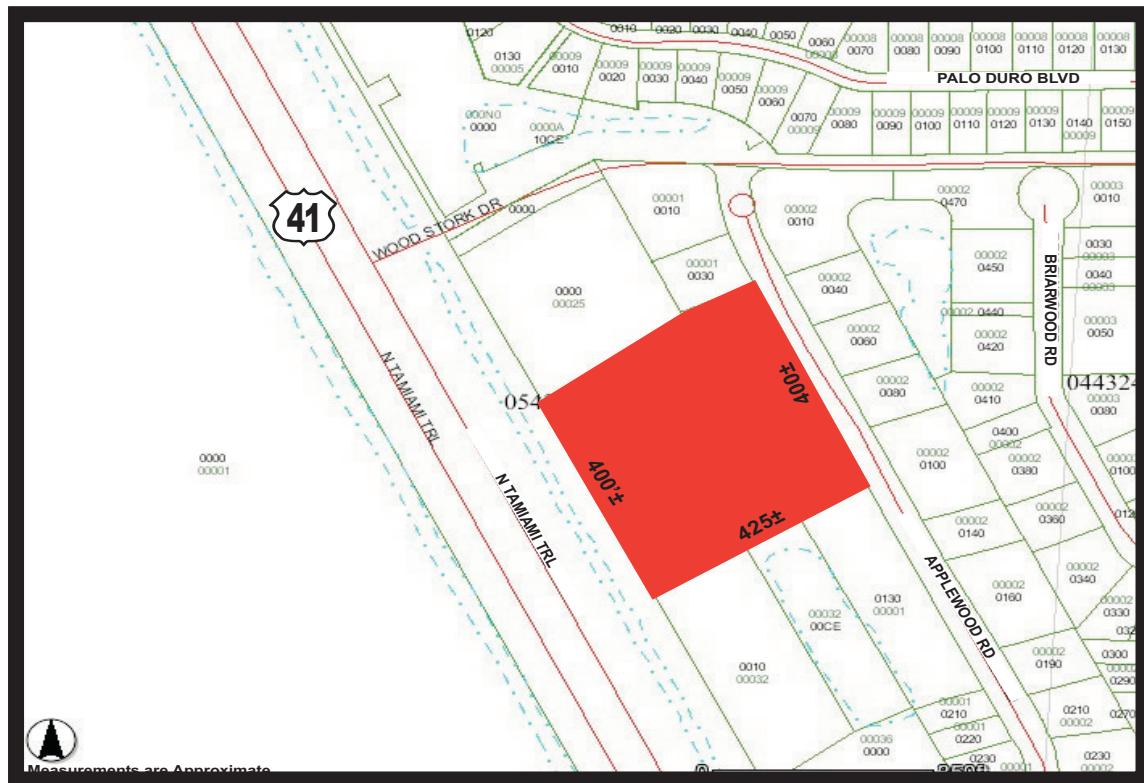
2024 TAXES: \$3,485.72

COMMENTS: 400± 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 1.54± acres available.

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

20440 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.

Woodyard
& Associates
LLC
COMMERCIAL REAL ESTATE