

D Barr Inc. / Lee County, FL Executive Summary

Location:

The subject property is located on US 41 in North Fort Myers, Lee County, Florida. The west property line has 418± feet of road frontage on US 41, a major corridor which connects Fort Myers and Punta Gorda in Charlotte County. The property is adjacent to the Shell Factory along the north boundary. The property is 10 minutes from I-75, 5 minutes from Downtown Fort Myers, 30 minutes from Southwest Florida International Airport, 130 miles from Tampa and 140 miles from Miami.

Area facts:

North Fort Myers is a growing area with residential developments in and around the area. The City of Cape Coral and North Fort Myers are going together with residential projects along the Del Prado Extension, Pine Island Road, and north of the Del Prado Extension along US 41. The City of Cape Coral is one of the largest workforce communities in Southwest Florida. Residential growth in the area makes this site a prime location for commercial development.

Property Facts:

The subject property has C-1A and C-2 zoning. Site plans detailing the building size and layout of buildings on the property are available. The 6.23 acres is a great opportunity for developer or investor.

The property offers the purchaser the ability to develop an industrial / commercial development with access to the I-75 corridor, City of Fort Myers and Punta Gorda. Property is strategically located in relation to work force and logistics.