

**Moody River Commercial
Fort Myers, Lee County, FL
Executive Summary**

Location:

The property is located on Hancock Bridge Parkway, a major east – west corridor between North Fort Myers and Cape Coral, in North Fort Myers, Lee County, Florida. The 991 unit residential community of Moody River is located adjacent to the south with a Publix anchored center immediately west on Hancock Bridge Parkway. Situated in a high residential growth area of Lee County, US 41 is within one mile, the vibrant downtown district of Fort Myers in only 5 minutes away and Southwest Florida International Airport is only a 30 minute drive from the property. Lifestyle centers such as Gulf Coast Town Center and Coconut Point Mall are 30 minutes to the south.

Area facts:

There are numerous residential communities within 10 minutes of the site with explosive commercial growth occurring along the nearby east – west corridor of Pine Island Road. The area provides quick access to passive outdoor activities such as swimming, boating and fishing. Barbara B. Mann Performing Arts Hall offers music and the arts; there are numerous private and state universities and endless lifestyle activities close by. The location is ideal for first-time home buyers and attractive to vacationers and second home buyers who are seeking a warmer climate during the winter months.

Property History:

The commercial parcel is a small portion of a larger land purchase made by Colonial Homes, who acquired the parcel to build various residential products in the community now known as Moody River. Their intention was to develop and build a small commercial center to accommodate the community and surrounding communities. Now, the property offers an investor or developer / builder the opportunity to purchase a great, commercially zoned parcel in North Fort Myers.

Property Facts:

Moody River Commercial is a raw land parcel comprised of 5.4± acres which is zoned Vacant Commercial for Commercial Planned Development (CPD). This A+ location has all utilities to the site. Futures uses can include retail, office, and restaurant, all subject to governmental agency approval.

By the Numbers:

Real estate taxes in 2008 were \$16,539.45.