

FOR SALE - LAKEFRONT RESIDENTIAL DEVELOPMENT OPPORTUNITY

6873 Granada Lakes Drive

Fort Myers, FL 33967



OFFERING SUMMARY

Sale Price: \$1,600,000

Lot Size: 7.57 Acres

Zoning: RPD

Price / SF: \$5.66

PROPERTY OVERVIEW

The subject property is vacant land with 52 +/- Acres of pristine lakefront access. This is one of the last lakefront opportunities within Lee County. Approved for a maximum of 170 multi-family units, 28 boat docks and accessory facilities. This property is conveniently located in the rapidly growing S. Fort Myers Tamiami Trail corridor in close proximity to the beaches, Southwest Florida International Airport, FGCU [college].

PROPERTY HIGHLIGHTS

- Water & Sewer in Area [must be brought to site]
- Land: 7.57+/- Acres
- Lake: 52+/- Acres
- South of Alico Rd and S. US 41/Tamiami Trl Interchange
- Strap Numbers: 07-46-25-00-00006.0000; 08-46-25-00-00006.0000

Bob O'Connor
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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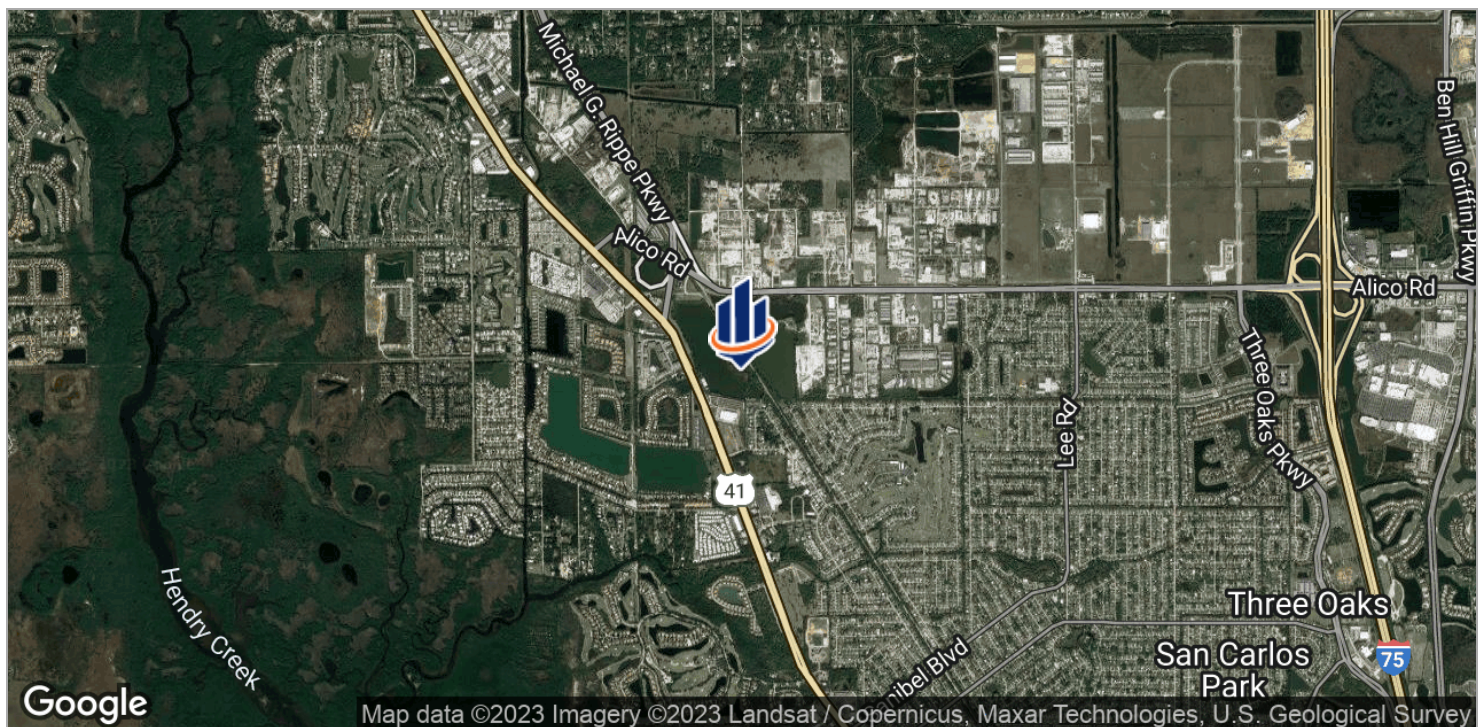
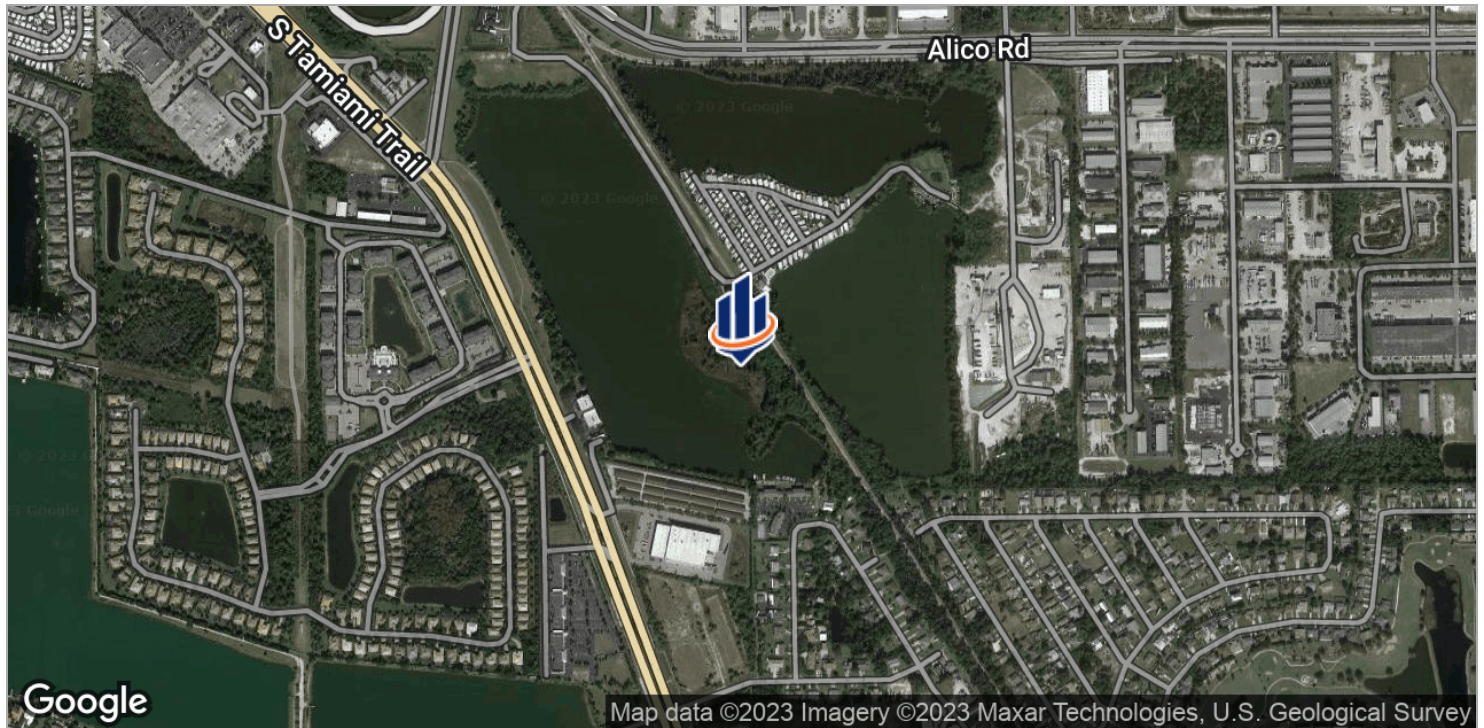


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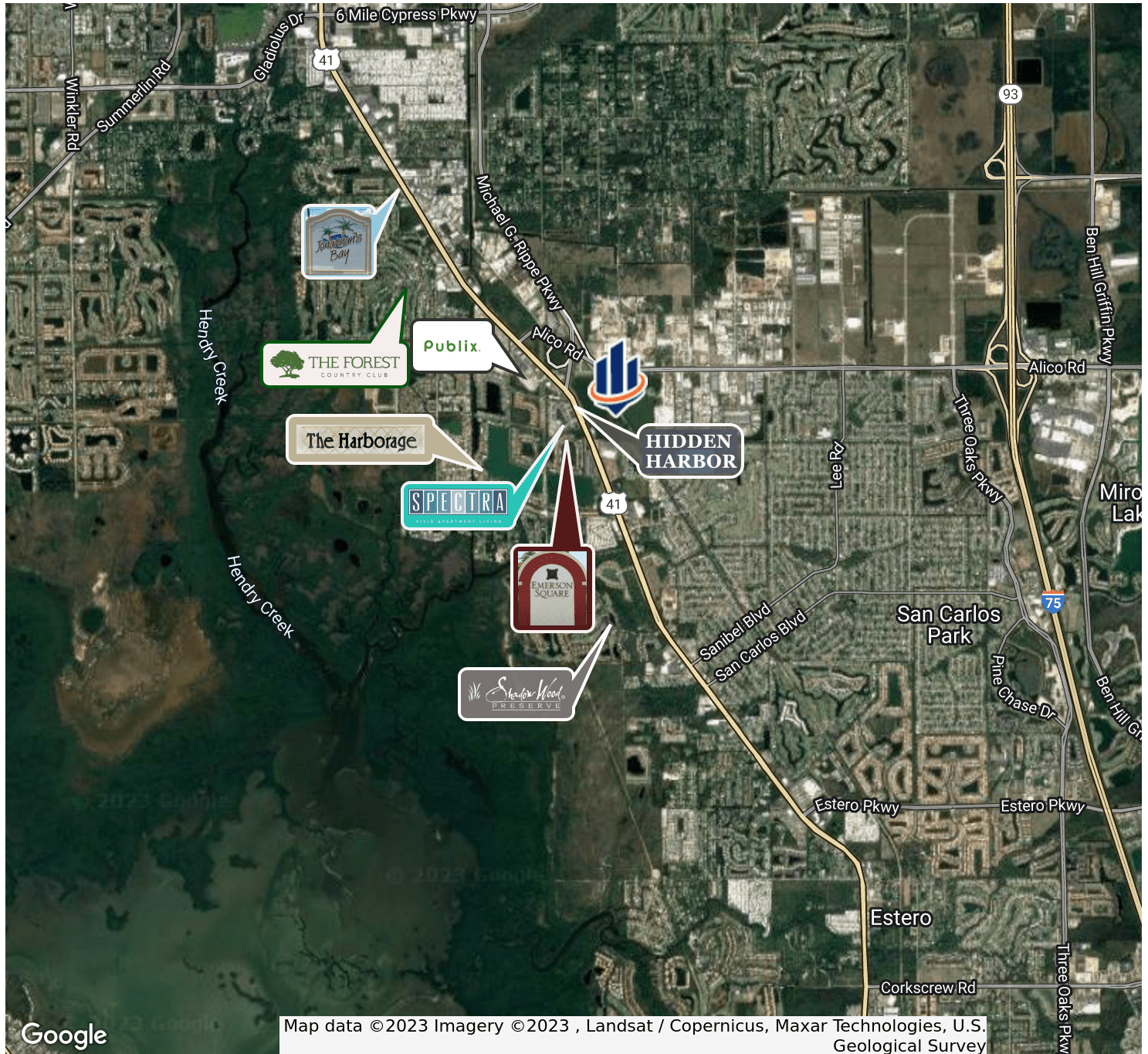


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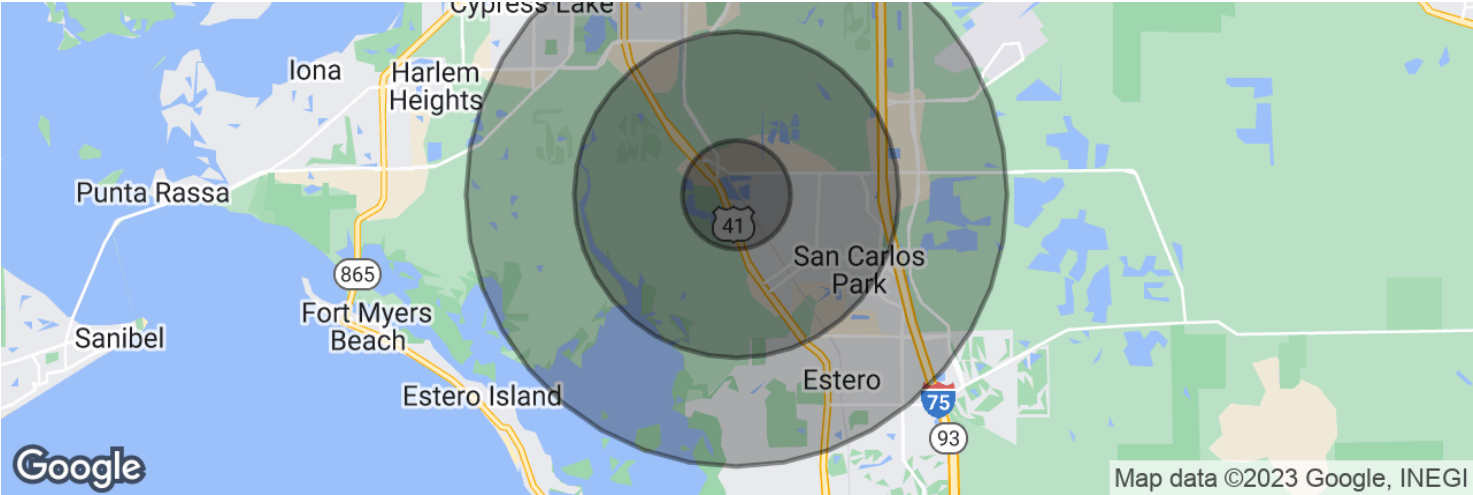
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 3,475 | 32,524 | 76,700 |
| Median age | 44.8 | 44.3 | 48.8 |
| Median age (Male) | 45.7 | 43.3 | 47.7 |
| Median age (Female) | 41.4 | 43.9 | 48.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,398 | 12,979 | 33,250 |
| # of persons per HH | 2.5 | 2.5 | 2.3 |
| Average HH income | \$72,862 | \$78,138 | \$77,308 |
| Average house value | \$262,491 | \$264,329 | \$283,575 |

* Demographic data derived from 2020 ACS - US Census

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