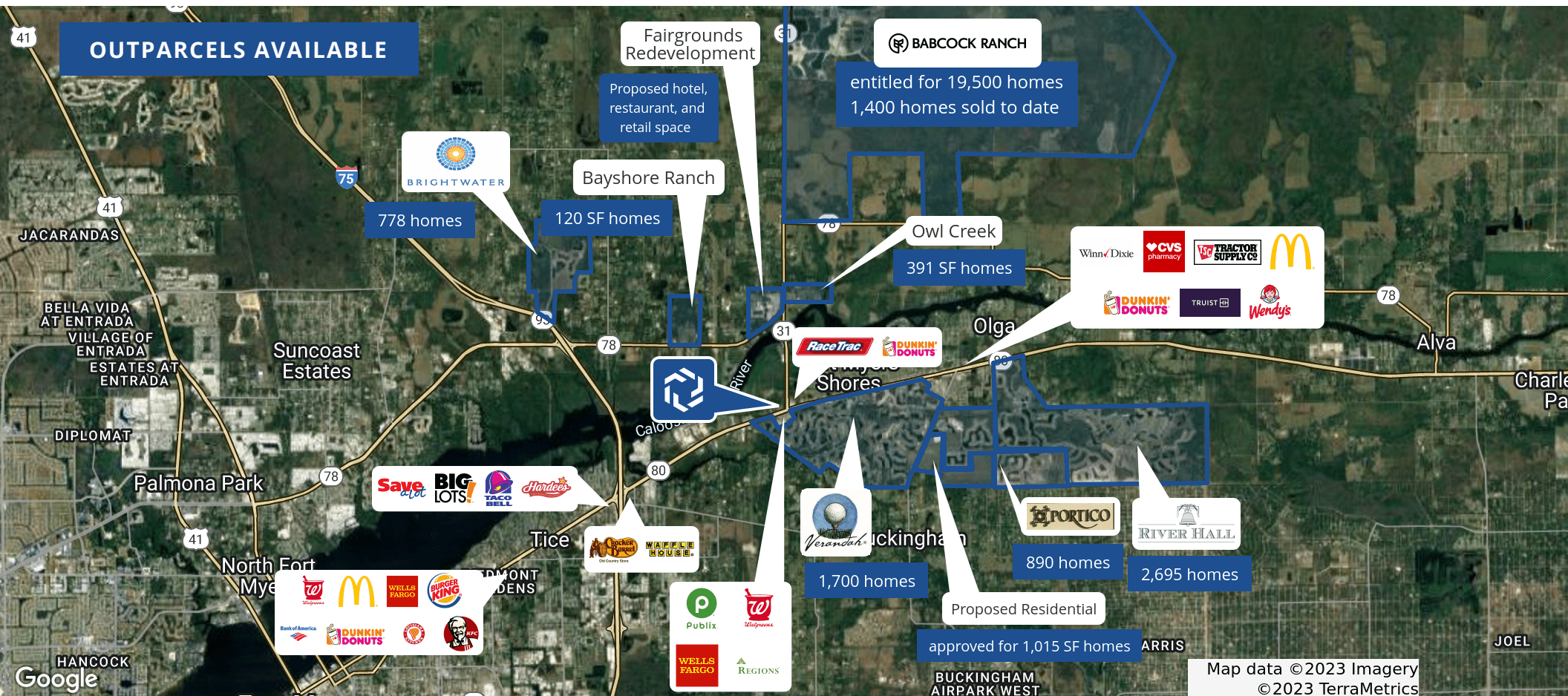


SR 80 (PALM BEACH BOULEVARD) & SR 31



FORT MYERS, FL 33905



Central Florida • North Florida • South Florida
New Jersey • Eastern Pennsylvania
Southeastern US
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For More Information Contact:

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SR 80 (PALM BEACH BOULEVARD) & SR 31

FORT MYERS, FL 33905



PROPERTY HIGHLIGHTS

- 38,000 AADT on SR 80 and 14,000 AADT on SR 31
- Situated 2.5 miles east of I-75 at the hard corner of a signalized intersection directly across from Publix shopping center
- Positioned just 5 miles south of the entrance to Babcock Ranch, which will feature 19,500 homes and 6 mil. sf. of commercial space at total buildout. As of Dec. 2020, 1,000 homes have already been sold, and over 2,400 lots have been sold to builders
- Located across from Verandah Country Club, which features 1,700 homes available or under construction as well as 2 championship 18-hole golf courses
- 2 miles from Lennar's Portico community, featuring 162 townhomes and 728 single-family homes
- 2 miles from a recently approved (April 2021) 1,015-home residential community
- 3 miles west of River Hall, a gated country club master-planned community to include 2,695 homes as well as a school, fire station, town hall, and town square

PROPERTY DESCRIPTION

Multiple pads available for GL or BTS- parcel sizes are flexible

LOCATION DESCRIPTION

Located on the north west corner of SR 80 (Palm Beach Boulevard) and SR 31. SR 80 is a major east-west roadway connecting several suburbs into the downtown Ft. Myers market, and SR 31 leads into the massive Babcock Ranch community that was recently named Master Planned Community of the Year.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,006	7,319	17,073
Total Population	2,602	18,347	47,962
Average HH Income	\$90,549	\$73,240	\$74,576

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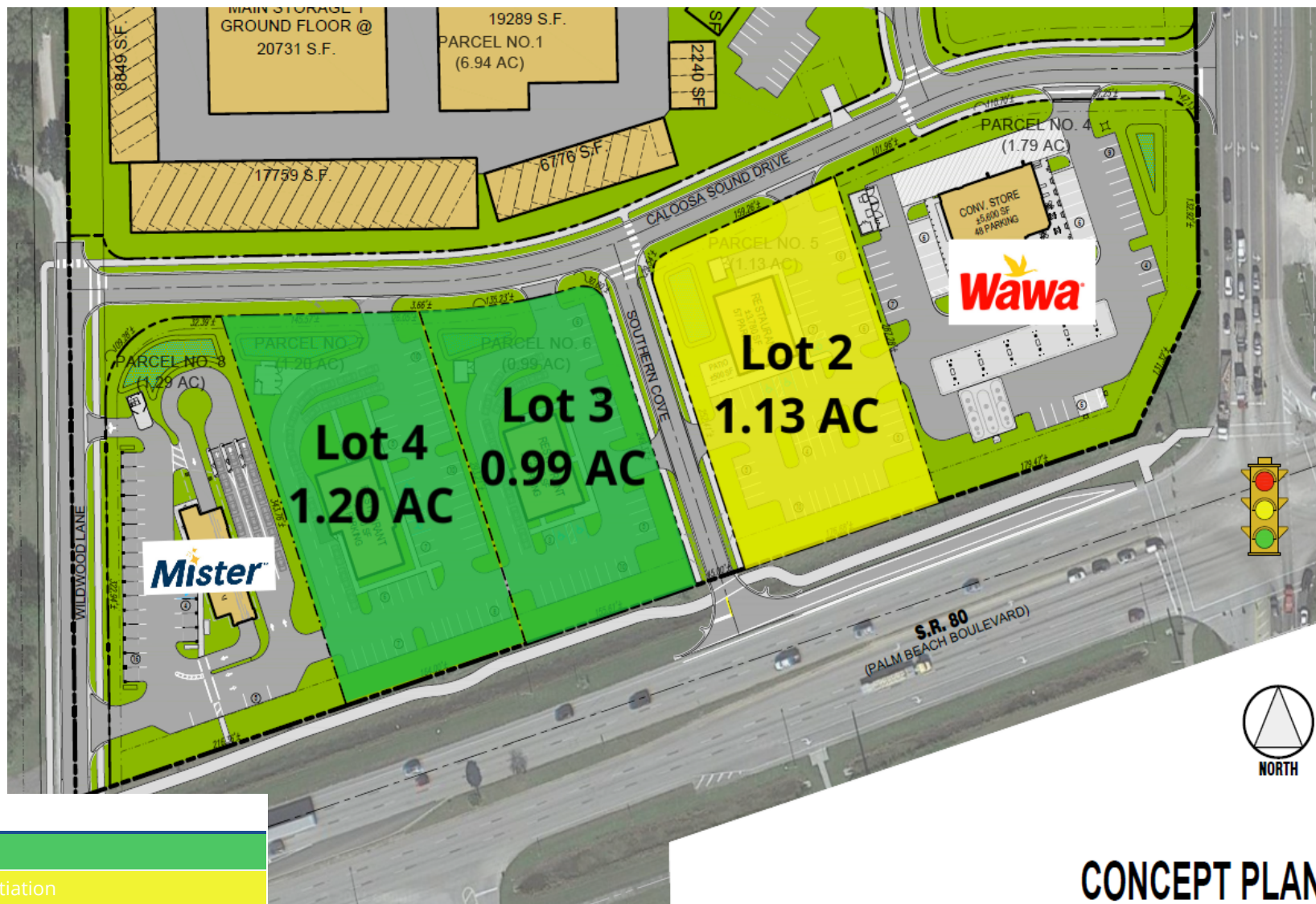
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DRONE VIDEO LINK

<https://1drv.ms/u/s!App4BcK6rHMcnlPej5qn1orYZVEw?e=F3V8ot>