

Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present these seven vacant land parcels in North Fort Myers totaling approximately 40.56 acres. With extensive frontage on the Caloosahatchee River, this is a unique residential development opportunity. Waterfront sites of this size on the Caloosahatchee this close to downtown Fort Myers (with direct Gulf access by water) are very rare. The site is also close to amenities such as Publix and other shopping/retail establishments.

Property Highlights

| Sale Price | \$8,000,000 |
|----------------------|-------------------------|
| Total Land Size (AC) | <u>+</u> 40.56 acres |
| Total Land Size (SF) | <u>+</u> 1,766,793.6 SF |
| Туре | Land |
| Dimensions | Irregular |
| Zoning | AG-2 |
| Future Land Use | Suburban |

Property STRAP Numbers

| - | - | |
|------------------------|---------------------|----------|
| 10-44-24-00-01048.0000 | 872 Moody Rd. | 10.07 AC |
| 10-44-24-00-01049.0000 | 864/868 Moody Rd. | 12.55 AC |
| 10-44-24-00-01049.0010 | 866 Moody Rd. | 8.09 AC |
| 10-44-24-00-01048.0010 | Access Undetermined | 2.85 AC |
| 10-44-24-00-01052.0010 | Access Undetermined | 0.61 AC |
| 10-44-24-00-01052.0000 | 854 Moody Rd. | 2.89 AC |
| 10-44-24-00-01053.0000 | 100 Skyline Dr. | 3.50 AC |

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