

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

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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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