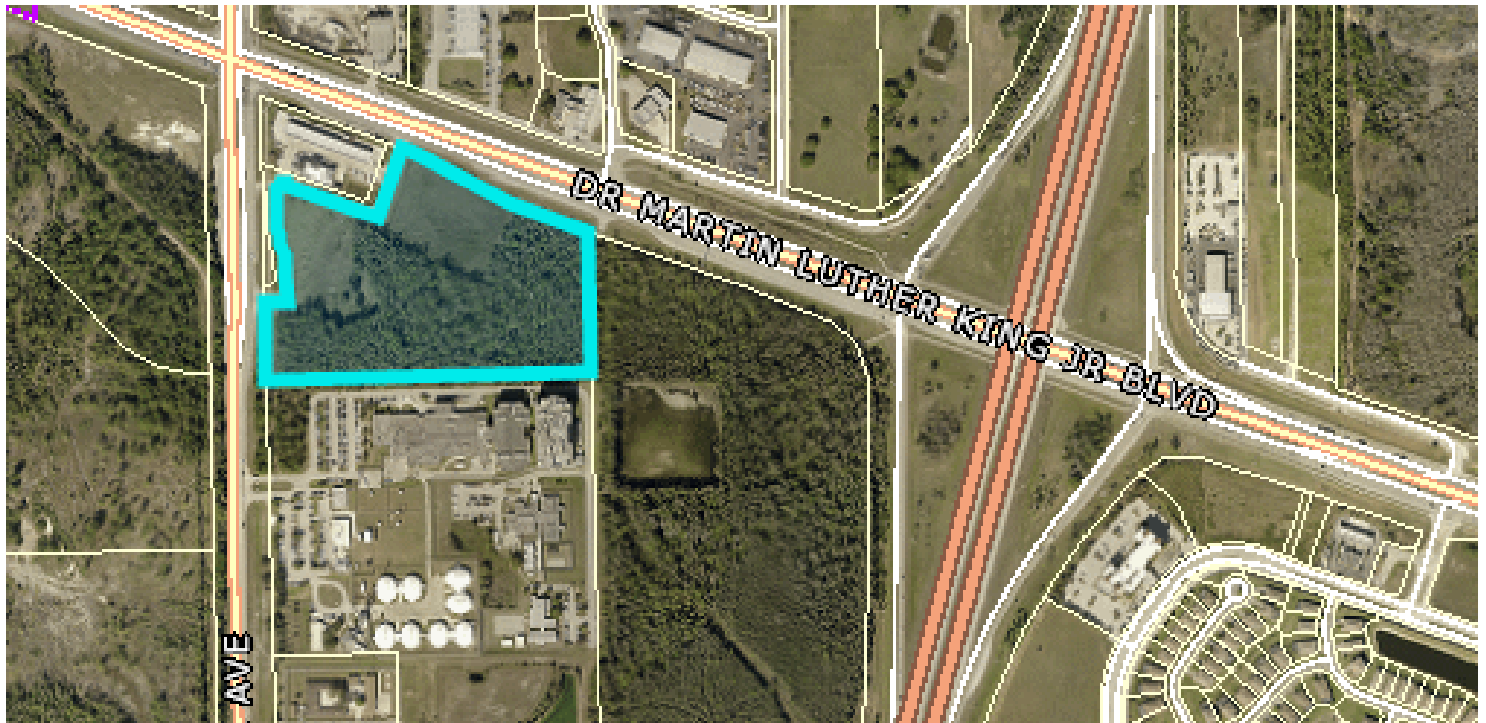


15.98 ACRES OF VACANT LAND FOR SALE

SR 82 And Ortiz Avenue

Fort Myers, FL 33905



OFFERING SUMMARY

Sale Price: \$8,004,143

Lot Size: 15.98 Acres

Zoning: City PUD [Includes all C1, C2 and I2 uses]

Price / SF: \$11.50

PROPERTY OVERVIEW

The subject property is located in the City of Fort Myers with easy access to I-75.

PROPERTY HIGHLIGHTS

- Signalized corner intersection of Ortiz Avenue and SR 82
- Ingress and Egress access to the property from Ortiz Avenue and SR 82 [Martin Luther King Blvd]
- Water management and retention already in place for entire property
- Additional access east of RaceTrac

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,149	12,364	33,223
Total Population	3,316	37,632	88,295
Average HH Income	\$40,157	\$47,724	\$55,146

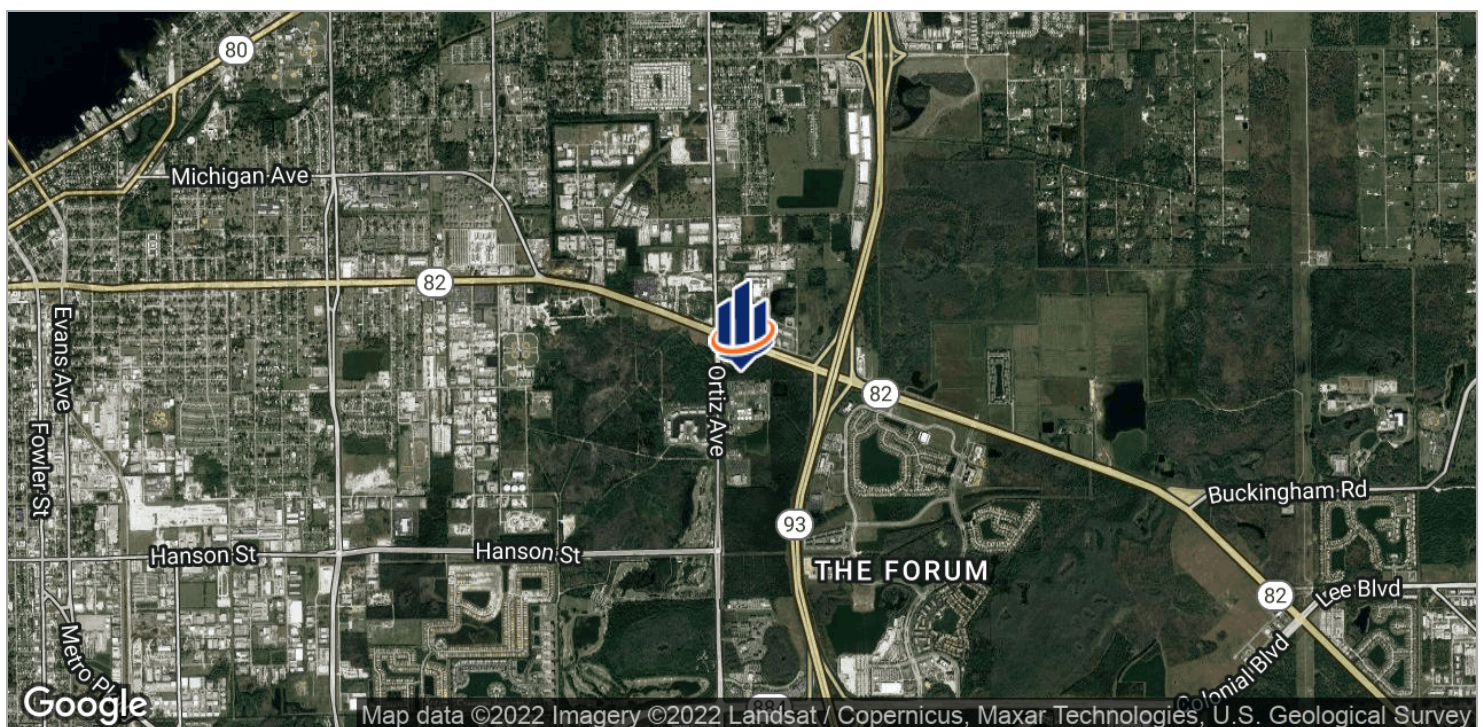
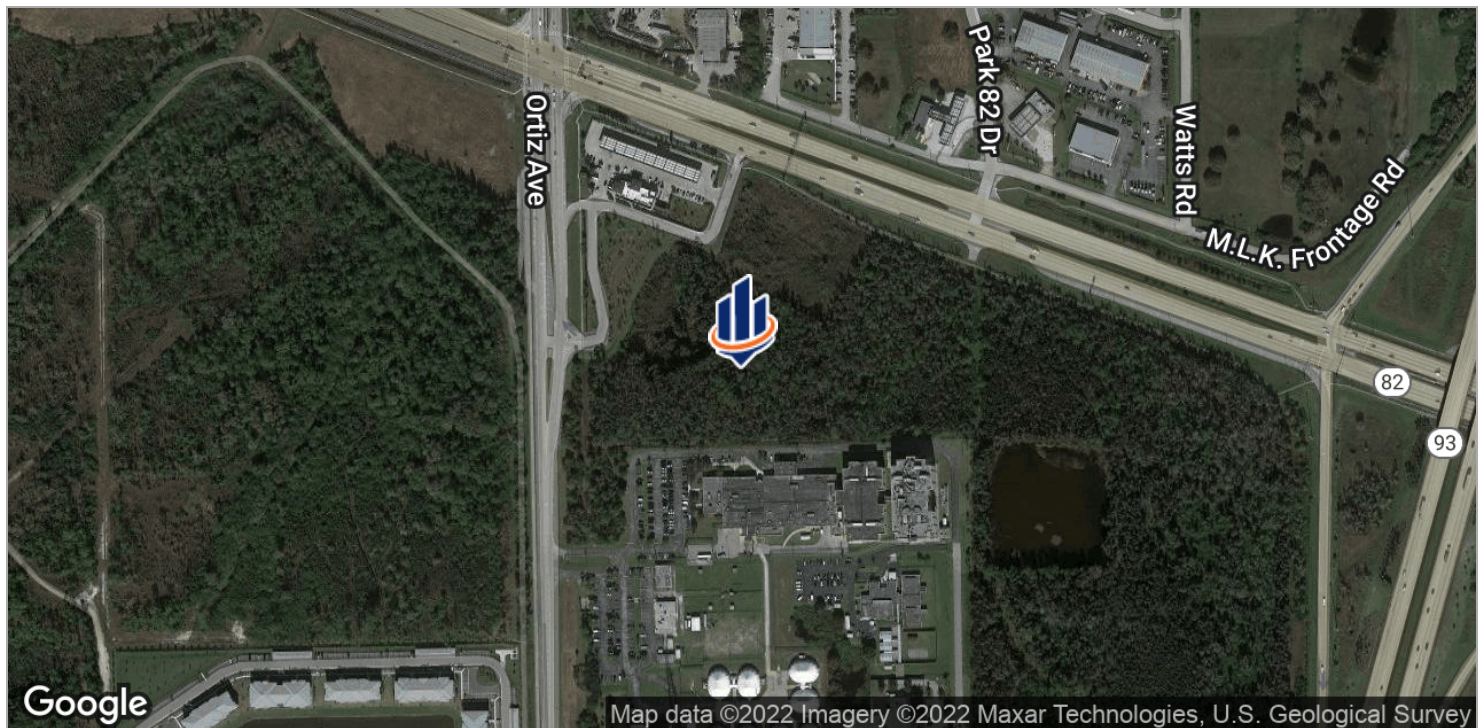
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