



52.11± ACRES FOR DEVELOPMENT
FULLY ENTITLED MULTI-FAMILY / ASSISTED LIVING / COMMERCIAL



PROPERTY DESCRIPTION

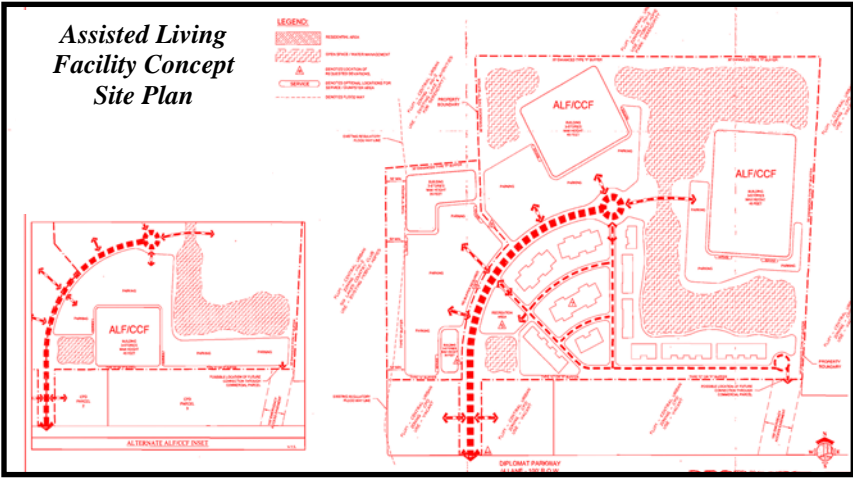
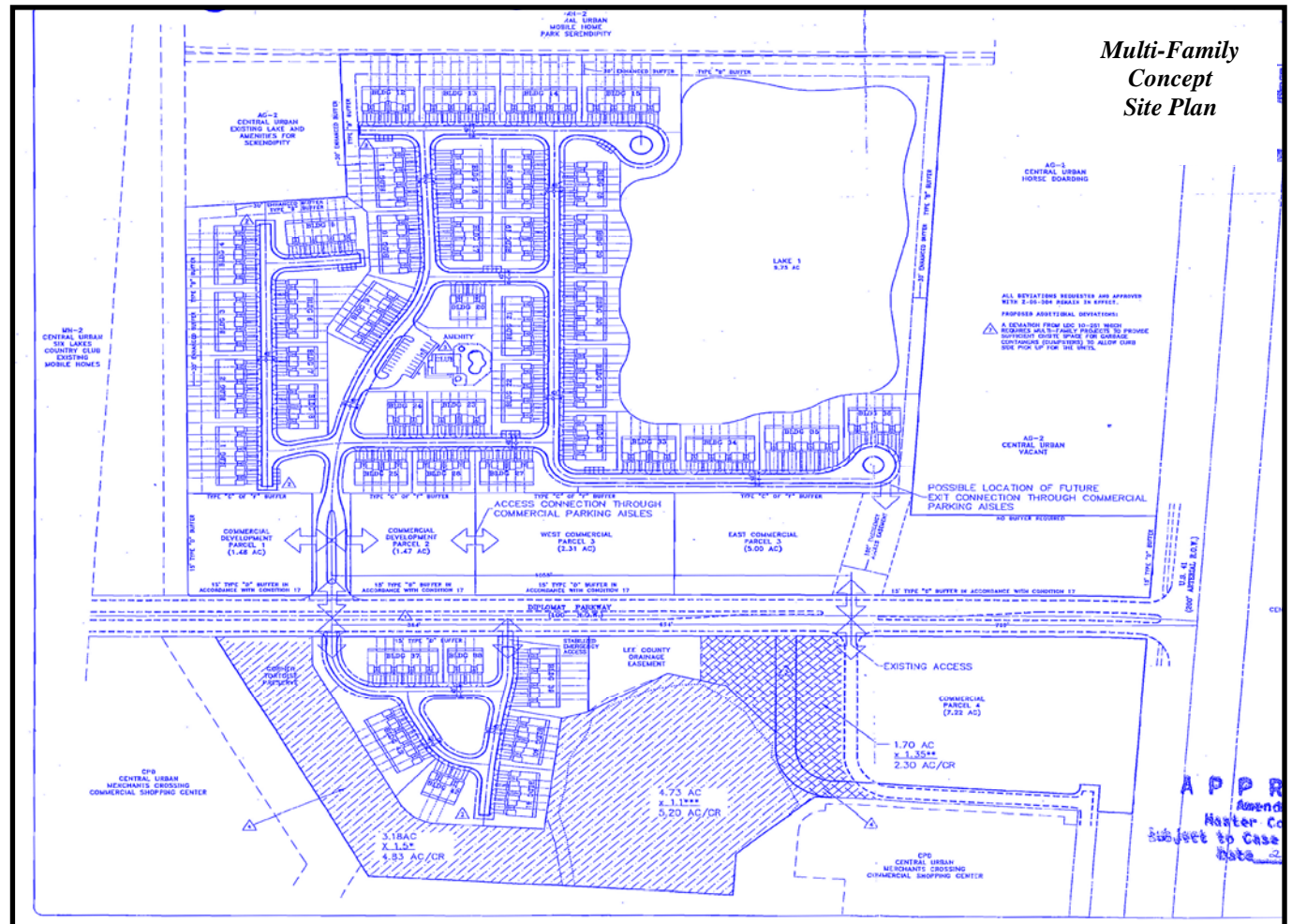
- Location: Diplomat Parkway E., North Fort Myers/Cape Coral, FL 33903/33906
- S.T.R.A.P. #'s: 34-43-24-00-00001.3030 (38.11± Acres/North), North Fort Myers
 34-43-24-00-00001.303A (12.49± Acres/South), Cape Coral
 34-43-24-00-00001.306A (1.51± Acres/ROW), North Fort Myers
- Total Land Size Combined: 52.11± Acres
- Mixed Zoning: RPD/CPD (Residential Planned Development/Commercial Planned Development), Lee County
- Comments: The subject parcels totaling 52.11± acres are being sold as a development package. The location is just east of the newly built VA Hospital and west of US41. This corridor between Lee & Charlotte County is expected to see significant expansion over the next 10 years due to the lack of affordable housing inventory.
 - ◆ The North parcel is zoned RPD & CPD. The RPD allows for 138 dwelling units plus a maximum of 400 ALF beds, which can be converted into regular dwelling units for a total of 238 dwelling units. The CPD allows for 50,000 SF of medical office.
 - ◆ The South parcel is zoned RPD which allows for 105 dwelling units, and an additional 21 units may be constructed if they are marketed at a price point that is affordable to moderate income households at the time of building permit application.

SALE PRICE: \$2,499,000



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Population	1 Mile	3 Miles	5 Miles
2015 Total Population	5,643	46,855	107,040
2020 Population	6,350	51,992	118,261
Pop Growth 2015-2020	12.53%	10.96%	10.48%
Average Age	56.7	48.4	45.10
Households			
2015 Households	2,927	21,437	45,866
Median Household Inc.	\$33,086	\$33,687	\$36,530
Housing			
Medium Home Value	\$61,654	\$76,941	\$86,853
Median Year Built	1981	1983	1985

All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omission, withdrawal, changes or other conditions without notice.