



# COMMERCIAL

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## **39.62± ACRES FOR DEVELOPMENT** **FULLY ENTITLED MULTI-FAMILY / ASSISTED LIVING / COMMERCIAL**

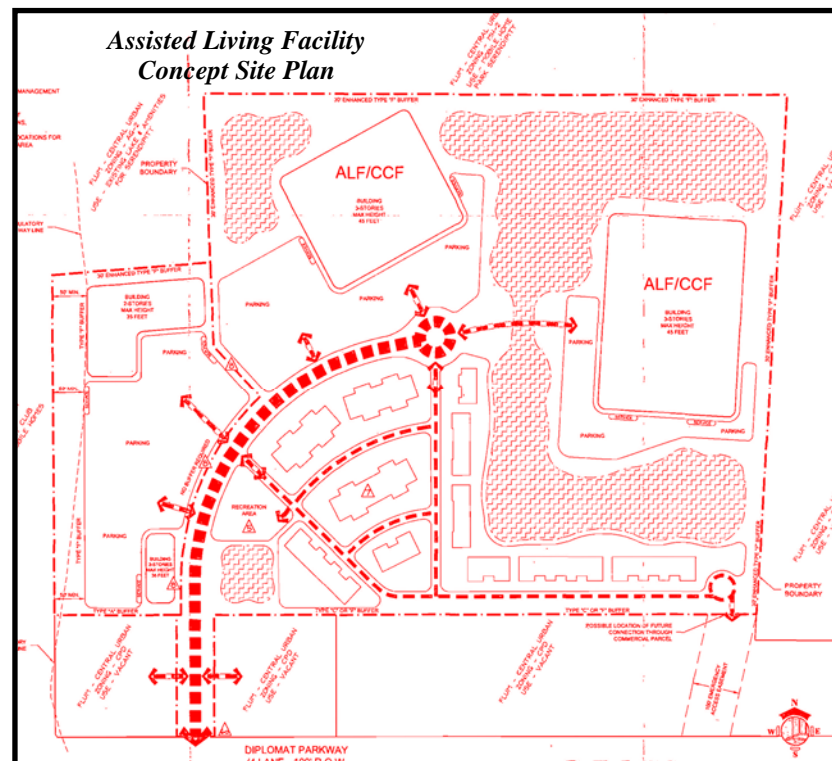


### **PROPERTY DESCRIPTION**

- Location: Diplomat Parkway E., North Fort Myers, FL 33903
- S.T.R.A.P. #'s: 34-43-24-00-00001.3030 (38.11± Acres/North), North Fort Myers  
34-43-24-00-00001.306A (1.51± Acres/ROW), North Fort Myers
- Total Land Size Combined: 39.62± Acres
- Mixed Zoning: RPD/CPD (Residential Planned Development/Commercial Planned Development), Lee County
- Comments: The subject parcels totaling 39.62± 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 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.

**SALE PRICE: \$2,499,000**

**VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907**  
**Phone 239.489.3303**

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Population	1 Mile	3 Miles	5 Miles
2018 Total Population	5,862	49,037	112,612
2023 Population	6,734	55,800	127,832
Pop Growth 2018-2023	14.88%	13.79%	13.52%
Average Age	55.8	48.7	45.50
Households			
2018 Households	2,987	22,152	47,730
Median Household Inc.	\$34,785	\$38,239	\$41,609
Housing			
Medium Home Value	\$79,250	\$113,564	\$138,964
Median Year Built	1980	1983	1985

\*Demographics Provided by CoStar

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