



# COMMERCIAL

For More Information Contact:

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## 41.11± ACRES AVAILABLE FOR SALE | OFF BAYSHORE ROAD DESIGNATED FOR FUTURE RESIDENTIAL USE



### PROPERTY DESCRIPTION

- Location: Access Undetermined, North Fort Myers, FL
- S.T.R.A.P.#: 23-43-25-00-00010.0000
- Land Size: 41.11± Total Acres
  - \*38.35± Acres AG-2
  - \*2.75 ± Acres Right of Way
- Zoning: AG-2 (Agricultural) Lee County
- Future Land Use: Residential
- Dimensions: 1,334' x 1,328' (Approximately)

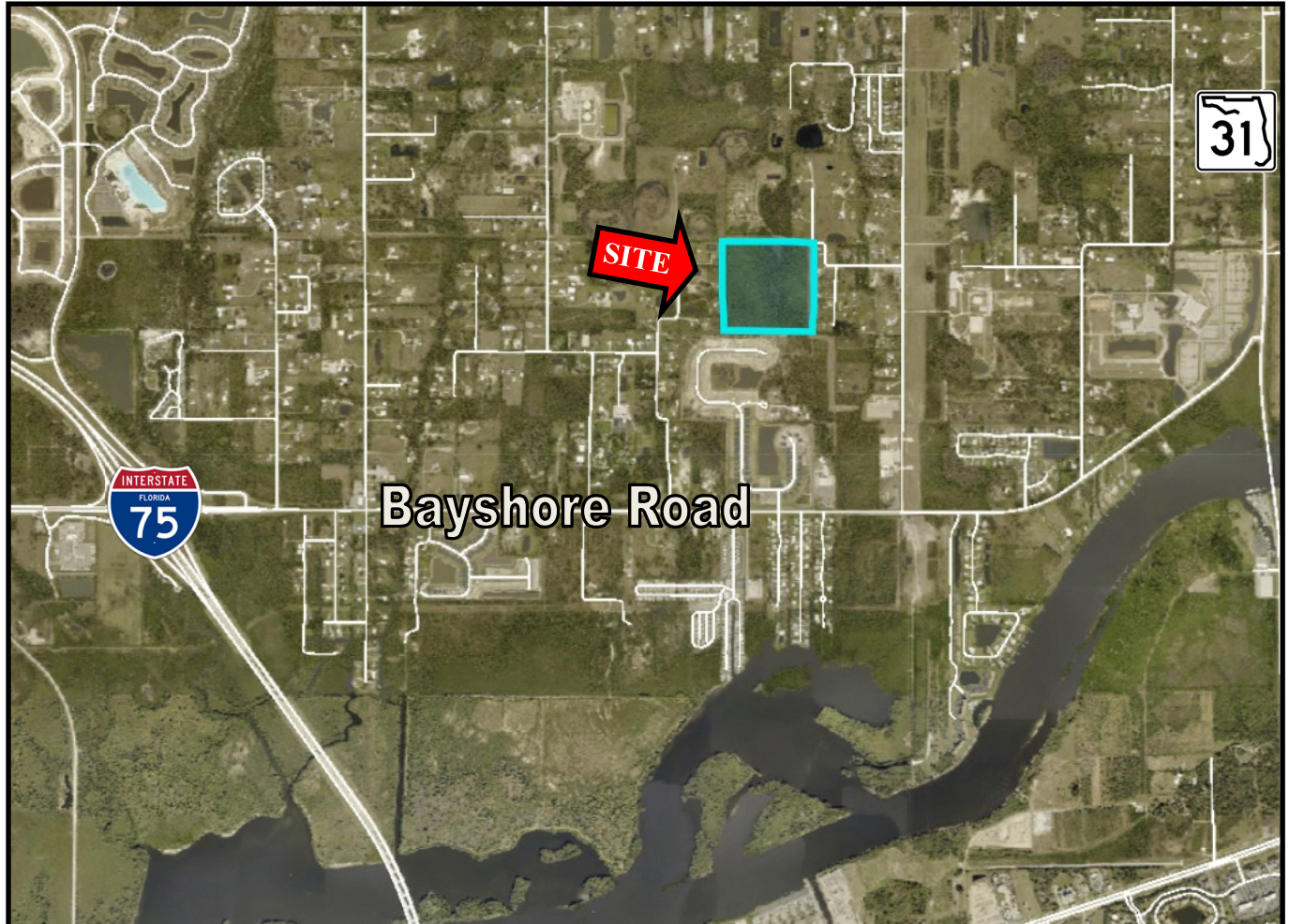
**Comments:** This 41.11± acre parcel presents an excellent opportunity for future residential development. Conveniently situated just off Bayshore Road and Palm Creek Drive, access is available via Aqua Vista Lane. Additionally, the property is adjacent to Bayshore Ranch, a newly approved Lennar community featuring 130 single-family detached homes on a 109.63 acre site. Furthermore, it is only a short distance from I-75 and Florida SR31, and a quick drive to a variety of dining and shopping options in Downtown Fort Myers or Babcock Ranch.

## SALE PRICE: \$6,700,000

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



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**Neighborhood Housing Stats**  
**Zip Code - 33917**

*Source: Public Records & Listing Data and US Census*

Median Home Value	Median List Price	Population	Median Age	Median Household Income	Elevation
\$353,000	\$295,000	31,000	59	\$54,904	14 Feet