



COMMERCIAL

For More Information Contact:

Mark L. Morris, Advisor

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**41.11± ACRES FOR SALE | OFF BAYSHORE ROAD
DESIGNATED FUTURE RESIDENTIAL DEVELOPMENT**

"BIG" PRICE DECREASE!



PRICE REDUCED: \$5.2M (\$2.90 PSF)

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.

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



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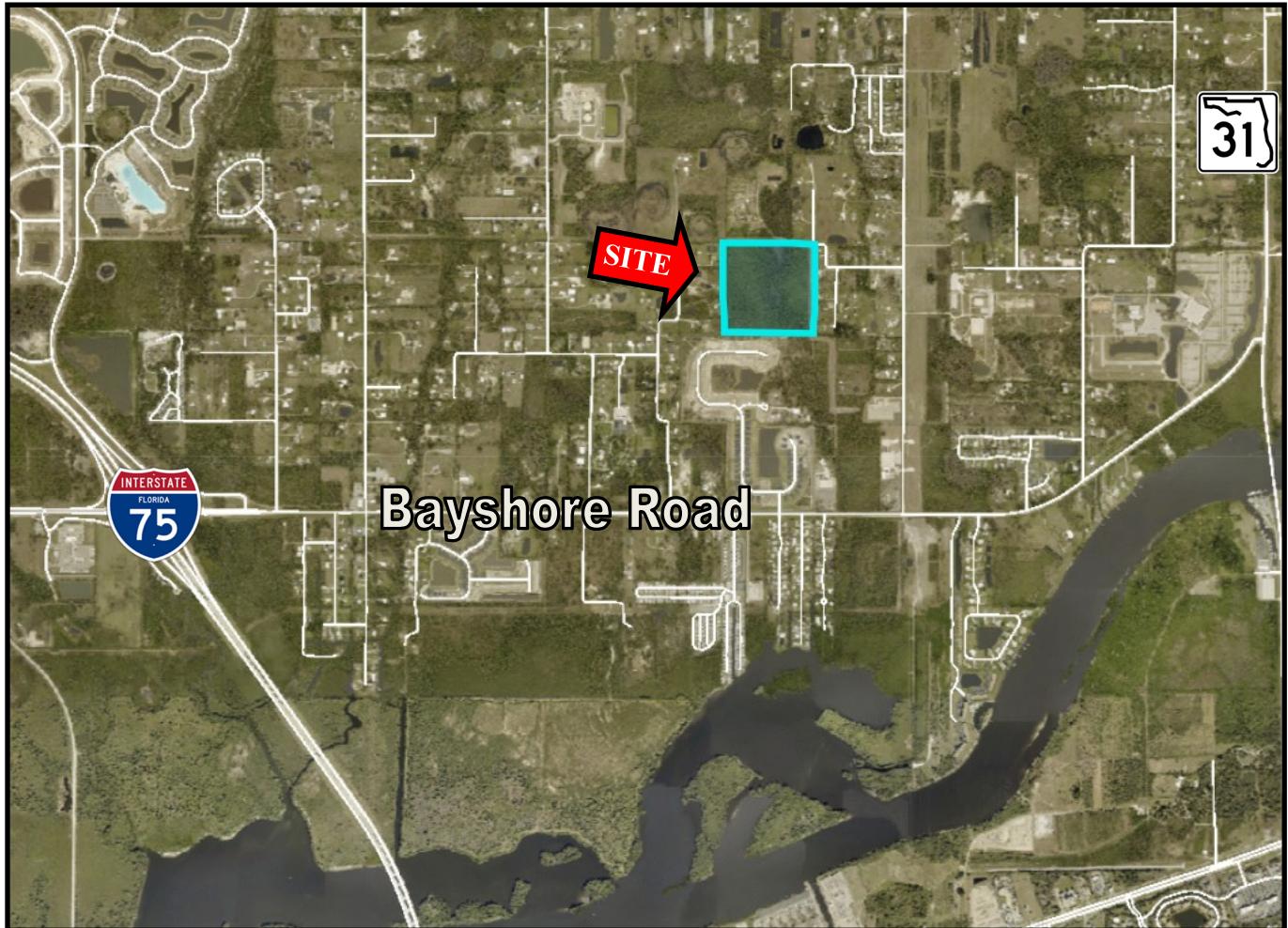
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Neighborhood Housing Stats

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

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