

I-75 COMMERCIAL DEVELOPMENT SITE

1.42 AC - 20 AC LAND & OUTPARCELS FOR SALE

16101 THREE OAKS PARKWAY | FORT MYERS, FL 33912



BE THE FIRST TO OWN LAND ON A FUTURE MAIN CORRIDOR IN FORT MYERS!

RETAIL Q OFFICE Q MEDICAL Q INDUSTRIAL Q MANUFACTURING



3555 Kraft Road, #260
Naples, FL 33912

LQCRE.COM

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INTERSTATE 75 COMMERCIAL LAND

16101 Three Oaks Parkway | Fort Myers, FL 33912

Land & Outparcels For Sale | Retail - Office- Medical - Industrial - Manufacturing



EXECUTIVE SUMMARY

INTERSTATE 75 COMMERCIAL LAND



20 ACRES
(12.5 USABLE)



UP TO 300,000
BUILDABLE SF

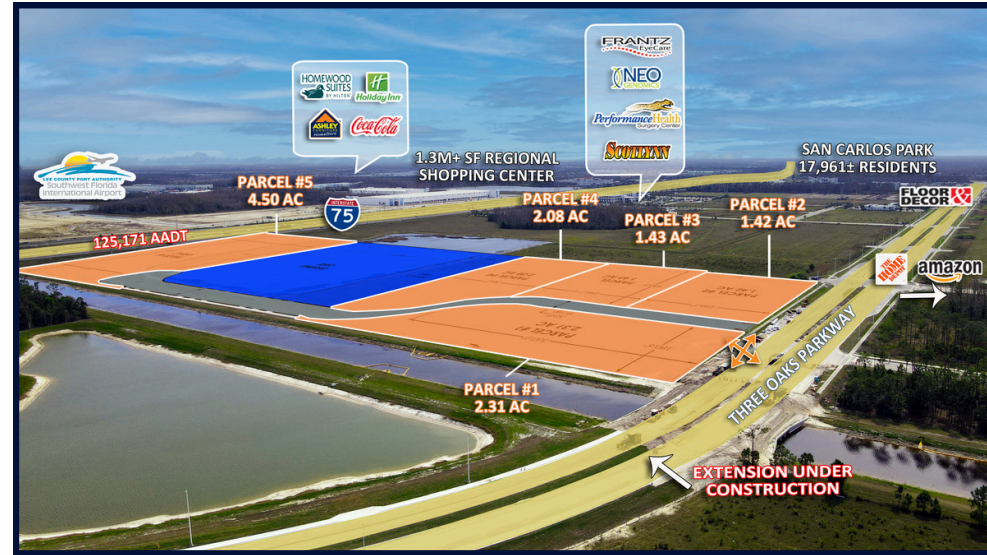


OWNER
WILL SUBDIVIDE



MPUD
ZONING

- Commercial land & outparcels for sale in Fort Myers, Florida along I-75.
- Don't miss your chance to be the first to own land between I-75 and the new Three Oaks Parkway extension—soon to be a main corridor in Fort Myers.
- The **Three Oaks Parkway extension**, will connect Estero to Fort Myers, ending at Daniels Parkway. The project is set for completion in 2025.
- Outparcels can be purchased separately.
- Great visibility along Interstate 75 with 125,000+ passing cars per day.
- Building and billboard signage available along I-75.
- Near the booming Alico corridor, the heart of Southwest Florida's residential and commercial growth, surrounded by new homes, hotels, retail developments, and the newly built Amazon Distribution Center.
- Existing D.O. in place allowing lake to be moved and expedited permitting.
- Click [HERE](#) to view the listing video.



45-MIN POPULATION

774,905



5- YR POP. GROWTH

1.1%



45-MIN AVG. INCOME

\$124,235



45-MIN HOUSEHOLDS

339,673



45-MIN # EMPLOYEES

364,166



45-MIN AVG. AGE

48.9



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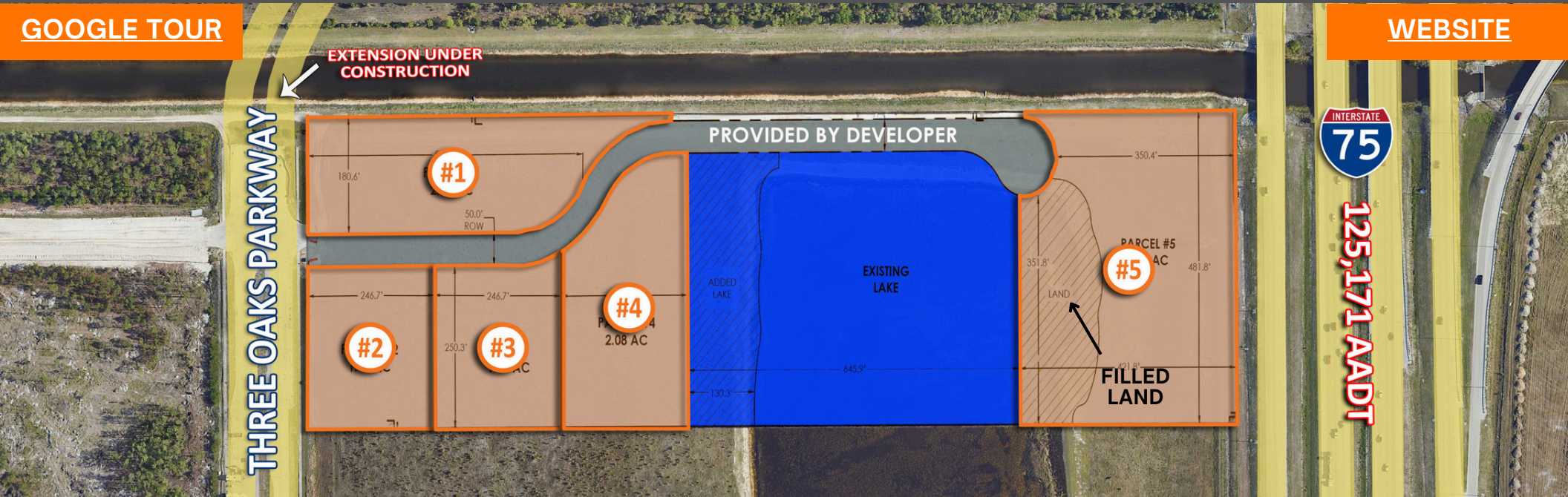
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GOOGLE TOUR

WEBSITE



↑ CONCEPTUAL LAYOUT - PARCEL SIZE CAN BE ADJUSTED ↑

PARCEL #	SIZE (AC)	SIZE (SF)	PRICE/SF	PRICE
#1	2.31 AC	100,624 SF	\$21.00	\$2,113,000
#2	1.42 AC	61,855 SF	\$21.00	\$1,299,000
#3	1.43 AC	62,291 SF	\$17.00	\$1,059,000
#4	2.08 AC	90,605 SF	\$17.00	\$1,541,000
#5	4.50 AC	196,021 SF	\$24.00	\$4,705,000



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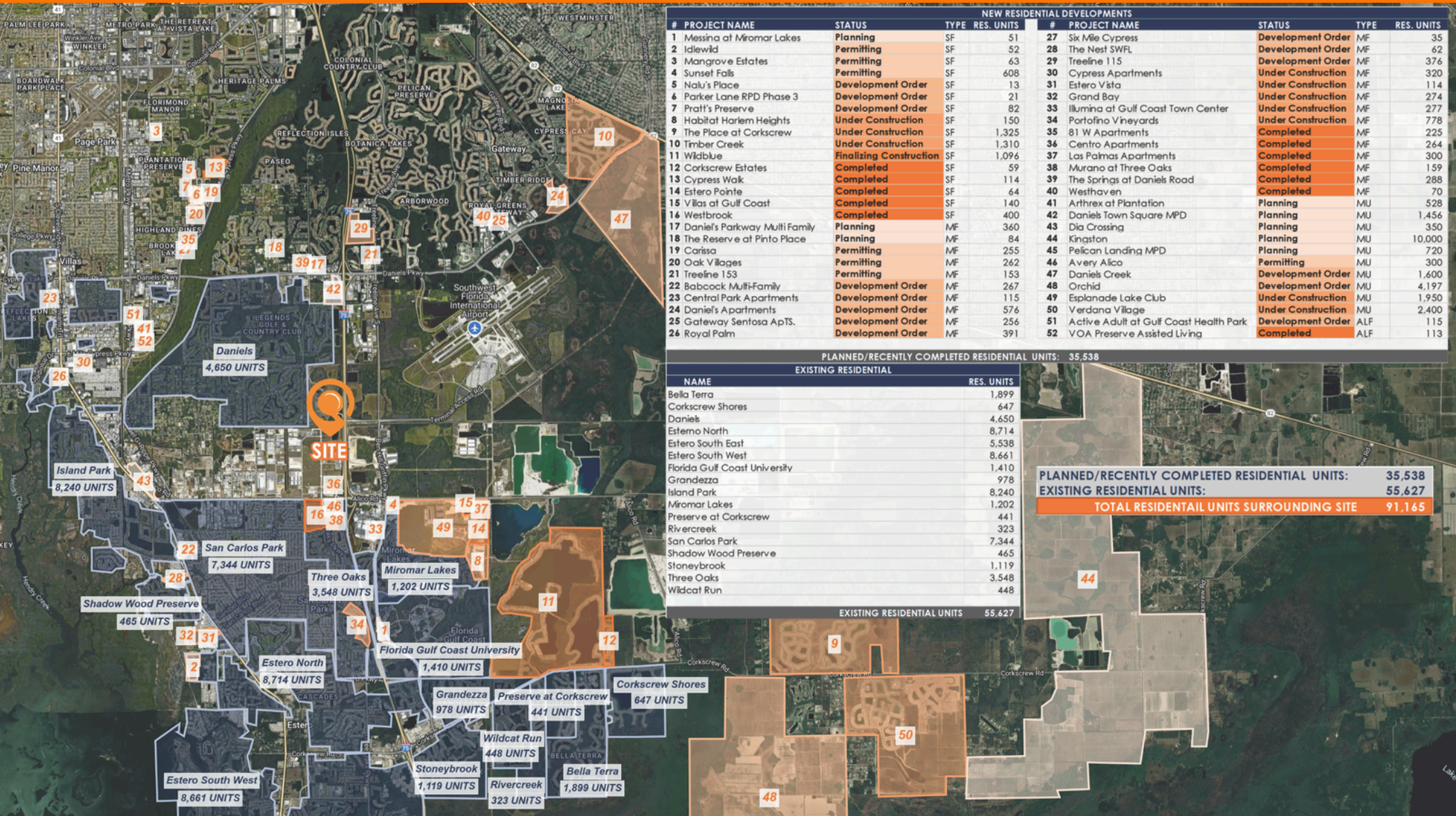
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[CLICK HERE TO VIEW THE FULL RESIDENTIAL MAP](#)



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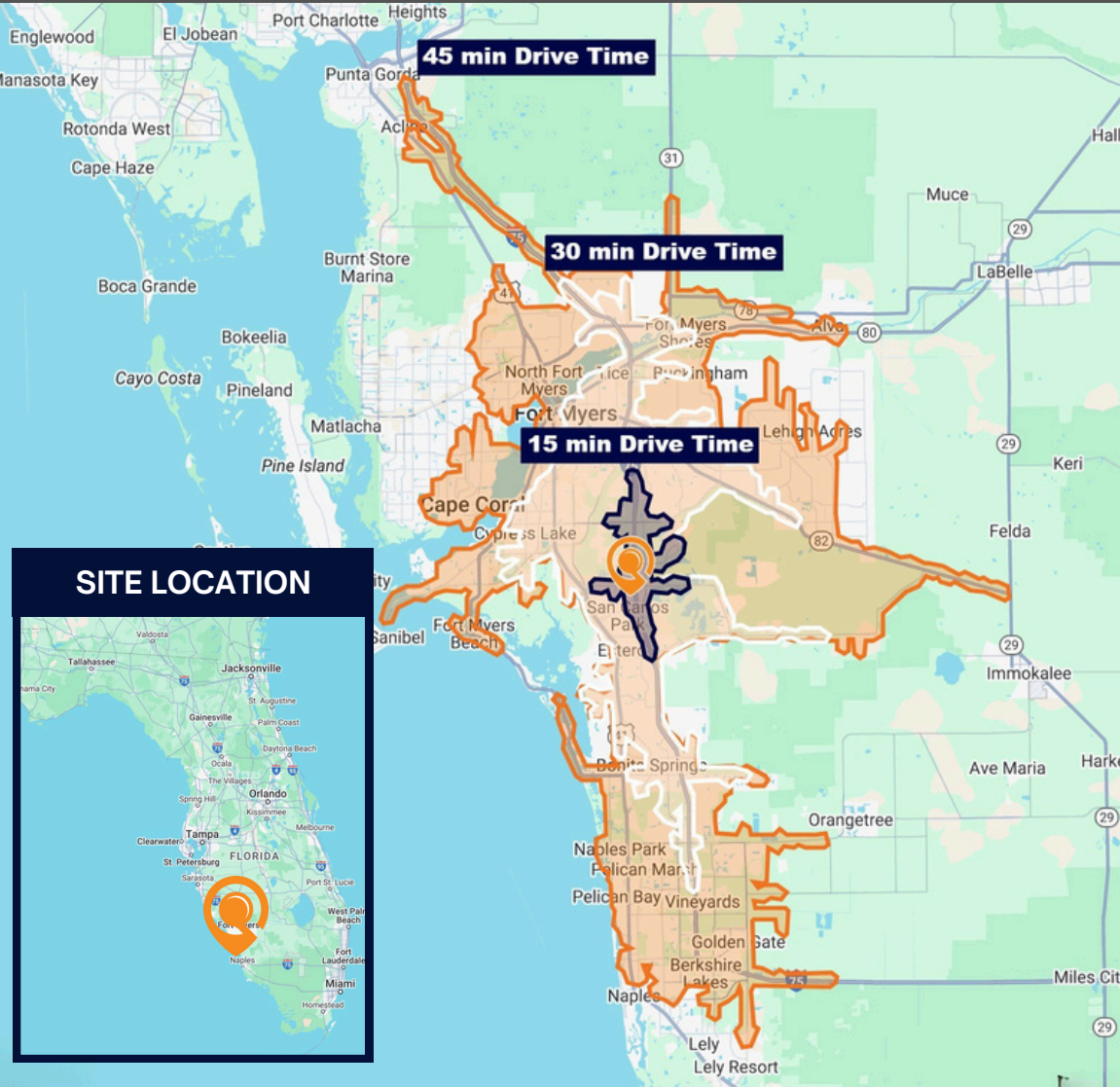
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REAL ESTATE SERVICES

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DRIVE TIME DEMOGRAPHICS	15 MIN	30 MIN	45 MIN
Population	19,726	325,574	774,905
2026 Projected Population	21,274	341,581	817,714
Projected Annual Growth to 2026	1.6%	1.0%	1.1%
Historical Annual Growth 2010 to 2023	5.2%	2.4%	1.8%
Median Age	38.7	46.1	48.9
Households	7,835	139,506	339,673
Projected Annual Growth to 2026	1.4%	0.6%	0.6%
Historical Annual Growth 2010 to 2023	5.5%	2.7%	2.0%
White	74.3%	67.9%	70.3%
Black or African American	7.3%	11.1%	9.2%
Asian or Pacific Islander	3.4%	2.5%	2.1%
American Indian or Native Alaskan	0.3%	0.5%	0.4%
Other Races	14.7%	18.0%	18.1%
Hispanic	21.6%	24.6%	24.6%
Average Household Income	\$152,201	\$118,279	\$124,235
Median Household Income	\$114,789	\$86,141	\$86,360
Per Capita Income	\$60,768	\$50,837	\$54,561
Elementary (Grades 0 - 8)	1.8%	4.9%	4.5%
Some High School (Grades 9 - 11)	2.8%	4.9%	4.8%
High School Graduate	21.0%	25.7%	27.1%
Some College	19.0%	17.8%	18.0%
Associates Degree Only	8.5%	9.7%	9.6%
Bachelors Degree Only	27.4%	22.2%	21.5%
Graduate Degree	19.4%	14.9%	14.5%
Total Businesses	2,048	23,837	60,271
Total Employees	15,509	163,878	364,166



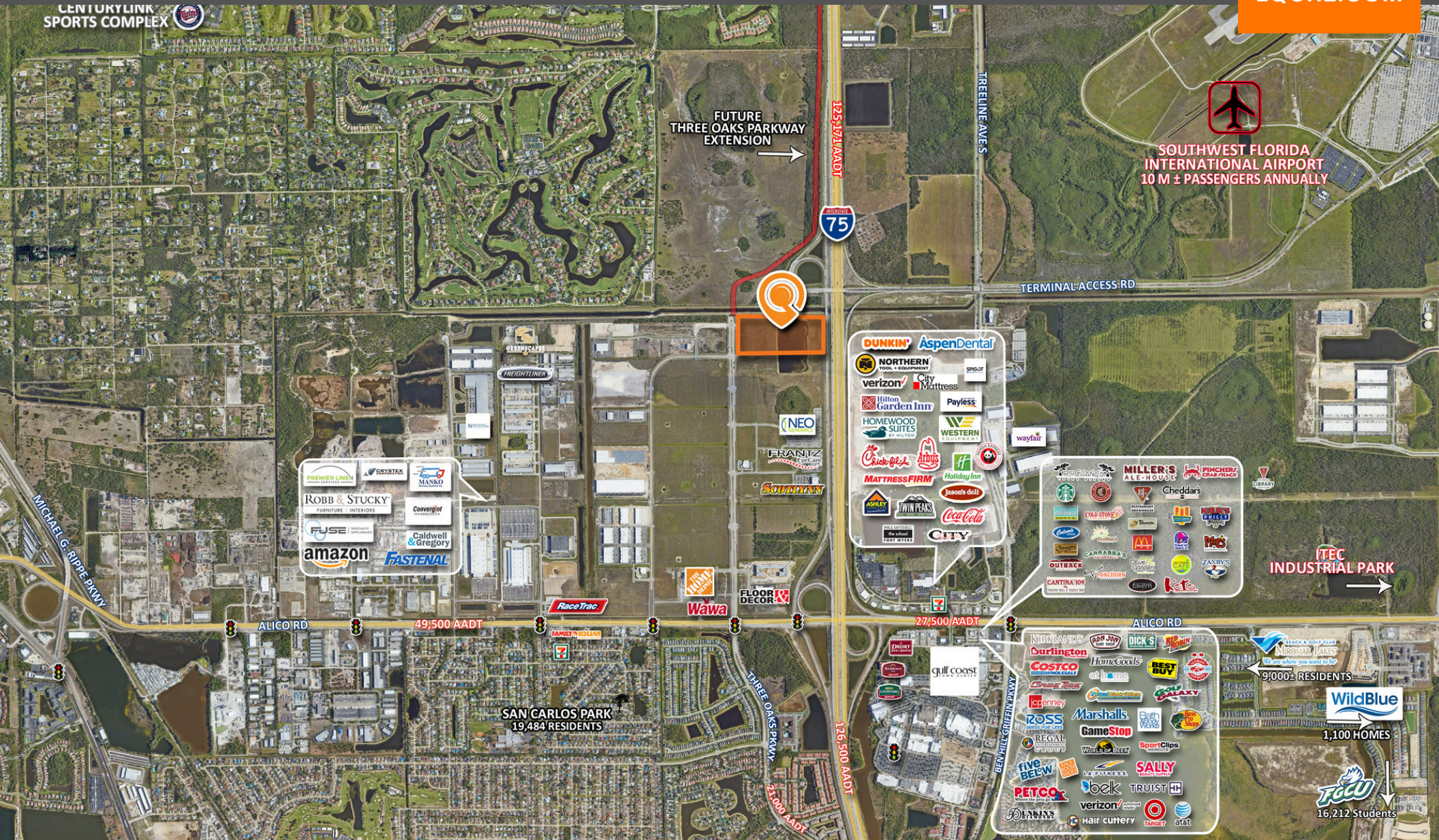
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POPULATION INCREASE

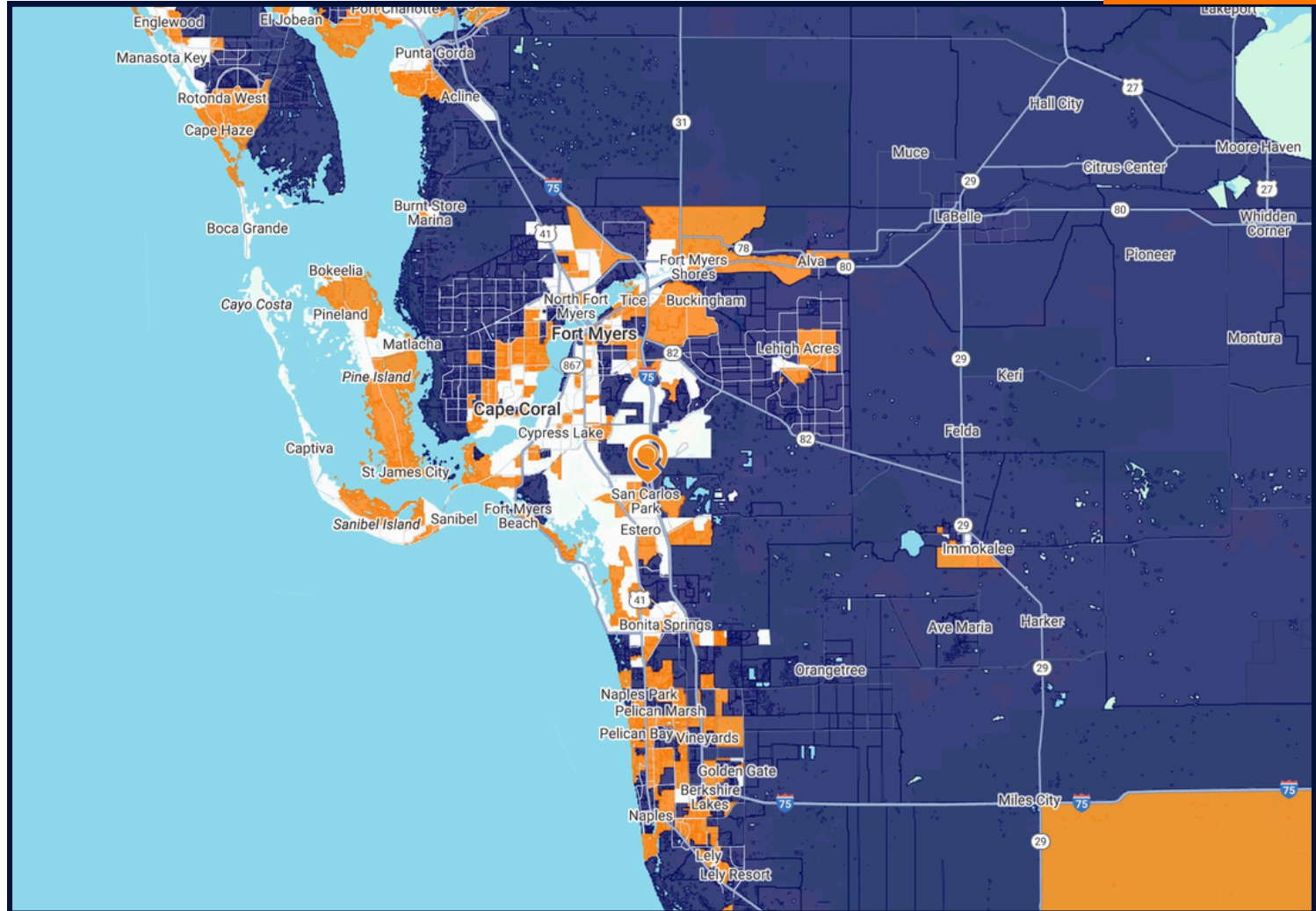
5-YEAR GROWTH



= 5% OR MORE



= 0% - 5% GROWTH



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AVERAGE HH INCOME

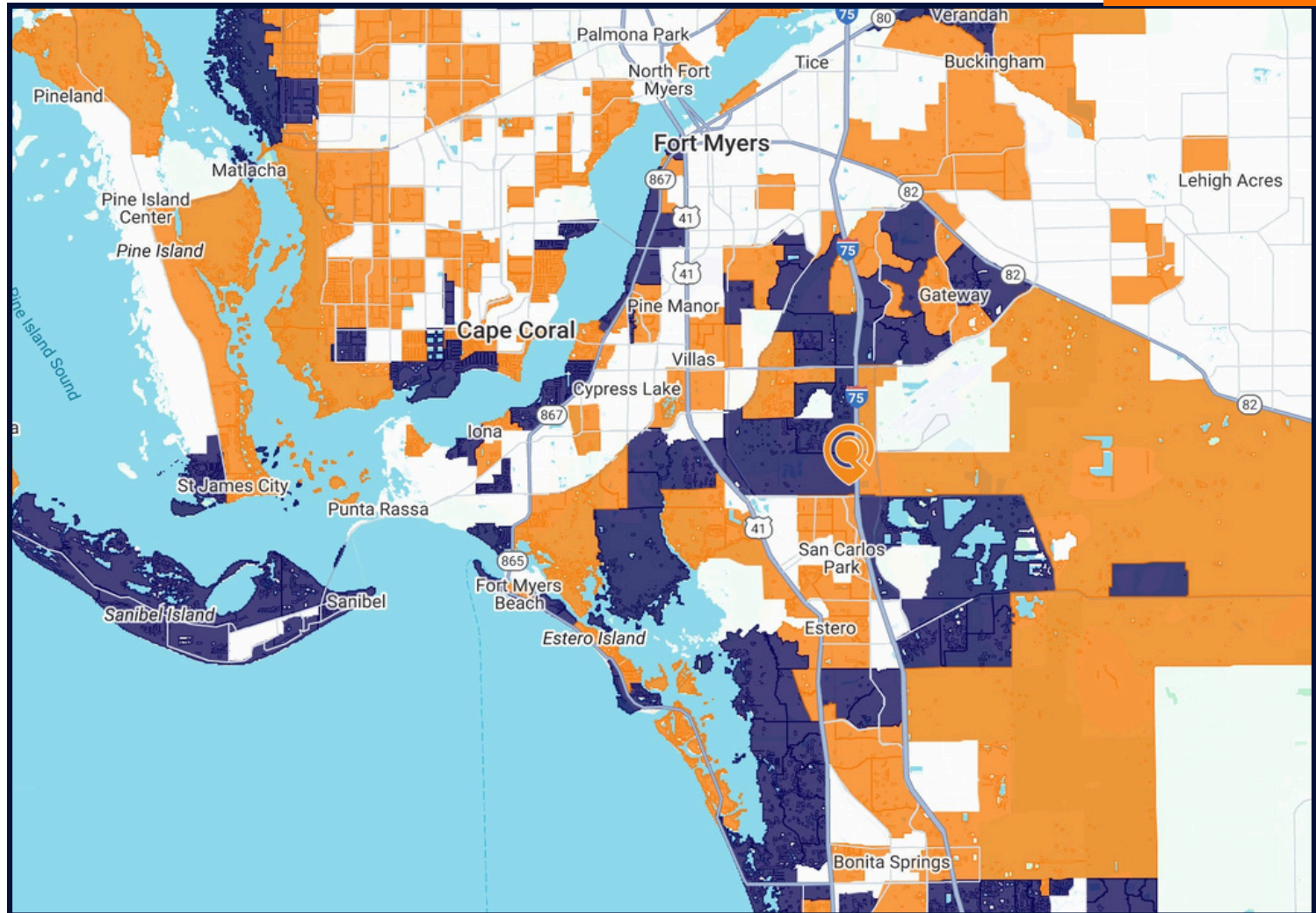
2025



= \$150,000 OR MORE



= \$100,000 - \$150,000



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CONTACT AGENT



MIKE CONCILLA

PRINCIPAL, MANAGING DIRECTOR



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mconcilla@lqcre.com



LQCRE.com/team

Mike is widely recognized as a Eleven-time CoStar Power Broker™ winner, due to an extensive 25-year career in site selection, development, leasing and investment disposition of core retail, office, and industrial assets.

His development career began after serving as an Ohio City Planner and Assisted Living Development Officer. In 2000, Mike was named Senior Real Estate Manager for Bob Evans, where he developed 40+ restaurants across Florida. This experience and success then led Mike into mixed-use and master-planned projects at Steiner + Associates, where he oversaw the development of four, \$500M+ regional town centers.



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