

# FOR SALE 19.5 AC NW CORNER I-75 & MLK / SR82



**PRICE** \$10,617,750.00 (\$12.50/SQ.FT.)

**LOCATION** 19.5 AC AT THE NORTHWEST CORNER OF I-75 AND MARTIN LUTHER KING JR. BLVD. (SR 82)  
**EXIT 138 OFF I-75 IN THE CITY OF FT. MYERS**

**FRONTAGE** APPROXIMATELY 2,055+/- LINEAR FEET ON I-75

**ZONING** I-2 IN THE CITY OF FORT MYERS (HIGHEST POSSIBLE ZONING)  
**ALLOWS: OFFICE, RETAIL, FAST FOOD, HOTEL, LIGHT & HEAVY INDUSTRIAL**

**STRAP #**

22-44-25-P1-00066.0000

**TRAFFIC**

47,100 (2021) DR. M. L. KING JR BLVD (SR 82) WEST OF I 75



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## ADDITIONAL INFO

POTENTIAL FOR ASSEMBLAGE WITH ADDITIONAL LAND AVAILABLE ADJOINING TO THE WEST

STATE ROAD 82 HAS UNDERGONE RECONSTRUCTION TO 7 LANES AT THE GATEWAY TO FT. MYERS

THIS I-75 INTERCHANGE ALREADY FEATURES 900 ACRES OF DEVELOPMENT INCLUDING RETAIL, OFFICE, COMMERCIAL, AND INDUSTRIAL

## UTILITIES

### **CITY WATER & SEWER ASSESSMENTS PAID**

WATER AND SEWER UTILITIES RUN THE LENGTH OF THE BACK OF THE WEST SIDE OF THE SITE AND CAN BE ACCESSED THERE

## ENTERPRISE ZONE

PROPERTY LOCATED WITHIN ZONE WHICH OFFERS VARIOUS TAX CREDITS, REFUNDS, AND EXEMPTIONS

ENTERPRISE ZONE BENEFITS INCLUDE:

JOBS & PROPERTY TAX CREDITS

COMMUNITY CONTRIBUTION TAX CREDIT

SALES TAX REFUNDS FOR BUILDING MATERIALS, MACHINERY, AND EQUIPMENT

TAX EXEMPTIONS FOR ELECTRICAL ENERGY ALONG WITH OTHER INCENTIVES



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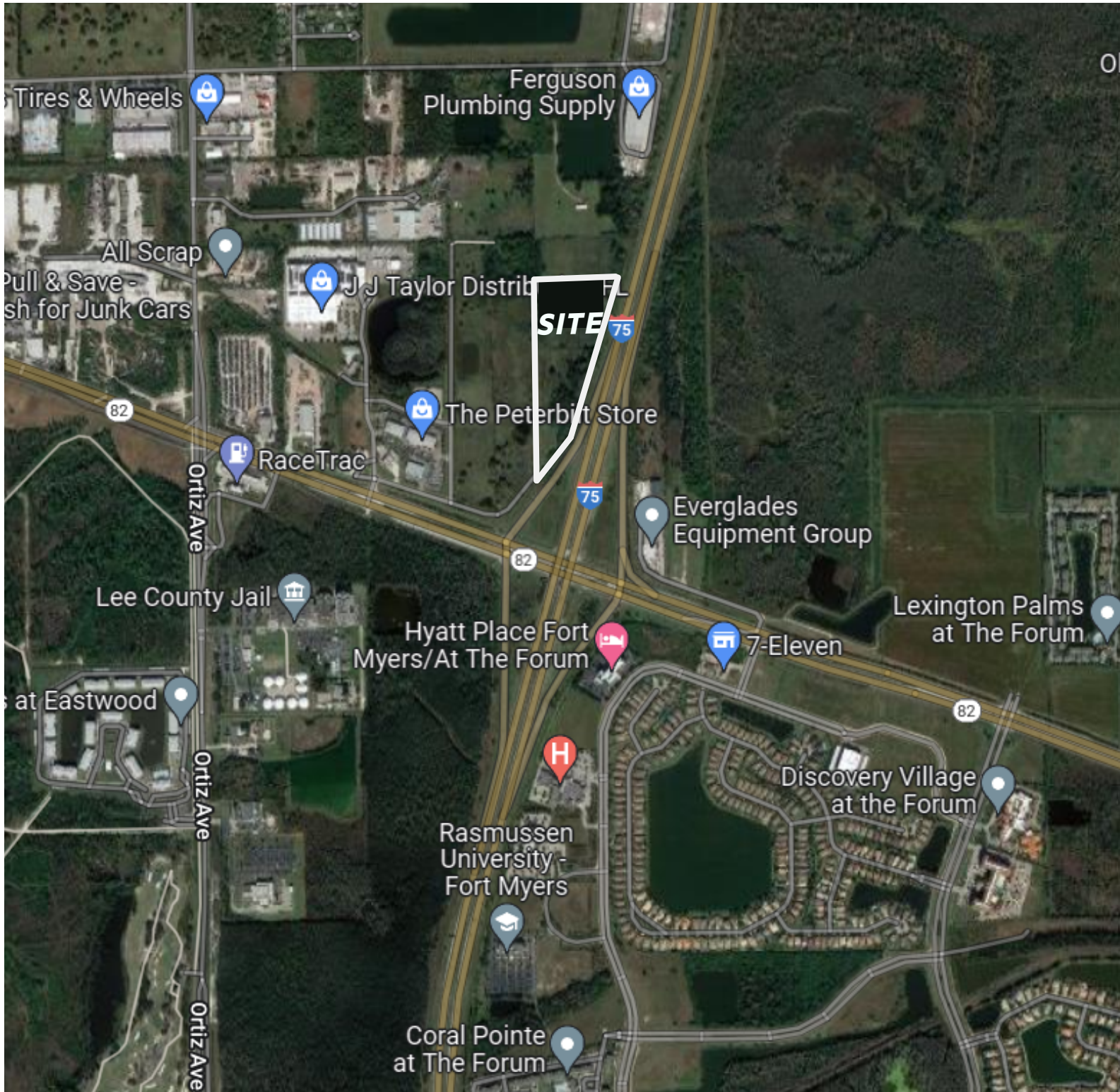
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