



Investment
Properties
Corporation

OWNER/USER
FOR SALE

University Highlands



Corner of Ben Hill Griffin Parkway and Everblades Parkway

19517 Highland Oaks Drive | Estero, Florida 33928



Ideal for retail / medical office users



Google
Maps

CONTACT (239) 261-3400 x 111

Rob Carroll, ext. 111, rob@ipcnaples.com
Brady Dean, ext. 120, brady@ipcnaples.com

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.

Subject to prior sale, lease, withdrawal and price change without notice.



OFFERING SUMMARY

PRICE:	\$4,700,000
NET OPERATING INCOME:	\$285,083
BUILDING SIZE:	Up to 4,300 SF of vacant possession
YEAR BUILT:	2023





Investment
Properties
Corporation

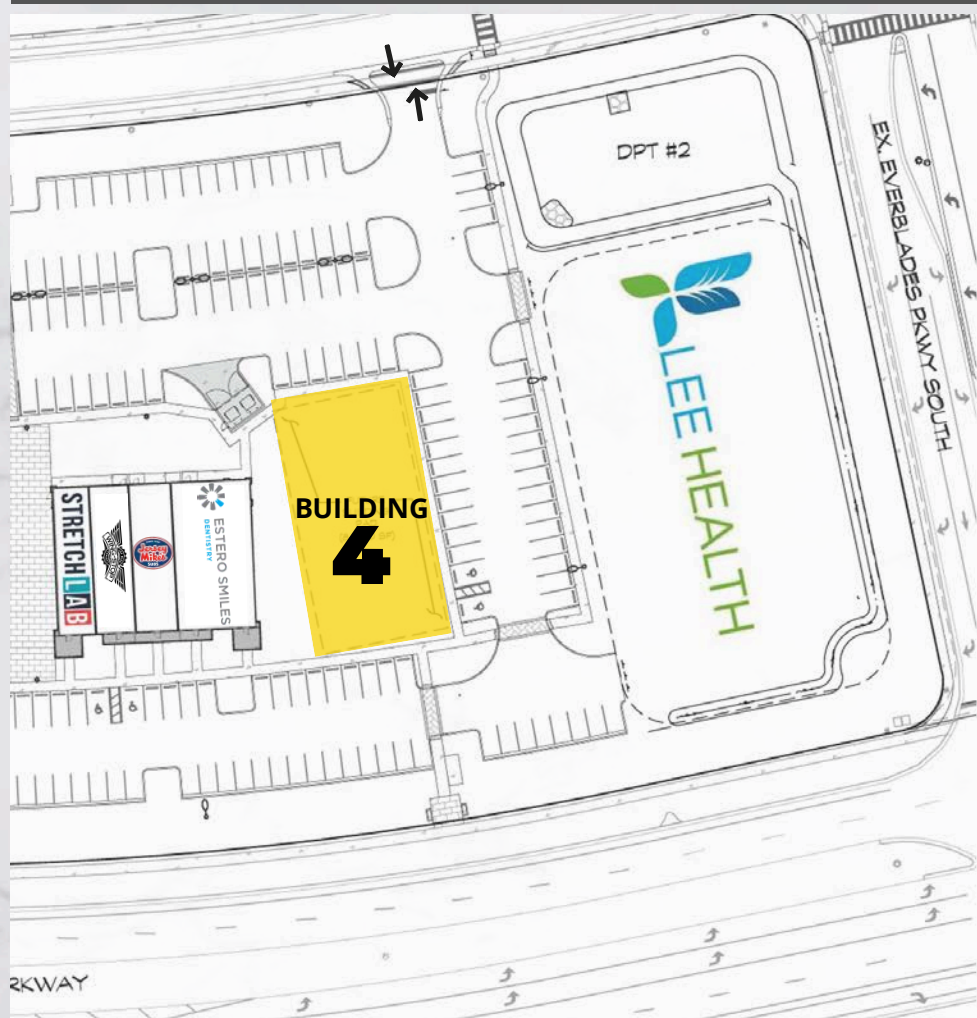


University Highlands

Corner of Ben Hill Griffin Parkway and Everblades Parkway

19517 Highland Oaks Drive | Estero, Florida 33928

PROPERTY DETAILS



DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
Est. Population	4,225	44,809	84,155
Est. Median Household Income	\$95,477	\$102,852	\$100,722
Est. Avg. Household Income	\$127,136	\$143,032	\$139,687
Avg. Traffic Count	32,000 along Ben Hill Griffin Parkway & 117,000 along I-75		

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.

Subject to prior sale, lease, withdrawal and price change without notice.



Investment
Properties
Corporation

University Highlands



Corner of Ben Hill Griffin Parkway and Everblades Parkway

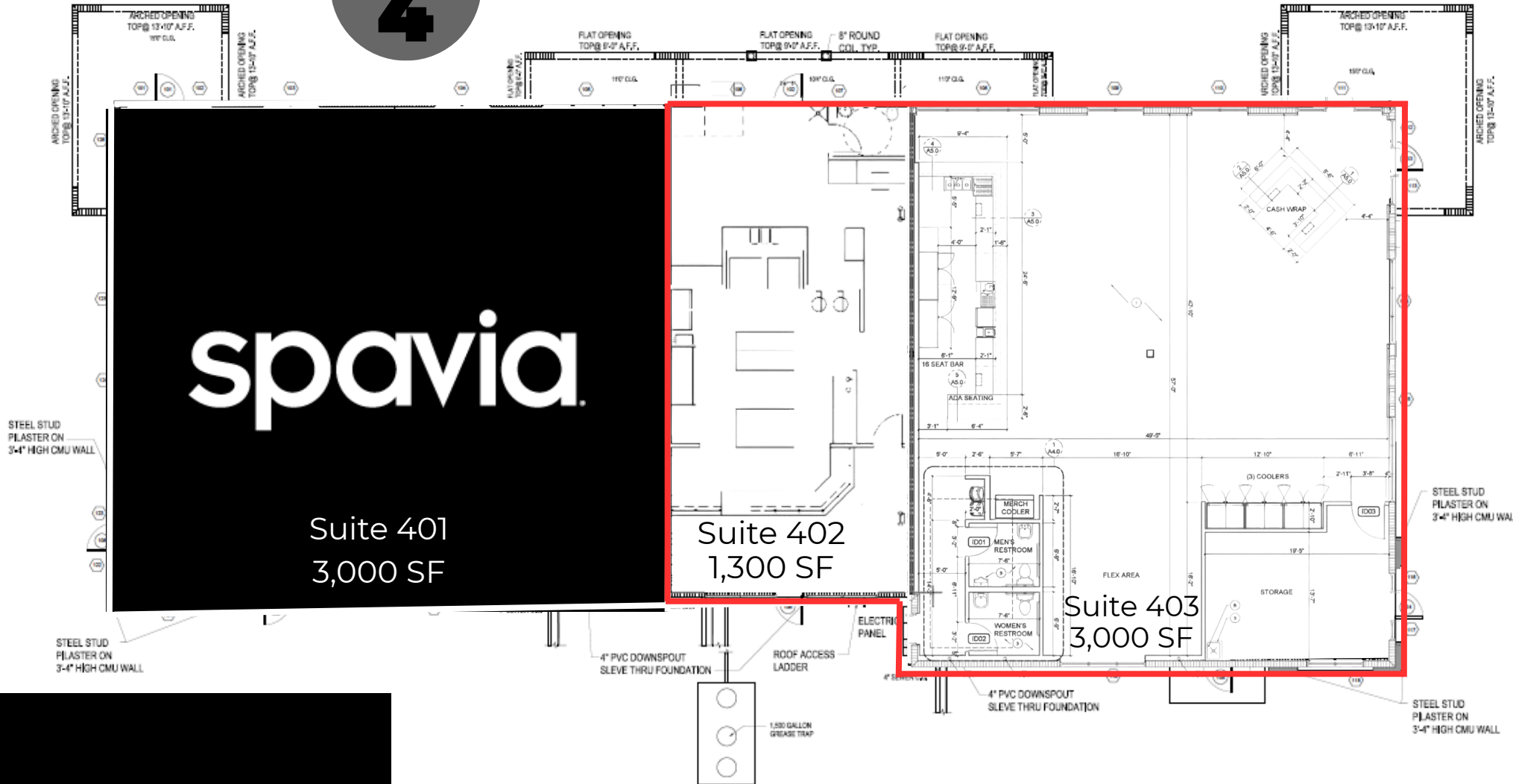
FLOOR PLAN

19517 Highland Oaks Drive | Estero, Florida 33928

BUILDING

4

Available for vacant possession





Investment
Properties
Corporation



University Highlands

Corner of Ben Hill Griffin Parkway and Everblades Parkway

19517 Highland Oaks Drive | Estero, Florida 33928



EXTERIOR PHOTOS



Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.

Subject to prior sale, lease, withdrawal and price change without notice.



**Investment
Properties
Corporation**



University Highlands

Corner of Ben Hill Griffin Parkway and Everblades Parkway

19517 Highland Oaks Drive | Estero, Florida 33928

LOCATION HIGHLIGHTS



Founded in 1991,
FGCU now has
15,000+ students.
4,000 live on
campus.



University Village is
a new development
located just south
of FGCU. Features
retailers,
restaurant, and 264
residential units.

UNIVERSITY HIGHLANDS



LOCATED WITHIN A 3 MILE RADIUS

SPRINGS
apartments

Approx. 203
apartments

LONGITUDESM

Approx. 420
apartments

Hertz Arena

170K+ SF arena
Holds 8.5K people for
sports, concerts,
events



1,000+
homes



Approx. 450+
off-campus
apartments



136
Townhome
Apartments



spavio



DRY CLEANERS



ESTERO SMILES
DENTISTRY



Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.

Subject to prior sale, lease, withdrawal and price change without notice.