



**38.11± Acres | 360 MF Units | Zoned RPD**

# DIPLOMAT NORTH

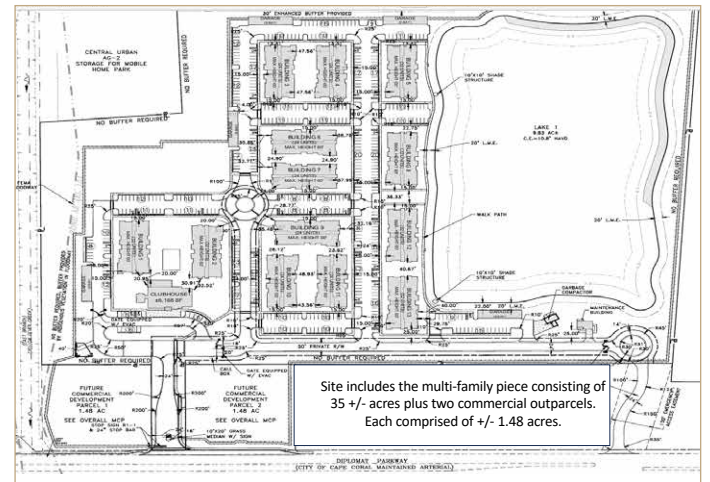
Diplomat Road, North Fort Myers, FL.

## ABOUT PROPERTY

- 38.11± developable acres in strategic, high growth, corridor in North Fort Myers
- Nearly shovel-ready land with major entitlement milestones achieved
- Entitlements:
  - RPD Zoning allowing for 360 Multifamily Units
  - Two (2) 1.48± acre commercial outparcels
  - ERP Permit Pending Landscape plan and photometric study
  - Development Order - Pending Landscape plan and photometric study
- Ideal for multifamily developers seeking scale with added value from commercial parcels or investors
- Water and sewer are located 1,500 feet east and will need to be extended to the site

LIST PRICE:

**\$4,900,000**



## FOR ALL INQUIRIES OR OFFERS:

**Hunter Ward, CCIM, ALC**

[hward@lsicompanies.com](mailto:hward@lsicompanies.com)

**o: (239)489-4066 | m: (863) 227-6200**



**LSICOMPANIES.COM | 239.489.4066**

8000 Summerlin Lakes Dr., Ste 200, Fort Myers, FL 33912

FULL-SERVICE REAL ESTATE BROKERAGE • MARKET RESEARCH • LAND SERVICES • APPRAISALS



[illegible]





# LSI

---

## COMPANIES

LSICOMPANIES.COM

### LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.