



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

# DIPLOMAT NORTH

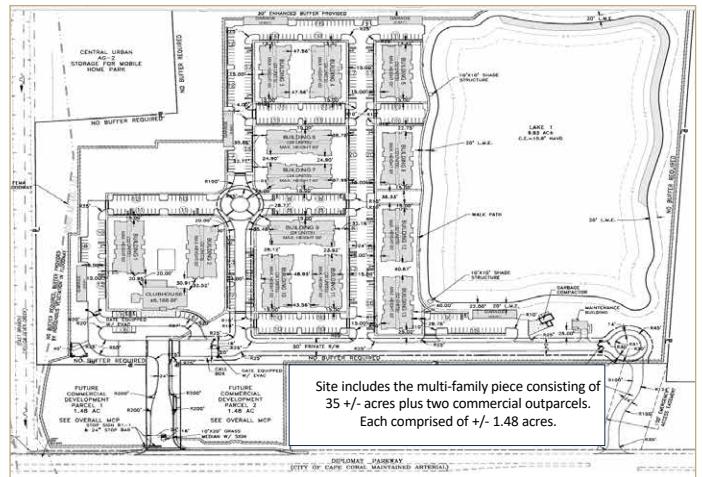
**Diplomat Road, North Fort Myers, FL.**

## 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**

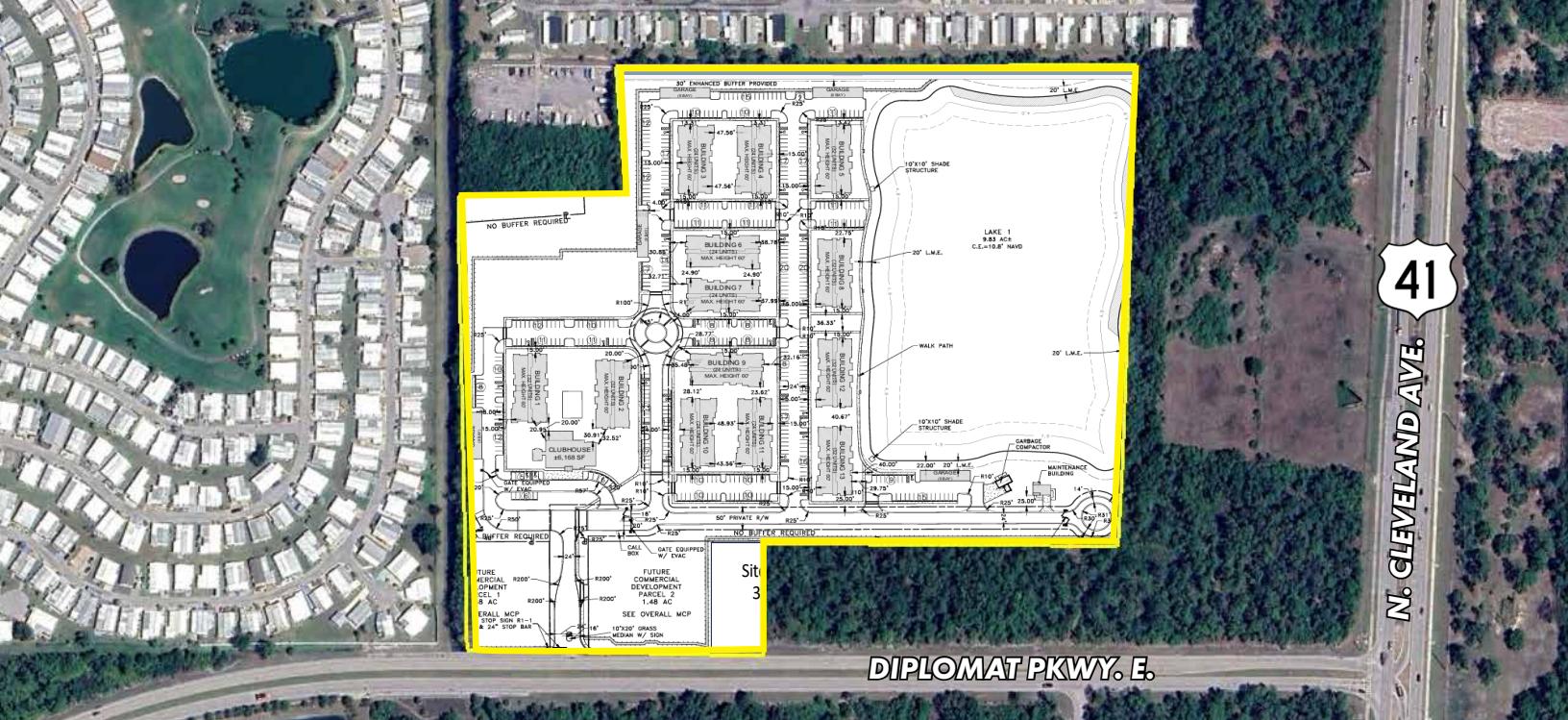


## FOR ALL INQUIRIES OR OFFERS:

**Hunter Ward, CCIM, ALC**

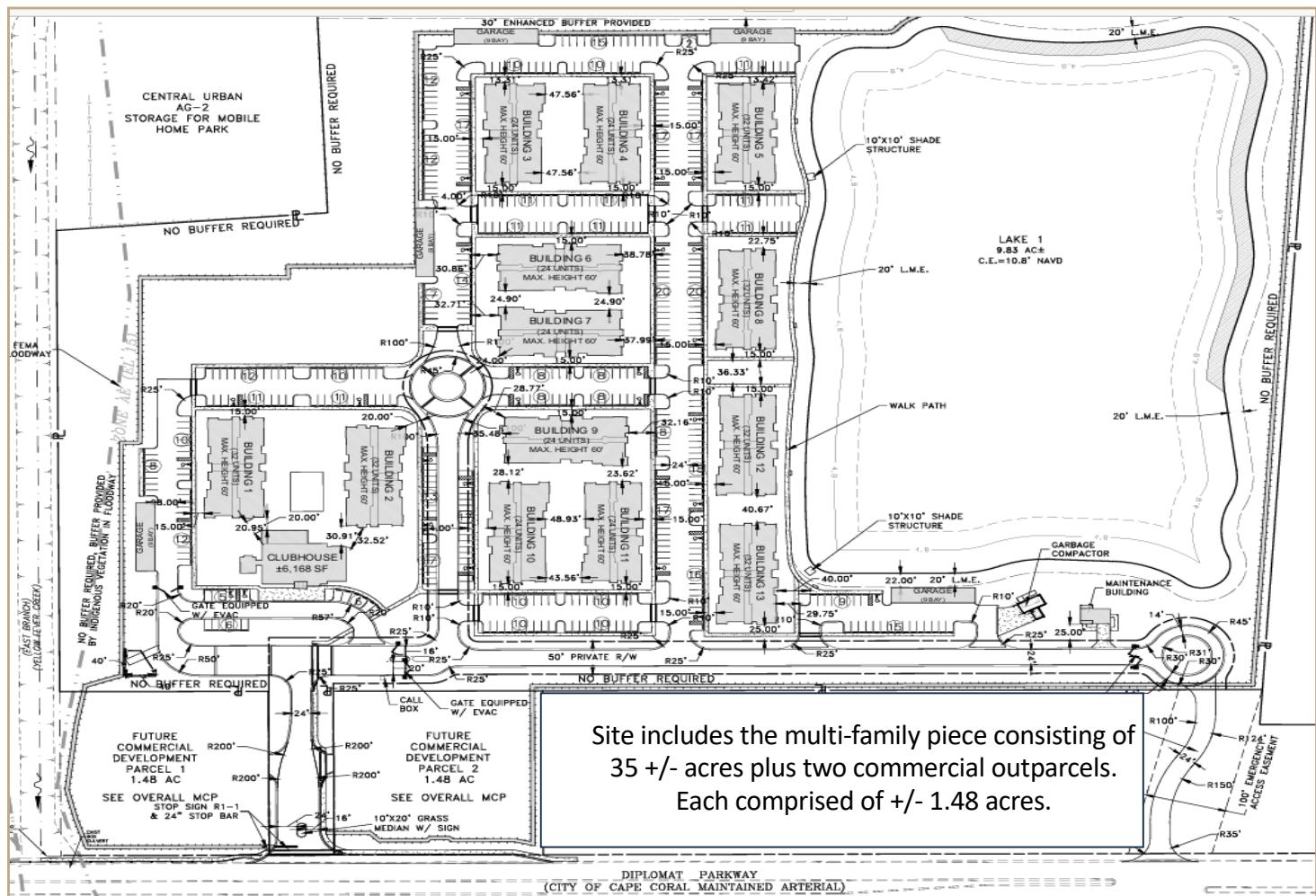
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### PROPERTY SITE PLAN





## LIMITATIONS AND DISCLAIMERS

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