



**WOODCREST
CAPITAL, LLC**

2.28 Acres N Fort Myers FL

4055 Hancock Bridge Pkwy | N Fort Myers FL



Traffic Counts	
Hancock Bride Pkwy	21,480 VPD
Orange Grove Blvd	9,390 VPD
Skyline Dr	6,520 VPD

Demographics	1-mile	3-mile	5-mile
Population	8,615	49,769	154,822
Households	3,529	21,034	63,221
Average HH Income	\$72,972	\$63,727	\$60,805

*Demographics provided by CoStar Group, www.costar.com, 2020 dataset

**LAND FOR
SALE**

(817) 927-0050

**ACRES:
+/- 2.28**

WILL SUBDIVIDE

ZONING:

**“CPD” Commercial
Planned Development**

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109
www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

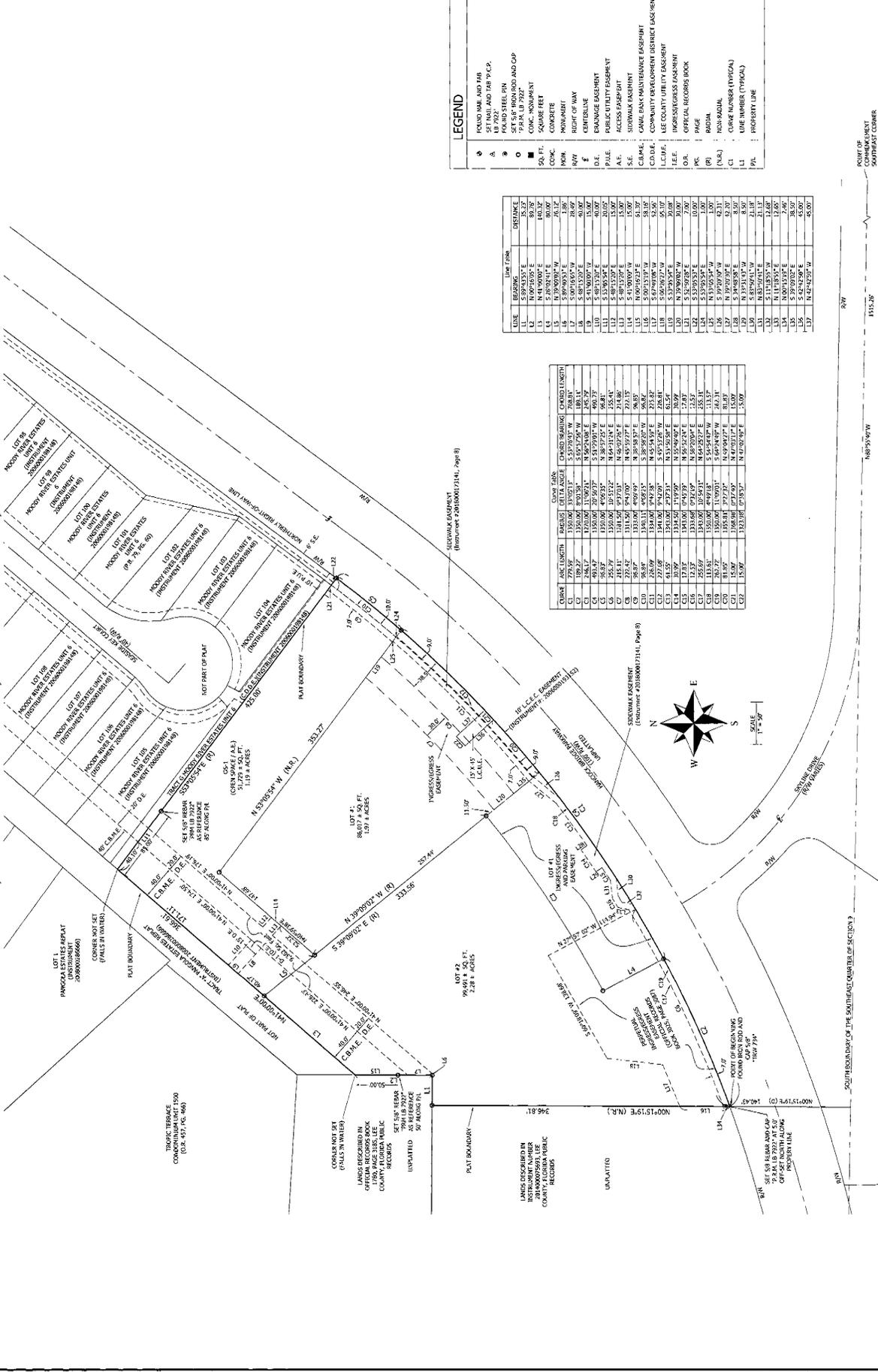
(817) 927-0050 | woodcrestcapital.com

INSTRUMENT # 2018000236370
SHEET 2 OF 2

COMMERCIAL CENTER AT MOODY RIVER

A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

KING ENGINEERING ASSOCIATES, INC.
324 NICHOLAS PARKWAY WEST, SUITE A
CAPE CORAL, FLORIDA 33991
PHONE: 239-673-9541 FAX: 239-424-8181
FLORIDA AUTHORIZATION NO. LB 2610



LEGEND

- FOUND IRL AND BAR
- SET 5/8" IRON ROD AND CAP
- FOUND STEEL PIN
- CONIC MONUMENT
- SQUARE MONUMENT
- CONCRETE
- MONUMENT
- RIGHT OF WAY
- CENTERLINE
- DAMAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- ACCESS FOREIGHT
- SUBDIVISION EASEMENT
- CONCRETE MONUMENT EASEMENT
- CONCRETE MONUMENT EASEMENT
- USE OF UTILITY EASEMENT
- INGRESS/EGRESS EASEMENT
- OFFICIAL RECORDS BOOK
- PAGE
- RADIAL
- NON-RADIAL
- CURVE NUMBER (TYPICAL)
- CURVE NUMBER (TYPICAL)
- PROPERTY LINE

LINE	BEARING	DISTANCE
L1	N 89° 03' 52" E	80.37
L2	N 89° 03' 52" E	80.37
L3	N 41° 50' 02" E	450.32
L4	S 28° 58' 14" E	90.09
L5	S 28° 58' 14" E	90.09
L6	S 28° 58' 14" E	90.09
L7	S 28° 58' 14" E	90.09
L8	S 28° 58' 14" E	90.09
L9	S 28° 58' 14" E	90.09
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L198	S 28° 58' 14" E	90.09
L199	S 28° 58' 14" E	90.09
L200	S 28° 58' 14" E	90.09

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	109.27	1350.00	87.0337	S 55° 52' 56" W	109.27
C2	248.17	1350.00	170.9341	N 86° 01' 08" E	248.17
C3	189.27	1350.00	103.537	S 55° 52' 56" W	189.27
C4	248.17	1350.00	170.9341	N 86° 01' 08" E	248.17
C5	189.27	1350.00	103.537	S 55° 52' 56" W	189.27
C6	248.17	1350.00	170.9341	N 86° 01' 08" E	248.17
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C36	248.17	1350.00	170.9341	N 86° 01' 08" E	248.17
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C39	189.27	1350.00	103.537	S 55° 52' 56" W	189.27
C40	248.17	1350.00	170.9341	N 86° 01' 08" E	248.17
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