

DANIELS PKWY LAND

CALL FOR OFFERS!
AUGUST 1ST!

FOR SALE • PRIME LAND OPPORTUNITY
13401 PALOMINO LANE • FORT MYERS, FL 33912



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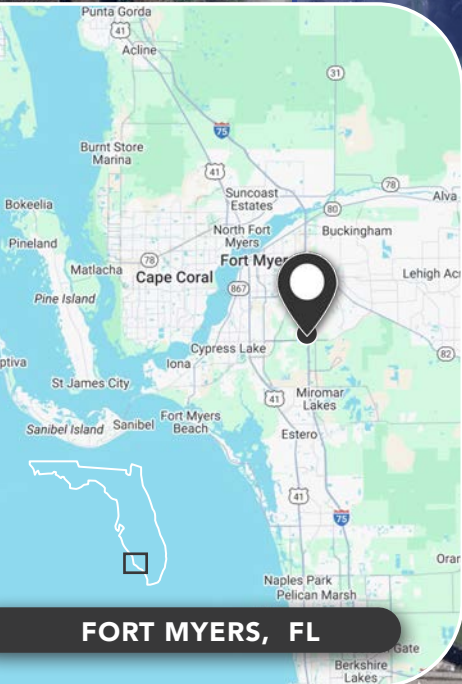
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FORT MYERS, FL

THE SPRINGS AT
DANIELS ROAD
288 UNITS

8,500± VPD
PALOMINO LANE

DANIELS PKWY

62,500± VPD

DANPORT BLVD



2025 DEMOGRAPHICS DANIELS PKWY LAND



AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$232,662	\$157,022	\$128,259



POPULATION

2,676	28,567	105,014
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EMPLOYMENT DENSITY

2,981	15,400	68,773
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PROPERTY FEATURES

PRICE	Call for Details
AVAILABLE	18.08± AC (874,685± SF)
ZONING	CPD (Lee County)
LOCATION	The subject site is located on the NEC of Daniels Pkwy & Palomino Lane in Fort Myers, FL.

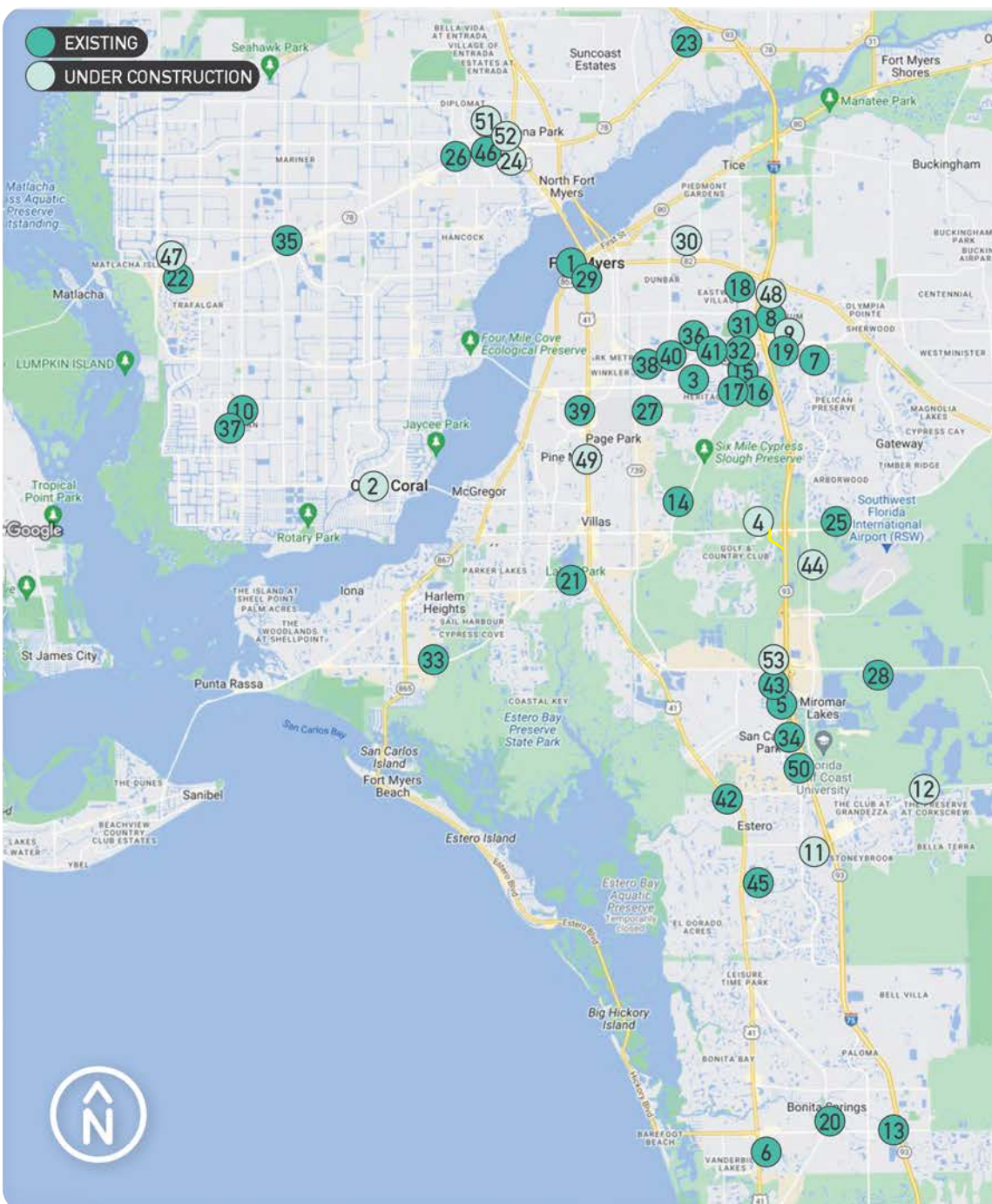


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MEMBER OF:
SITE SOURCE
RETAIL BROKER NETWORK

MULTI-FAMILY BUILT SINCE 2018



#	Property Name	Year Built	# of Units	Avg Effective/SF	Year of Sale	Sale Price
1	Triton - Cay - Fort Myers	2022	319	\$2.57		
2	The Cove at 47th	2023	327			
3	Portofino Cove Apartments	2018	270	\$1.88		
4	Springs at Daniels Parkway	2023	288	\$2.21		
5	Millennium Apartments	2018	298	\$2.25	2019	\$62,000,000
6	Versol	2020	240	\$2.21	2022	\$87,300,000
7	C5 Residences at Gateway	2022	170	\$1.20		
8	Vive	2021	288	\$2.13		
9	Taverna Apartments at the Forum	2024	251			
10	Aspire at Cape Coral	2022	319	\$2.03		
11	The Estero Crossing	2023	306			
12	Corkscrew Crossing	2024	495			
13	Viridian at Bonita Springs	2020	264	\$2.57		
14	81 West	2020	225	\$1.93		
15	The Edge at Fort Myers	2020	210	\$1.90		
16	The Lotus at Village Walk	2020	384	\$2.14		
17	Decorum	2019	435	\$2.01		
18	Vistas at Eastwood	2020	360	\$1.99		
19	Drift at the Forum	2021	195	\$2.17	2022	\$62,500,000
20	Waterline Bonita Springs	2020	273	\$2.42		
21	Amavida Living	2019	300	\$2.99		
22	Coralina Apartments	2018	186	\$1.96	2019	\$35,000,000
23	Seneca at Oak Creek	2023	184	\$1.88		
24	Vantage	2023	292			
25	Legacy Gateway Apartments	2020	502	\$2.02		
26	Uptown at Liberty Park	2018	320	\$1.93	2020	\$64,650,000
27	The Carlton off Fort Myers	2021	442	\$1.58		
28	Las Palmas Apartments	2021	300	\$2.22		
29	West End at City Walk	2021	318	\$2.43	2021	\$81,200,000
30	St. Peter Claver Place	2023	214			
31	The Edison Apartments	2019	327	\$2.04		
32	The Oasis at Cypress Woods	2020	298	\$1.80		
33	Sanibel Straits	2018	224	\$1.97		
34	Portofino Vineyards	2020	778	\$2.33		
35	The Palms At Cape Coral	2022	280	\$1.87		
36	Venetian	2018	436	\$2.01		
37	The Cape at Savona Point	2020	320	\$1.85		
38	The Reef at Winkler	2021	160	\$1.92	2021	\$46,000,000
39	Grand Central Apartments	2019	280	\$1.93		
40	The Robert	2021	324	\$2.07		
41	V2 Apartments	2023	308	\$1.86		
42	Estero Parc	2020	198	\$2.37		
43	Murano at Three Oaks	2020	318	\$2.69	2022	\$122,500,000
44	Town Treeline	2023	396	\$2.38		
45	The Reserve at Coconut Point	2021	180	\$2.44	2022	\$71,700,000
46	Springs at Cape Coral	2021	292	\$1.91		
47	Springs at Coral Shores	2023	304			
48	Altair by Soltura	2023	160			
49	Palm Point Apartments	2023	263			
50	The Grove at Portofino Vineyards	2020	576	\$2.93		
51	Davis 3	2024	243			
52	Vantage Apartments	2024	292			
53	The Centro	2023	264	\$2.89		