



Investment
Properties
Corporation

F O R S A L E

University Highlands



Corner of Ben Hill Griffin Parkway and Everblades Parkway

19517 Highland Oaks Drive | Estero, Florida 33928



Google
Maps

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Investment Properties Corporation of Naples
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Licensed Real Estate Broker

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

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OFFERING SUMMARY

PRICE:	\$4,700,000
NET OPERATING INCOME:	\$285,083
BUILDING SIZE:	7,300 SF
YEAR BUILT:	2023





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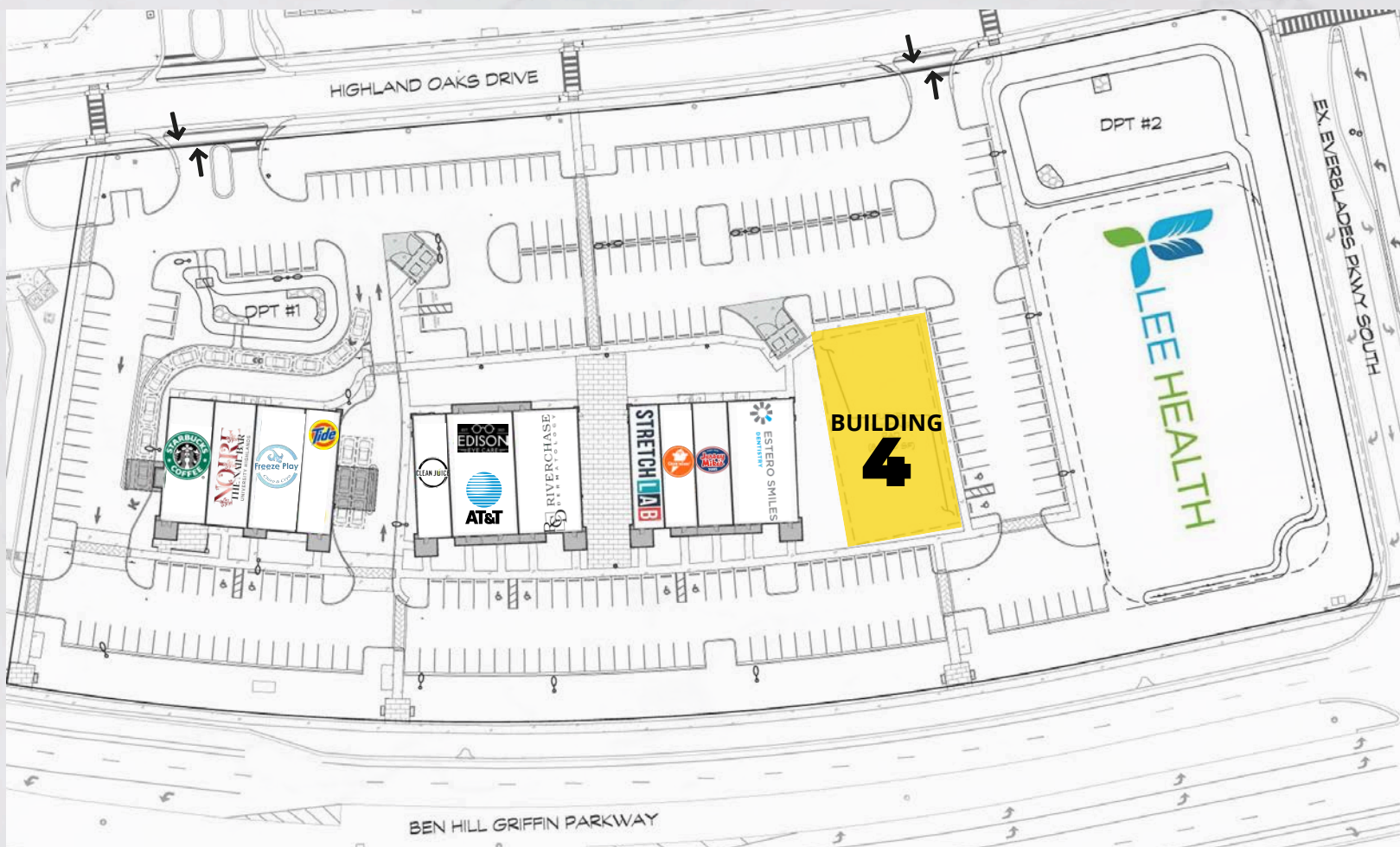


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PROPERTY DETAILS



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		

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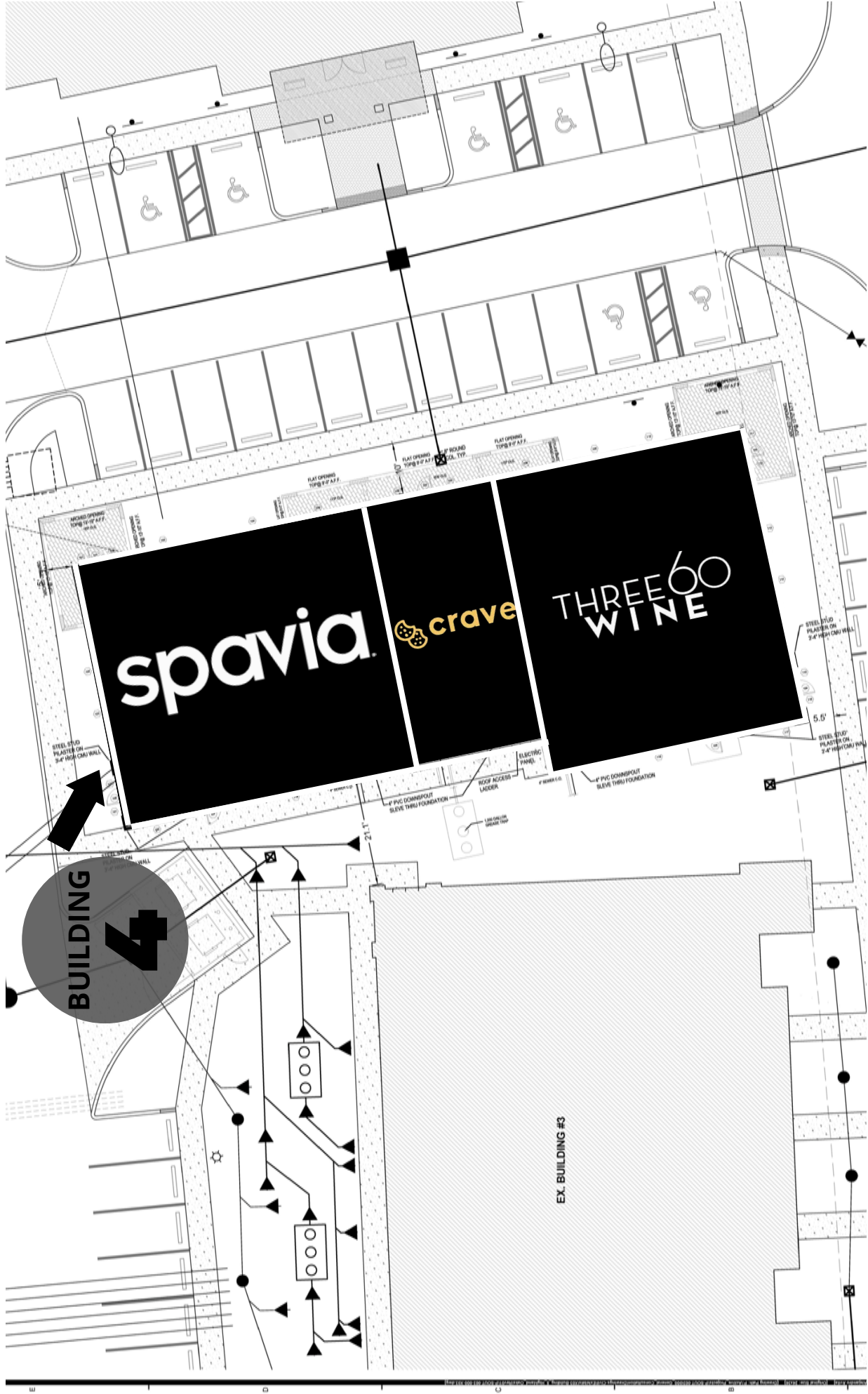
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SITE PLAN

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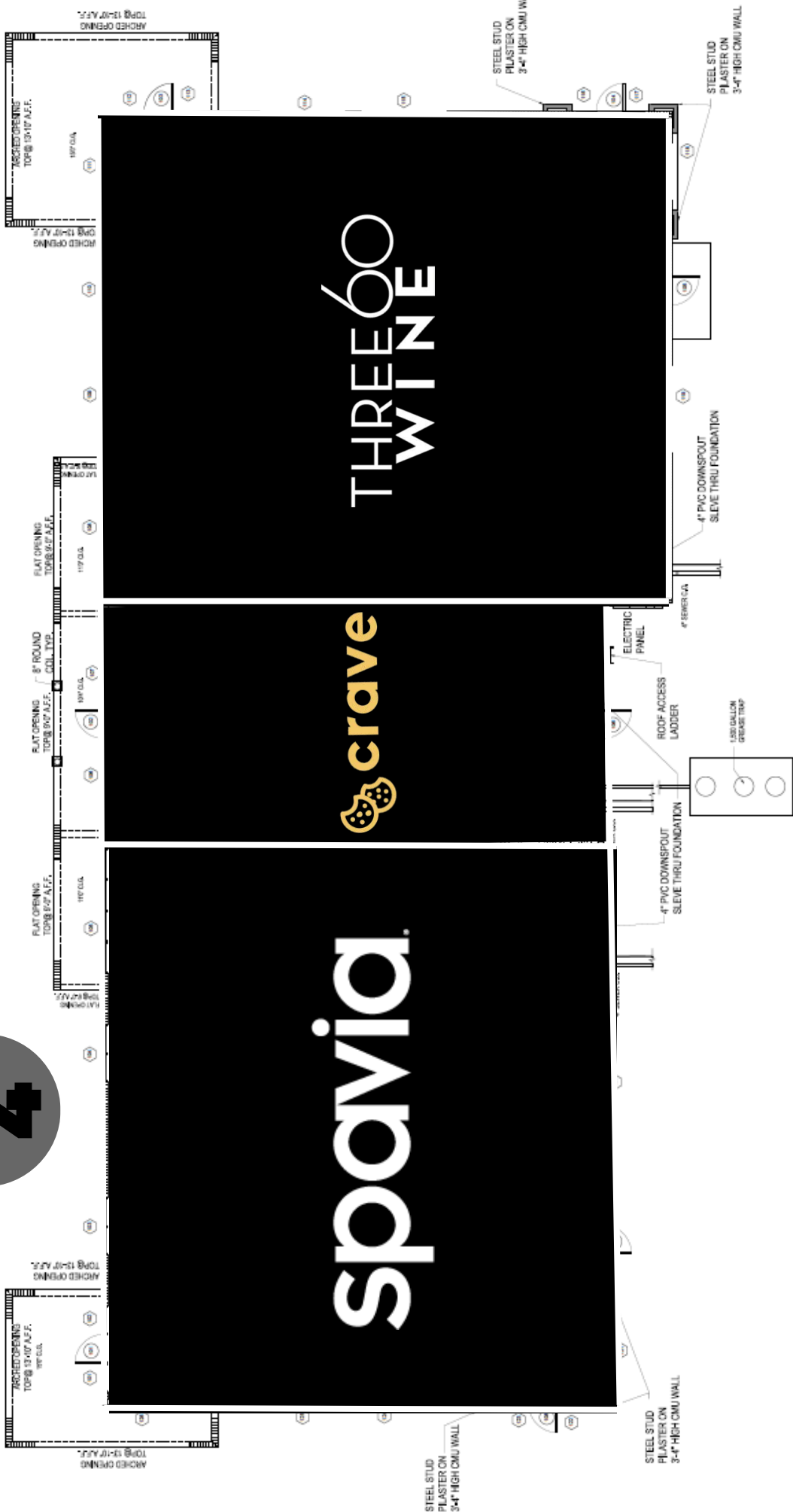
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FLOOR PLAN

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EXTERIOR PHOTOS



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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

LONGITUDE

Approx. 420
apartments

Hertz Arena

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



1,000+
homes



514
condos



Approx. 450+
off-campus
apartments



136
Townhome
Apartments



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