

# COMMERCIAL DEVELOPMENT SITE

**16271 - 16301 PARALLEL DR. | FORT MYERS, FL 33913**

**2.61 AC - 6.05 AC COMMERCIAL LAND FOR SALE**



1614 Colonial Blvd #101  
Fort Myers, FL 33907

[LQCRE.COM](http://LQCRE.COM)

**MIKE CONCILLA**  
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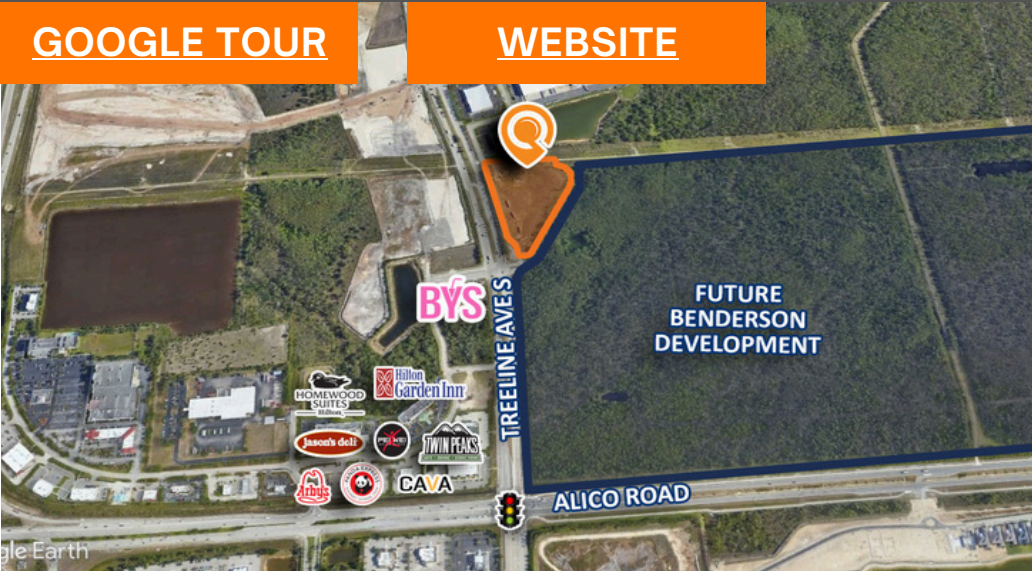
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Commercial Land For Sale

[GOOGLE TOUR](#)

[WEBSITE](#)



- 2.61 AC & 3.44 AC parcels zoned Mixed-Use PUD for sale, or they can be combined totaling 6.05 AC.
- Directly across from new food truck park, Backyard Social and across the street from regional shopping center, Gulf Coast town center.
- Near the booming Alico corridor, the heart of Southwest Florida's residential and commercial growth, surrounded by new homes, hotels, retail developments, and the newly built Amazon Distribution Center.
- 3 miles from RSW International Airport and Florida Gulf Coast University (16,000+ students).
- Multiple permitted uses including hotel, retail, office, medical & warehouse with easy access to I-75.



**MIXED-USE PUD  
ZONING**



**6.05 AC  
TOTAL SIZE**

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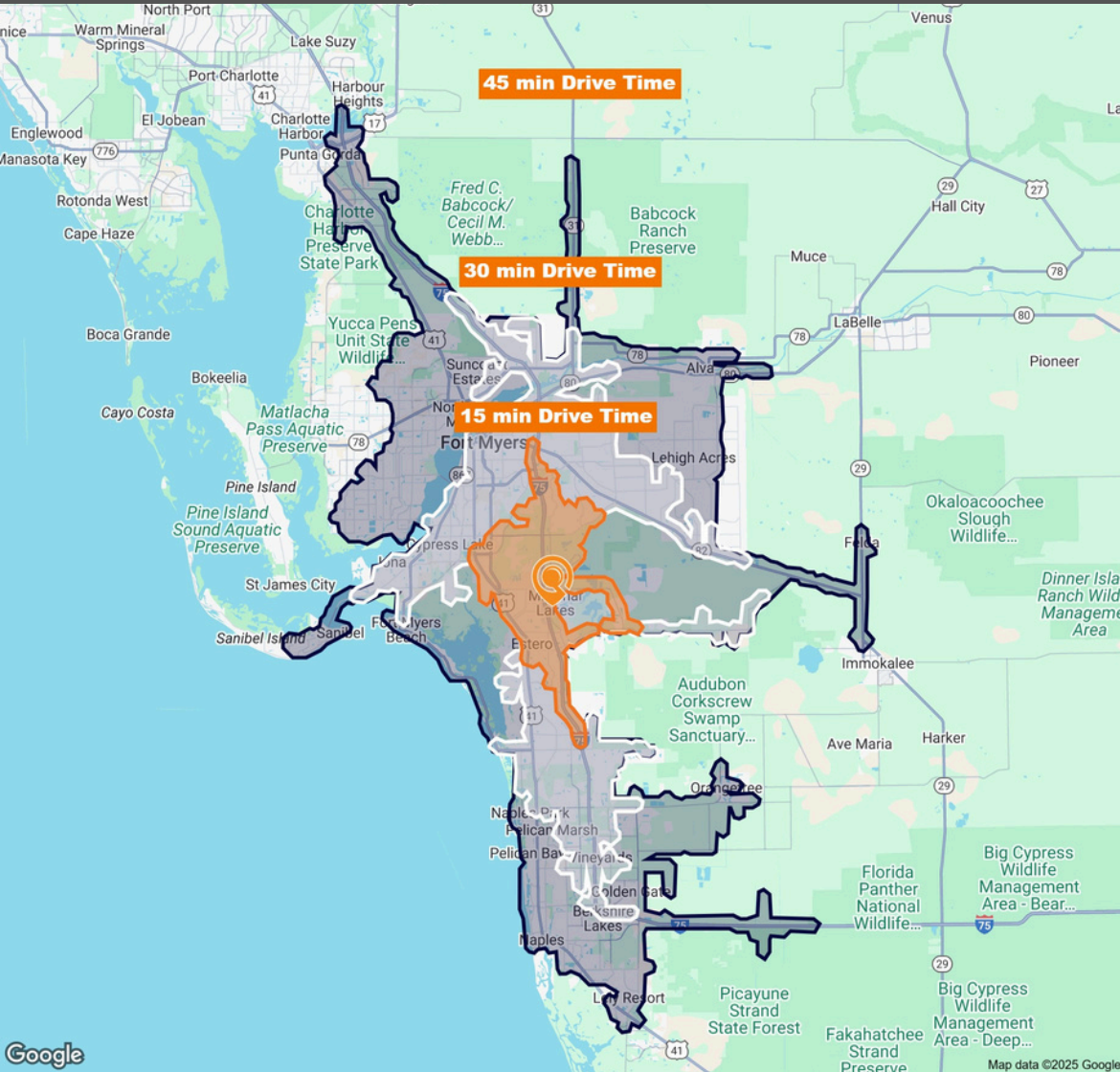


PARCEL	SIZE (AC)	SIZE (SF)	PRICE/SF	PRICE
SITE A	3.44 AC	149,846 SF	\$18.00/SF	\$2,697,228
SITE B	2.61 AC	113,691 SF	\$20.00/SF	\$2,273,832

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## 16271-16301 Parallel Dr. I Fort Myers, FL 33913

### Commercial Land For Sale



DEMOGRAPHICS	15-MIN	30-MIN	45-MIN
Population	101,949	511,608	1,008,449
2029 Projected Population	105,280	537,841	1,078,188
Projected Annual Growth to 2026	0.7%	1.0%	1.4%
Historical Annual Growth 2010 to 2023	3.2%	2.0%	2.0%
Median Age	49.3	48.6	49.6
Households	45,556	224,958	441,406
Projected Annual Growth to 2026	0.4%	0.6%	0.8%
Historical Annual Growth 2010 to 2023	3.6%	2.3%	2.2%
White	76.2%	69.9%	71.0%
Black or African American	6.4%	9.9%	8.8%
Asian or Pacific Islander	2.8%	2.3%	2.0%
American Indian or Native Alaskan	0.3%	0.4%	0.4%
Other Races	14.3%	17.4%	17.8%
Hispanic	20.8%	23.8%	24.2%
Average Household Income	\$132,695	\$122,333	\$126,898
Median Household Income	\$98,258	\$85,660	\$87,275
Per Capita Income	\$59,453	\$53,926	\$55,643
Elementary (Grades 0 - 8)	2.5%	4.6%	4.3%
Some High School (Grades 9 - 11)	3.4%	4.6%	4.6%
High School Graduate	23.1%	25.9%	27.7%
Some College	17.9%	17.8%	18.1%
Associates Degree Only	9.9%	9.6%	9.5%
Bachelors Degree Only	24.3%	22.2%	21.2%
Graduate Degree	18.8%	15.1%	14.6%
Total Businesses	7,489	38,390	73,267
Total Employees	51,963	246,117	436,379



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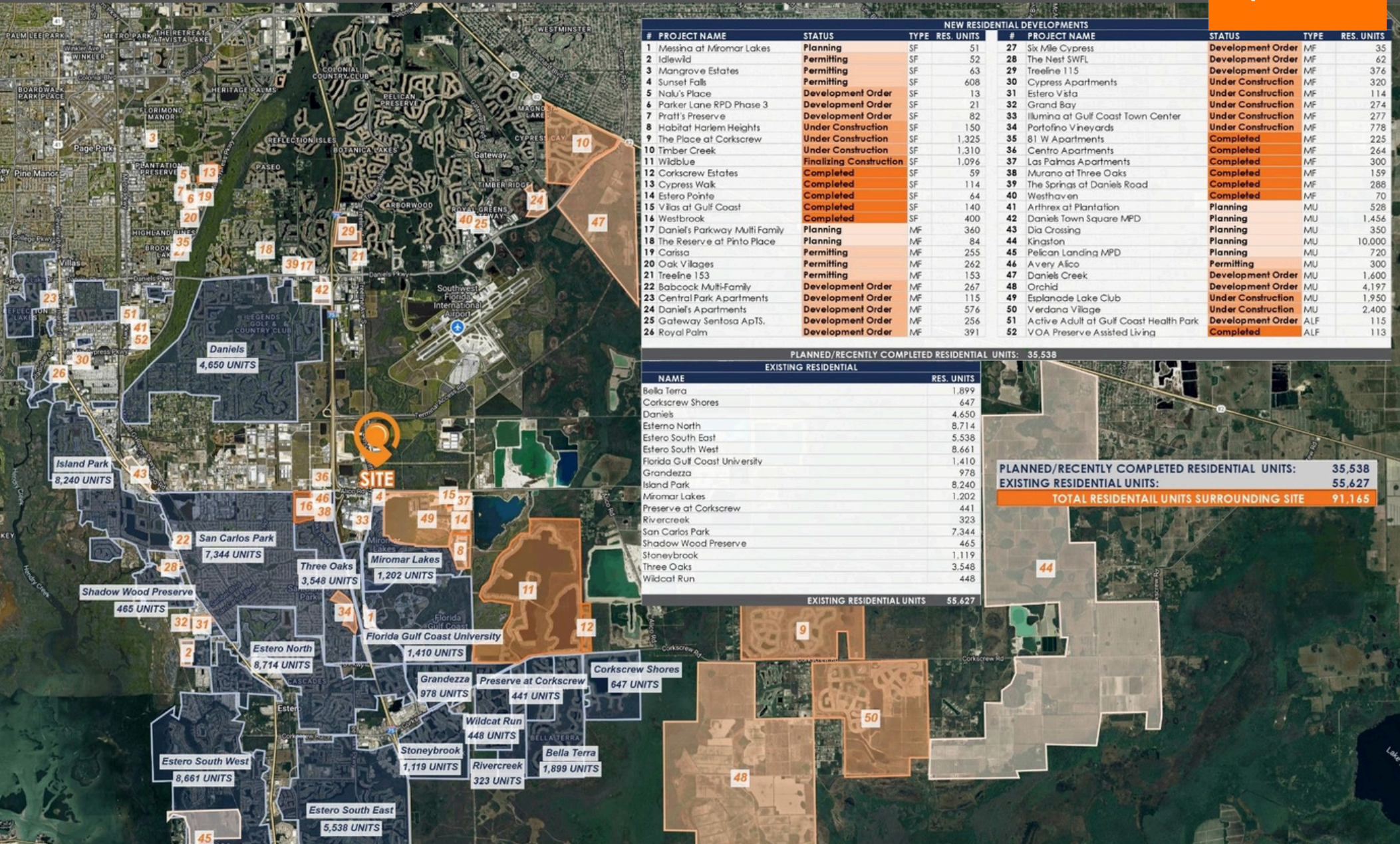
## 16271-16301 Parallel Dr. | Fort Myers, FL 33913

### Commercial Land For Sale



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



# CONTACT AGENT



**MIKE CONCILLA**  
PRINCIPAL



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[LQCRE.com/team](http://LQCRE.com/team)

Mike is widely recognized as a Eleven-time CoStar Power Broker™ winner, due to an extensive 25-year career in site selection, development, leasing and investment disposition of core retail, office, and industrial assets.

Some of his most notable development deals include the two retail centers, Sabal Bay and Berkshire Place in Naples, Piper Medical building, and the four-phase, mixed-use development, Palm Pointe Shoppes, as well as the upcoming Alico Lakes retail center in Estero.

As Principal, Mike spearheads the retail division, including sales, leasing, tenant rep and investment services.



# CONTACT AGENT



**MICHAEL PRICE, ALC**  
PRINCIPAL, MANAGING DIRECTOR



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[LQCRE.com/team](http://LQCRE.com/team)

Michael Price, ALC was recently appointed as Principal and Managing Director of the LQ Commercial Fort Myers, Florida office.

Formerly the firm's Land Division Director, Michael offers an instant understanding of the LQ brand and commercial brokerage proficiencies to this newly created role.

He concentrates on the marketing and disposition of both large and small-scale land suitable for National and Regional home builders as well as multi-family, commercial and mixed-use developments across the Sunshine State.

