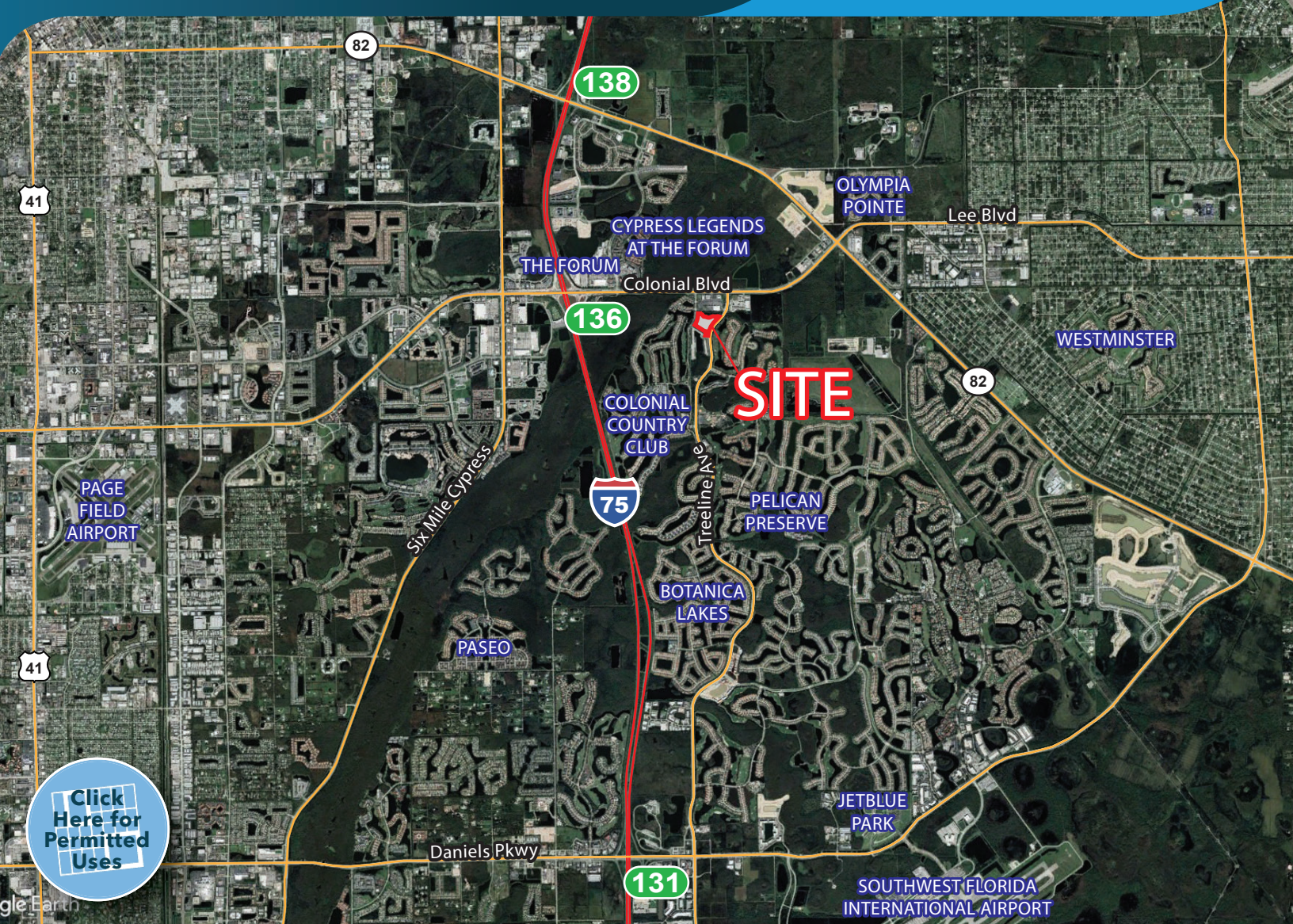


FOR SALE

12.76± ACRES COMMERCIAL LAND

TREELINE AVENUE | FORT MYERS, FL 33913

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



LISTING DATA

- LAND SIZE:** 12.76± Acres
- SALE PRICE:** \$5,500,000
- LOCATION:** On Treeline Avenue, South of Colonial Blvd Behind the Shoppes at Pelican Preserve
- ZONING:** SDA - Special Development Area (Pelican Preserve)
- RE TAXES:** \$35,467.33 (2022)
- PARCEL ID:** 35-44-25-P2-00001.0070

DEVELOPMENT OPPORTUNITY

Zoning allows for retail uses including restaurants & hotels. Other allowable uses include office & medical. Land available for purchase. Shopping and conveniences within walking distance from the site. Surrounded by existing golf course and residential developments.

For more information please contact:

Bill Young 239.402.3848 byoung@lee-associates.com	Biagio Bernardo 239.402.3847 bbernardo@lee-associates.com
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

YOUR LOCAL MARKET **EXPERT**
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



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PROPERTY HIGHLIGHTS

- Retail, Office, Medical
- 1 Mile from I-75
- 1.5 Miles to Big Box Shopping
- Walking Distance to Local Conveniences
- Close to Southwest Florida International Airport & Florida Gulf Coast University

2023 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	3,758	45,899	125,463
Est. Households	1,843	18,616	48,410
Median Age	53.4	41.8	38.6
Est. Average HH Income	\$131,432	\$115,024	\$98,493

TRAFFIC COUNTS	
Colonial Blvd	58,000
Treeline Ave	13,000
State Road 82	41,500