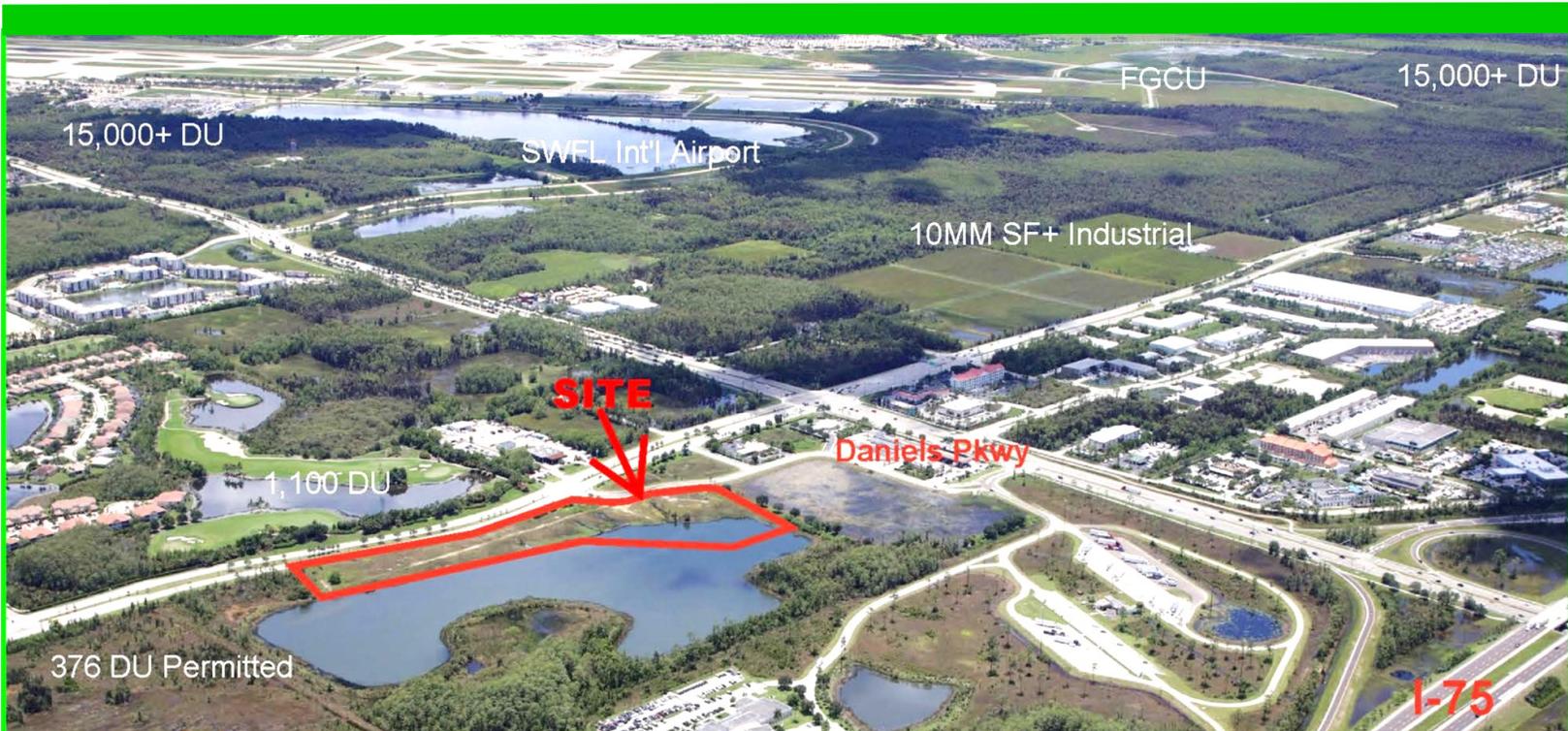


## 7.5 ACRES COMMERCIAL LAND



## MULTIFAMILY - RETAIL - OFFICE - MEDICAL

- 10.98 acre parcel, 7.54 acres usable.
- SFWMD approval to fill 3.44 acres of lake.
- Approved Development Order, Concurrency & 50% Utilities Capacity Fees Prepaid
- 1,000+ frontage feet on Treeline and 18-acre lake
- Cleared, part filled. Utilities at property line.
- Zoning permits Multifamily, ALF/CCF AND/OR 110,000 sf Commercial/Medical uses
- Height limit 6 stories / 75 feet.
- Less than a mile to I-75 on ramps.
- Full median opening Treeline @ Goldenwood
- I-75 N & S-118,500 & 125,280 AADT
- Daniels Parkway 55,000 AADT
- 100,000+ affluent residents within 5 miles
- Mins to Gulf Coast Medical Center, SWFL International Airport & FGCU.
- Naples 30 mins-Tampa/FTL 2 hrs-Miami 2 hrs

**LIVE LOCAL ACT permits up to 296 MF Units & 15% parking reduction WITH NO PUBLIC HEARING**

**\$6.56MM - \$20 psf - \$22,162/unit**