

FOR SALE

6.85 ACRES OF COMMERCIAL DEVELOPMENT LAND

0 COUNTRY LAKES DRIVE, FORT MYERS, FL 33905

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **LAND SIZE:** 6.85 AC
- **SALE PRICE:** \$3,395,000
- **ZONING:** IPD (Industrial Planned Dev)
click [here](#) for permitted uses

PROPERTY FEATURES

- 6.85 Acres of Commercial Development Land Available For Sale
- Fully Approved Development Order In-Place
- Located Off of Interstate 75 Just North of Luckett Road
- Excellent Location Less than 1-Mile from Interstate 75 (Exit 139)



Please Contact:

Frank Martone
Vice President

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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

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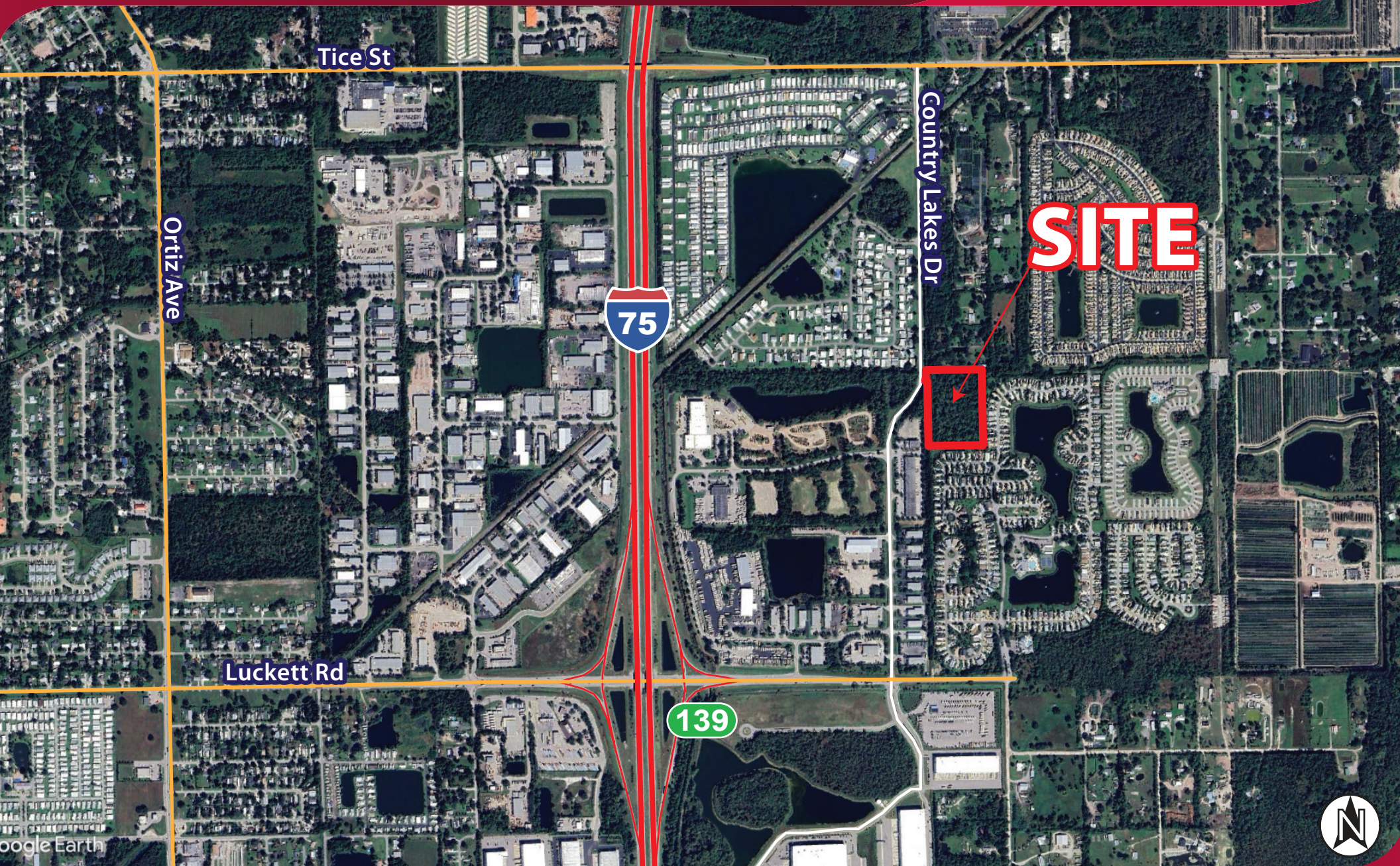
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Google Earth



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#1
Best Tax Climate
in the Southeast
~ Florida Trend 2020

#1
Best Airport
in the US
~ Travel Lens 2023

#2
Future Job Growth
~ Florida Trend 2020

#2
Largest Workforce
in the US
~ U.S. Chamber of Commerce


1,100+
People Moving
to Florida Daily
~ U.S. Census Bureau


86% ↑
Corp HQ Migration
to Florida
~ The Capitolist


75%
of Cargo Traffic Into
Florida Handled by I-75

WHY SOUTHWEST FLORIDA?



SOUTHWEST FLORIDA'S ECONOMY IS GROWING

Southwest Florida continues to show heavy economic growth as the population has increased over 45% in the past 17 years. In fact, the region's population is expected to increase by another 40% over the next 45 years.



Notable Companies in Fort Myers

amazon.com

Cheney  Brothers

Coca-Cola

Frito Lay
Food for the fun of it!

Hertz

pepsi

TRANE

Arthrex

chico's

FERGUSON

Gartner

THE HOME DEPOT

TESLA

wayfair

SOUTHWEST FLORIDA DEMOGRAPHICS



1,452,948

Total Population



\$130,869

Average Household
Income



1,563,215

Expected Population
by 2029



596,919

Labor Force



3.0%

Unemployment Rate
(July 2024)



NOTABLE ECONOMIC DEVELOPMENT ACTIVITY IN SOUTHWEST FLORIDA

#1 **\$1B+ RSW Terminal Expansion / Concourse E** RSW Airport Projects & Development | Southwest Florida International

Please Click Link Above for Details



#2 **Arthrex: 1,000,000 SF Logistics Center at Skyplex (near RSW)** Arthrex Signs Lease Agreement to Build New Logistics Center in Fort Myers Skyplex

Please Click Link Above for Details



#3 **Amazon: Mega Distribution Center Investment (SR 82 Corridor)** Construction of Amazon's Fulfillment Center in Fort Myers Progressing

Please Click Link Above for Details



#4 **Latest Lee Health Hospital Project** Lee Health Fort Myers Hospital Project Tally? \$824 Million

Please Click Link Above for Details



#5 **Tri-County 75 Sale of Large Industrial Development** Tri-County 75 in Fort Myers Sells for Record-Setting \$155.1M

Please Click Link Above for Details



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