



# For Sale

## Summerlin Vacant Land - Summerlin & Sarahbell

Summerlin Road At Sarahbell Ct. - Access Undetermined, Fort Myers, FL 33908



### PROPERTY SUMMARY

Excellent location for CS-1 zoned property with very close proximity to HealthPark Hospital, Golisano Children's Hospital, Wa-Ke Hatchee Regional Park, and Lexington Middle School. This property is along the main route to both Fort Myers Beach and Sanibel Island. This burgeoning area is showing plans to build over 1,000 additional residential units plus additional office space nearby. Because this zoning offers excellent flexibility, this 25.4 acre property is strategically positioned in the thriving Southwest Florida area. The location offers a versatile canvas for a range of commercial ventures. Based on this zoning and solid traffic counts, this property can be an excellent opportunity as a solid urban infill development.

### PROPERTY HIGHLIGHTS

- Zoned CS-1
- Strategic location on Summerlin Road
- Versatile canvas for commercial endeavors
- Invaluable flexibility for shaping the future
- Prime asset for land and office investors
- Located in a high-growth Southwest Florida area

**Asking Price** \$1,500,000

**Site Size** 25.64 Acres

**Zoning** C-S1

**Uses** Office/Medical Office

**Use Table** Click for Link to Uses

**Market** Southwest Florida



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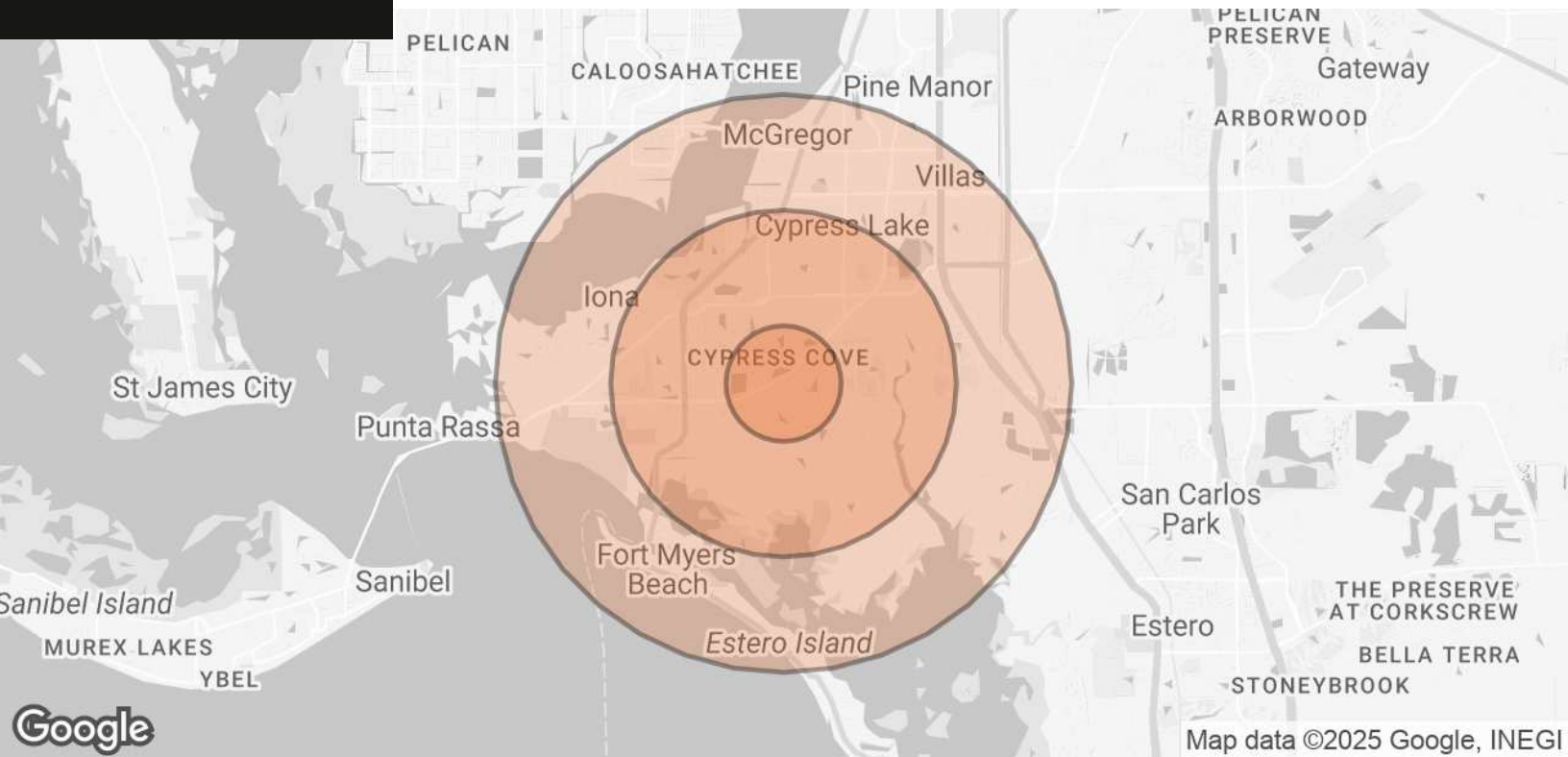




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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,336	44,132	93,379
AVERAGE AGE	64	58	57
AVERAGE AGE (MALE)	62	57	57
AVERAGE AGE (FEMALE)	64	58	58
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,972	22,159	47,496
# OF PERSONS PER HH	2.2	2	2
AVERAGE HH INCOME	\$105,543	\$101,019	\$98,089
AVERAGE HOUSE VALUE	\$409,294	\$401,279	\$417,989

Demographics data derived from AlphaMap



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