

FORT MYERS VACANT LAND

7001 Constitution Blvd | Fort Myers, FL 33967

Land For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



\$566,280
PRICE



0.65
AC



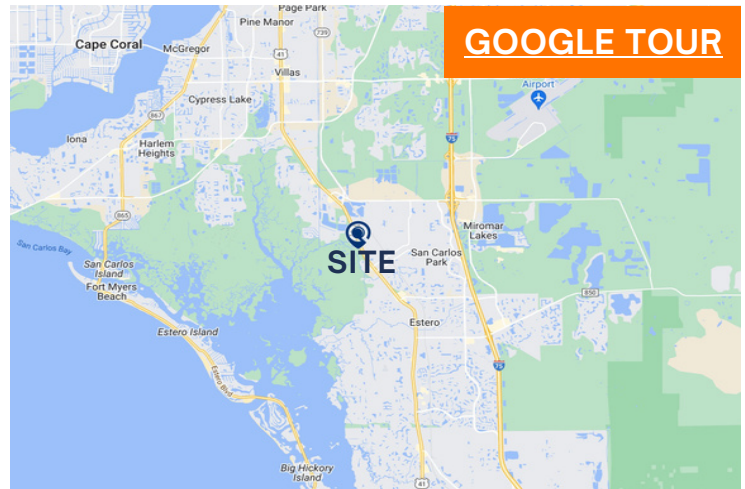
\$19.75
PER SF



C-1
ZONING

- Outparcel to anchored shopping center.
- Convenient access to signalized intersection.
- Zoned for a 5,040 SF commercial building.
- Viable for retail, medical, office & more.
- Good proximity to Alico Rd. corridor.
- Tamiami Trail Daily traffic of 50,500.

[LQCRE.COM/FT-MYERS-VACANT-LAND](https://www.lqcre.com/ft-myers-vacant-land)



10 MIN POPULATION
49,938



10 MIN INCOME
\$99,636



10 MIN EMPLOYEES
26,903



3555 Kraft Road #260
Naples, FL 34105

LQCRE.COM

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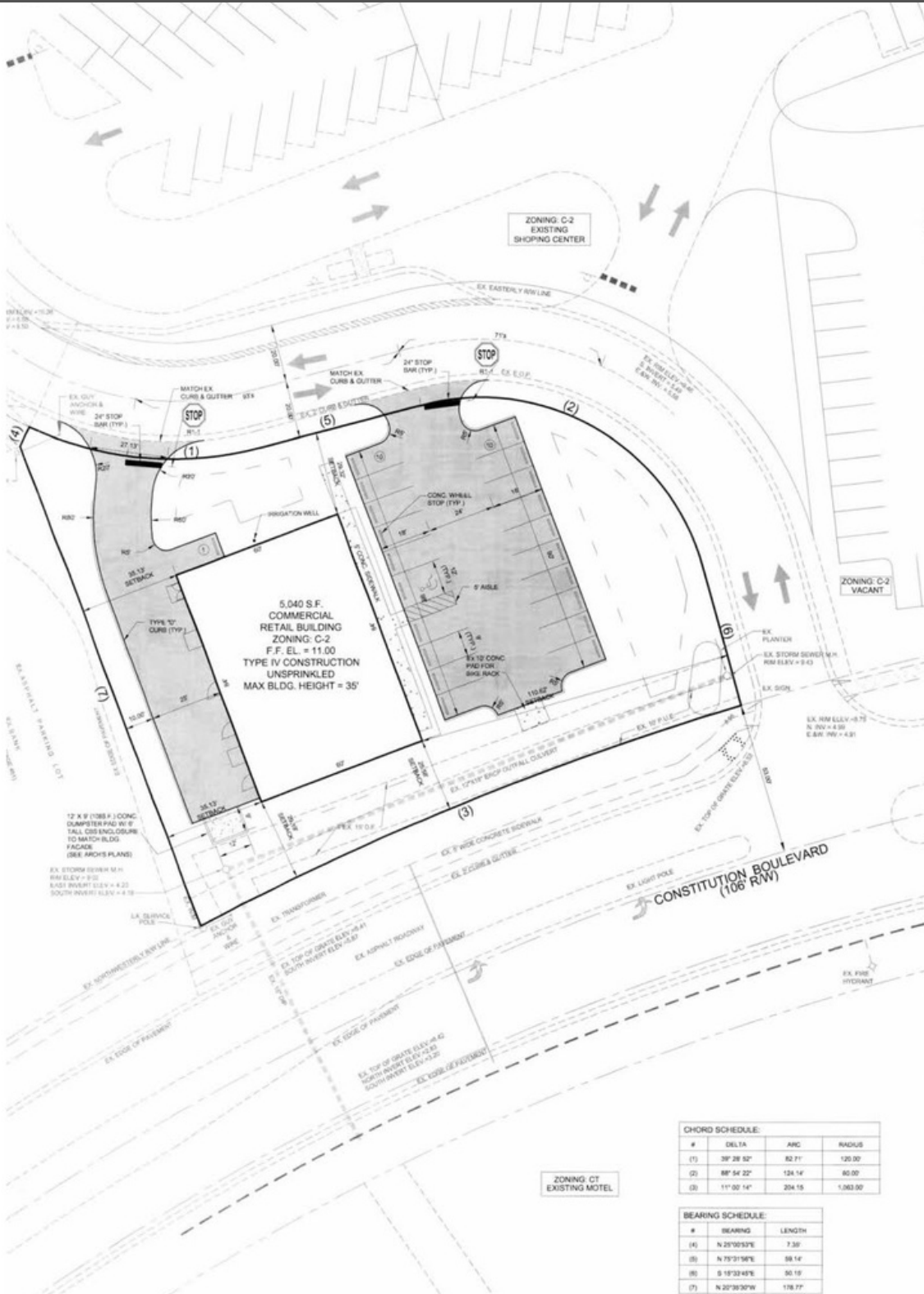
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LAND USE BREAKDOWN: (ON SITE)		
TOTAL SITE AREA	28,600 SF	0.66 AC
MAIN BUILDING AREA	5,040 SF	0.12 AC
PAVEMENT AREA	9,972 SF	0.23 AC
CONCRETE AREA	10	0.00 AC
GREEN SPACE	12,897 SF	0.30 AC
TOTAL IMPERVIOUS AREA	16,783 SF	0.39 AC
TOTAL PERVIOUS AREA	12,897 SF	0.30 AC

PARKING CALCULATIONS	
5,040 SF COMMERCIAL (RETAIL) CENTER (70% RETAIL, 30% DEAD STORAGE)	
PARKING SPACES REQUIRED 1.5:1 SF @ 1 SPACE / 800 SF	
PARKING SPACES REQUIRED 3.5:28 SF @ 1 SPACE / 200 SF	
TOTAL PARKING SPACES REQUIRED (INCLUDING 1 HANDICAP SPACES)	
PARKING ALLOCATION MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE REVISED BUILDING FOOTPRINTS. UNTIL THE ACTUAL USES AND SQUARE FOOTAGE ARE DETERMINED AT TIME OF ISSUANCE OF A BUILDING PERMIT, THE REQUIRED NUMBER OF PARKING SPACES CANNOT BE DETERMINED. APPROVAL OF THE DEVELOPMENT ORDER DOES NOT ENSURE ADEQUATE PARKING FOR ALL USES.	

SETBACK TABLE:	REQUIRED	PROVIDED
ROAD	25'	29.32'
SIDE YARD	10'	38.13'
REAR YARD	25'	29.58'
MAX. BUILDING HEIGHT (OR 3 STORY)	35'	35'

SITE DATA:	
MINIMUM PAVEMENT ELEV.	CONTROL ELEVATION
ELEV. 10.0' MIN.	ELEV. 8.50'
FINISH FLOOR ELEVATION	PERIMETER BERM ELEVATION
ELEV. 11.00'	ELEV. 10.00'
ZONING:	STRAP NUMBERS
C-2 COMMERCIAL	13-48-25-03-00000-1000
SOILS:	FLUCCS CODE
28 IMMOKALEE SAND	191 UNDEVELOPED LAND W/ STRIPS
85 COCOA FINE SAND	
FEMA FLOOD ZONE:	
THIS PROPERTY IS LOCATED IN FIRM COMMUNITY PANEL NO. 129124 030608, HAVING NO BASE FLU ELEVATION DATED: 09-19-84	

FIRE FLOW TEST RESULTS	
PERFORMED BY = SAN CARLOS FIRE PROTECTION DISTRICT	HYDRANT NUMBER: 01035
LOCATION = 18111 WINN EXXER MARKET PLACE	DATE = 2/7/2008
TEST RESULTS = STATIC 64, RESIDUAL 34, PILOT 26, 1.083 GPM @ 20 PSI RESIDUAL	
FIRE FLOW SUMMARY	
FIRE FLOW REQUIRED = 1.022 GPM AT 20 PSI	
FIRE FLOW PROVIDED = 1.083 GPM AT 20 PSI	
NOTE: PROPOSED BUILDING WILL BE UNSPRINKLED	

FIRE FLOW CALCULATIONS	
TO BE ORDERED AS TYPE IV CONSTRUCTION, THEREFORE, C-2 IS REQUIRED BASE FLOW = 18 x G x A PHASE 1	
18 x 0.8 x 0.540 = 1.022 GPM	
THE USE OF THE BUILDING IS AN ORDINARY HAZARD OCCUPANCY (GROUP 1 OR 2) AND IS UNSP	
AVAILABLE FIRE FLOW = 1.083 GPM AS TESTED ON 2/7/2008	
THE BUILDING WILL BE UNSPRINKLED	

REFUSE AND SOLID WASTE DISPOSAL FACILITIES:	
1. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED.	
2. ALL STORAGE AREAS / CONTAINERS SHALL BE ADEQUATELY SHIELDED PER CITY OF FORT GROWTH MANAGEMENT CODE.	
3. ALL STORAGE AREAS / CONTAINERS SHALL MEET LEE COUNTY CODE.	
4. THE CONFIGURATION AND LOCATION OF DUMPSITES / RECYCLING AREAS MAY BE MODIFIED CONSTRUCTION AS LONG AS THE ABOVE REQUIREMENTS AND AREAS BELOW ARE MAINTAINED.	
RETAIL CENTER	
NET BUILDING AREA = 5,040 S.F.	
DISPOSAL AREA REQUIREMENTS = 80 S.F. (MINIMUM PER CODE FOR 5,040 S.F. BUILDING)	
RECYCLE AREA REQUIREMENTS = 24 S.F.	
TOTAL DUMPSITE AREA REQUIRED = 104 S.F.	
TOTAL DUMPSITE AREA PROVIDED = 108 S.F.	

PROJECT PHASING PLAN:	
THE PROJECT INFRASTRUCTURE SHALL BE CONSTRUCTED IN ONE PHASE.	

CHORD SCHEDULE:			
#	DELTA	ARC	RADIUS
(1)	39° 28' 52"	82.71'	120.00'
(2)	89° 54' 22"	124.14'	80.00'
(3)	11° 00' 14"	204.15'	1,063.00'

BEARING SCHEDULE:		
#	BEARING	LENGTH
(4)	N 21°00'37"E	7.30'
(5)	N 75°31'58"E	88.14'
(6)	S 18°32'45"E	50.15'
(7)	N 20°36'30"W	178.77'

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