



**Investment  
Properties  
Corporation**

**F O R S A L E**

# LAND DEVELOPMENT OPPORTUNITY

Southeast Corner of Williams Road and US 41 | Estero, FL 33928



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# OFFERING SUMMARY

PRICE: PLEASE CALL

SIZE: 8.4 ACRES

LOCATION: Southeast corner of Williams Road and US 41 in Estero, Florida 33928 within the Coconut Point DRI

ZONING: MPD—Mixed Use Planned Development  
Current entitlements allow up to 200,000 SF of office space. Multi-family use will require zoning amendment. No additional transportation impact fees due if site is developed as currently entitled.







# PROPERTY DETAILS



**Subject Property**

**Woodfield of Estero mixed-use development (Coming Soon)**

Located immediately east of Hertz Corporation's 250,000 SF world headquarters, this site fronts Williams Road (signalized access to US 41), Via Coconut Point and Via Villagio.

Subject property is within Coconut Point DRI# 09-2001-153. Building height limit is 45' with possible increase to 55' if building is 200' from residential.

Seller reserves the right to approve/restrict buyer's development plan.

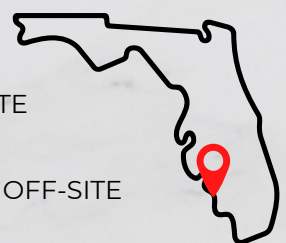
**LEGAL DESCRIPTION:** Hertz Corporation Center as described in Instrument # 2016000060191 Lot 1 B1

**STRAP #:** 04-47-25-E2-520000.1B10

**JURISDICTION:** VILLAGE OF ESTERO

**WATER & SEWER:** PROVIDED TO THE SITE

**STORM WATER:** STORAGE PROVIDED OFF-SITE







# PHOTOS







# AERIAL MAP



*Click Here*



DEMOGRAPHICS (2023)	1 MILE	3 MILES	5 MILES
Est. Population	4,249	36,936	88,716
Est. Median Household Income	\$90,642	\$87,058	\$86,032
Est. Avg. Household Income	\$142,862	\$129,852	\$127,894
Avg. Traffic Count	59,000 along Tamiami Trail & 8,800 along Williams Road		