

250 Feet of Frontage on US 41

18971 N TAMiami TRAIL, NORTH FORT MYERS, FL 33903

FOR SALE

\$1,963,000



CALL TODAY

- 7.5 +/- Acres
- Zoning - Ag-2 through Lee County
- Dedicated turn lane from either direction which includes a median cut
- Located minutes from two of the top rated golf courses in Southwest Florida, Magnolia Landing & Heron's Glen Golf & Country Clubs
- 33k cars per day and 32k rooftops within 10 minutes and there are more on the way, 7.5k expected
- Call Today



Theresa Blanch-Mitchell, CCIM
1922 VICTORIA AVE STE A FT MYERS, FL 33901
239.265.2628
theresa@ccim.net
FL #BK3202944

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

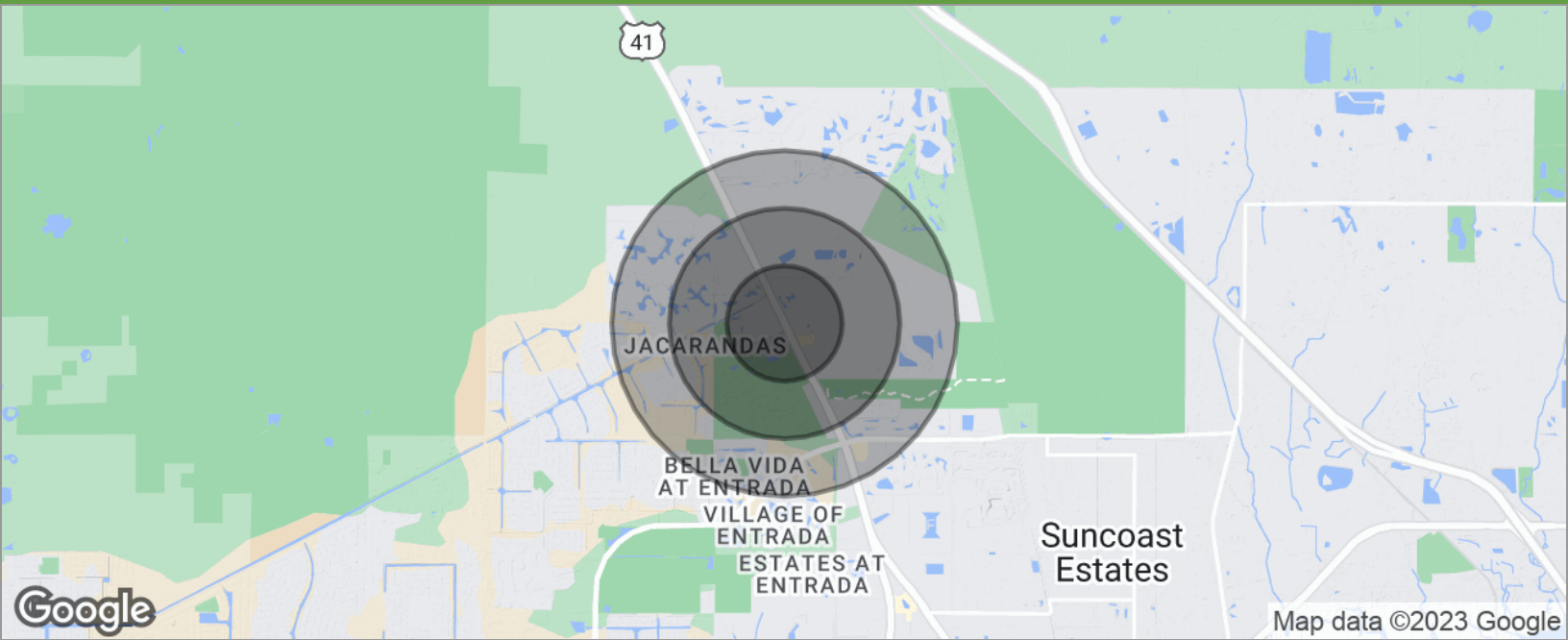
www.SperryCGA.com

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FOR SALE

Land



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total population	1,007	3,744	7,722
Median age	74.6	71.9	66.5
Median age (Male)	75.9	72.7	67.0
Median age (Female)	70.9	70.4	66.5

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	939	3,486	5,976
# of persons per HH	1.1	1.1	1.3
Average HH income	\$44,377	\$39,693	\$42,373
Average house value	\$92,351	\$95,814	\$123,736

* Demographic data derived from 2020 ACS - US Census



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