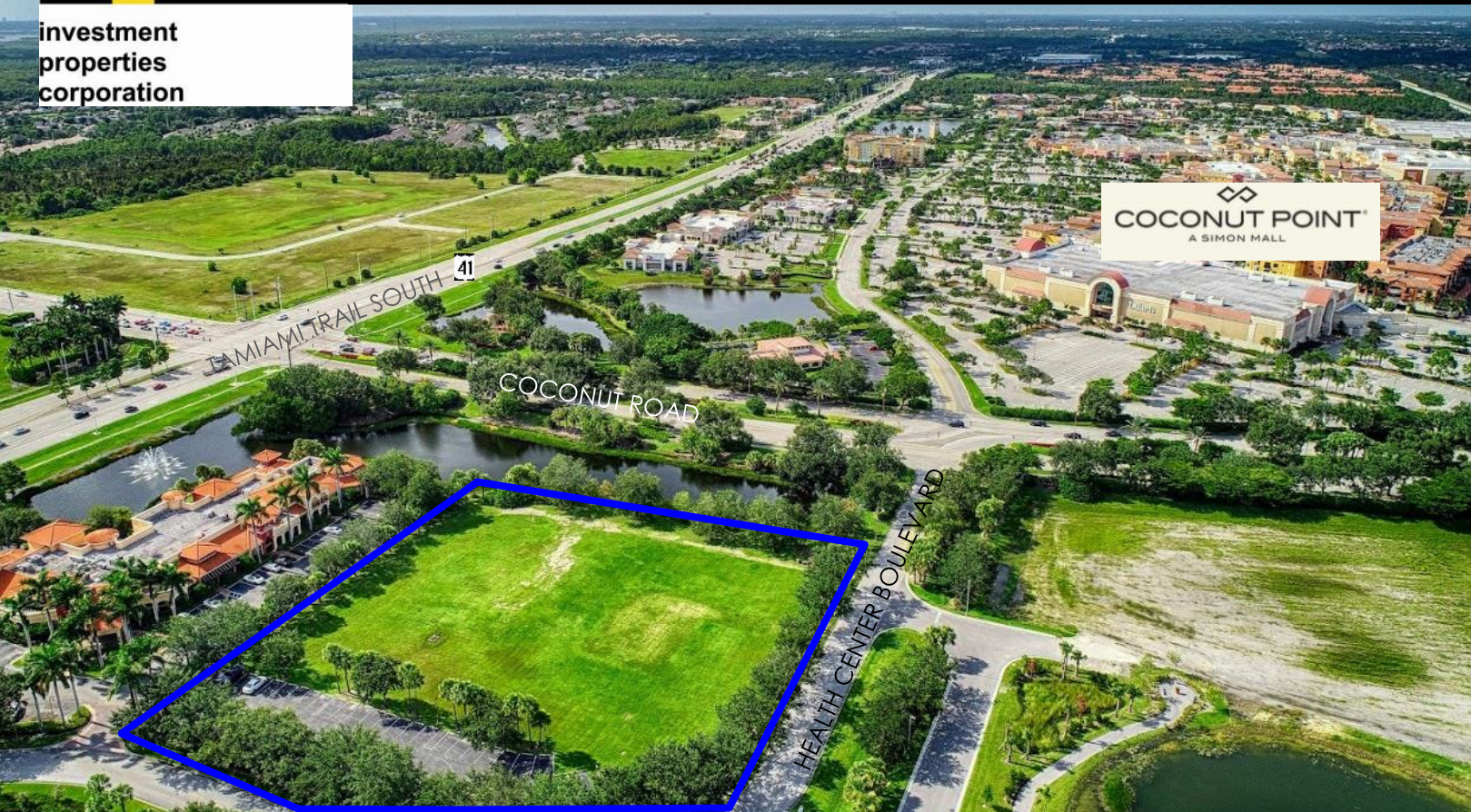




investment
properties
corporation

APPROVED HOTEL SITE available for sale



HEALTH CENTER BOULEVARD | ESTERO, FL



- LOCATION:** Immediately south of Coconut Point Mall within the Village of Estero
 - AVAILABILITY:** 2.12 acre improved pad that can accommodate a 120 room hotel
 - ACCESS:** Signalized access to US41 via Coconut Road
 - ZONING:** MPD
 - PRICE:** Contact agent
 - COMMENTS:** Part of the Brooks Grand Plaza commercial development that includes Chop's City Grill, Capital Bank, a class A office building and retail shops
- Please call for details

CONTACT
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Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

HEALTH CENTER BOULEVARD | ESTERO, FL



Demographics (2023)	1 mile	3 miles	5 miles
Est. Population	4,756	31,889	85,657
Est. Average Household Income	\$137,777	\$150,552	\$126,604
2022 Avg. Daily Traffic Count - On Tamiami Trail South of Coconut Road	56,200		

CLICK HERE FOR AERIAL:
<https://goo.gl/maps/LrDjpNj43aFAoys68>



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HEALTH CENTER BOULEVARD | ESTERO, FL



SAMPLE SITE PLAN

