



MAYHUGH  
COMMERCIAL ADVISORS

FOR SALE

8681 COUNTY ROAD | ESTERO, FL 33928

# MULTI-BUILDING CAMPUS WITH REDEVELOPMENT POTENTIAL



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# EXECUTIVE SUMMARY

## High-Growth Estero Campus Offering Mixed-Use Redevelopment Potential

The subject property is a highly compelling church campus situated on ±2.34 acres within the City of Estero, offering an exceptional combination of functional improvements, strategic location, and long-term potential. The site is improved with approximately ±5,222 square feet across three structures, anchored by a ±3,222 square foot main assembly building and two fixed trailer structures totaling approximately ±1,932 square feet, currently utilized for classrooms, offices, and meeting space. The property is currently utilized as a fully functioning church.

Configured in a cohesive campus-style layout, the buildings are connected by a thoughtfully designed wooden boardwalk that enhances circulation and accessibility while creating a welcoming, organized environment. The layout supports immediate continued use for religious, educational, or community-oriented purposes, while also providing flexibility for future programming or adaptive reuse.

Strategically positioned just off US-41, the property benefits from immediate access to one of Southwest Florida’s primary commercial corridors, which carries approximately 51,500 vehicles per day. This location provides excellent regional connectivity while avoiding the challenges associated with direct frontage exposure. Adjacency to the Estero Fire Department further reinforces the site’s civic presence, stability, and long-term desirability within the surrounding area.

The ±2.34-acre site offers a favorable land-to-building ratio, with existing improvements occupying a limited portion of the property. Zoned MPD (Mixed-Use Planned Development), the property allows for a high degree of flexibility for future expansion, reconfiguration, or redevelopment into a range of potential commercial or residential uses, subject to zoning and municipal approvals. Surrounded by established neighborhoods and continued growth throughout the Estero market, the property presents an attractive opportunity for owner-users, religious organizations, and developers seeking current functionality with meaningful long-term upside.

### PROPERTY OVERVIEW

ADDRESS	8681 County Rd, Estero, FL 33928
BUILDING SIZE	5,222± SF
YEAR BUILT	1982
ZONING	MPD (EST)
PARCEL SIZE	2.34 AC
PARCEL NUMBER	28-46-25-E3-05033.0010
PARKING RATIO	4.02/1000
TRAILERS	966 SF (2)

### OFFERING DETAILS

SALE PRICE	\$2,100,000
PRICE PER SF	\$402.14 PSF
LAND PRICE \$/AC	\$897,435.89
LAND PRICE \$/SF	\$20.60



FOR MORE INFORMATION ON ZONING, [CLICK HERE](#)

# PROPERTY HIGHLIGHTS

## *Campus with Flexible Zoning in High-Growth Estero*

This well-located church campus offers a rare opportunity to acquire a prime redevelopment opportunity with meaningful future upside. The combination of existing improvements, a thoughtfully designed campus layout, and MPD zoning provides immediate utility for religious or community use while preserving flexibility for future redevelopment. Positioned just off US-41 near strong civic and commercial anchors, the property benefits from excellent access and visibility without the drawbacks of direct frontage. Located in one of Southwest Florida's fastest-growing markets, the site is ideally suited for end users, investors, or developers seeking long-term value and a redevelopment opportunity.

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Exceptional church campus situated on  $\pm 2.34$  acres

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$\pm 5,222$  SF of existing improvements across three structures

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$\pm 3,222$  SF main church building

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Two fixed trailer buildings totaling  $\pm 1,932$  SF, ideal for classrooms, offices, or meeting space

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Attractive campus-style layout with a wooden boardwalk connecting all buildings

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Zoned MPD (Mixed-Use Planned Development) within the City of Estero, allowing a wide range of future uses (subject to approvals)

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Compelling redevelopment opportunity supported by substantial land area and flexible zoning

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Located one building off US-41, offering proximity without direct traffic exposure

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Adjacent to the Estero Fire Department, providing strong civic presence and area stability

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Excellent visibility and accessibility near a major commercial corridor

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Strong traffic counts of  $51,500 \pm$  vehicles per day along US-41

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Well suited for owner-users, religious organizations, or developers seeking long-term redevelopment potential

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Positioned within a high-growth Southwest Florida market

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# PROPERTY PHOTOS



# PROPERTY PHOTOS

## EXTERIOR



Main Entrance to Subject Property



Boardwalk



Playground



Excess Developable Land

# PROPERTY PHOTOS

## INTERIORS



Main Assembly Hall



Kitchen

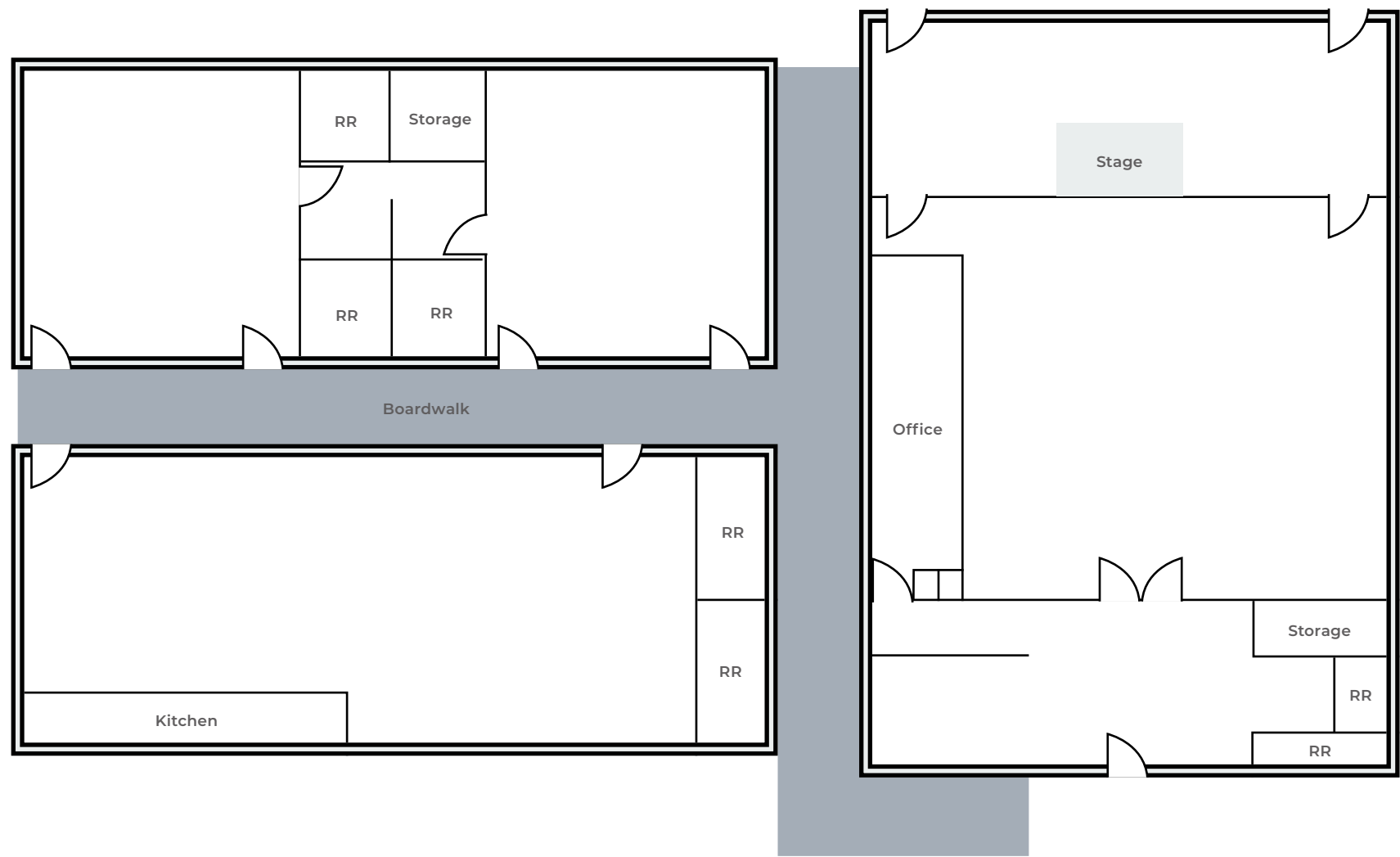


Daycare



Reception Area

# BUILDING FOOTPRINT



# LOCATION OVERVIEW

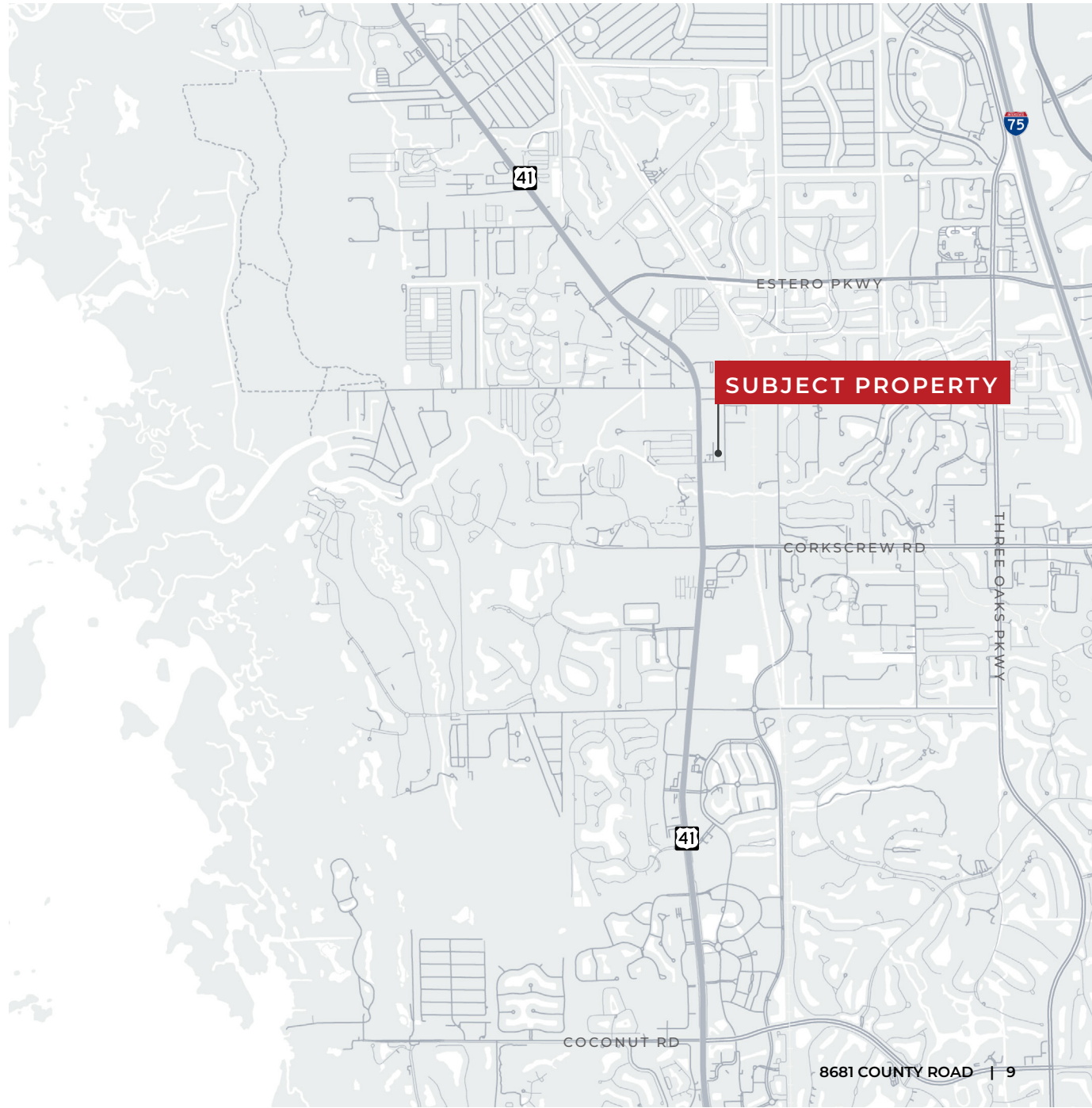
## *Strategically Located Estero Campus Between Fort Myers and Naples with Excellent Access to US-41*

Estero sits strategically between Fort Myers and Naples, benefiting from strong population growth, expanding infrastructure, and continued commercial and residential development.

The site is positioned just one building off US-41 (Tamiami Trail), a primary north-south arterial serving the region and carrying approximately 51,500 vehicles per day. This location provides excellent accessibility and visibility while maintaining a quieter, campus-like setting removed from direct frontage traffic. The property is easily accessible to nearby retail, dining, and services, as well as major employment centers throughout Lee and Collier Counties.

Surrounding land uses are anchored by civic and institutional neighbors, including the adjacent Estero Fire Department, reinforcing long-term area stability and compatible development patterns. The broader trade area includes a strong mix of residential communities, national retailers, and mixed-use projects, reflecting Estero's continued evolution as a desirable live-work-play destination.

With close proximity to Interstate 75, Southwest Florida International Airport (RSW), and major regional corridors, the location offers convenient connectivity throughout Southwest Florida. Combined with flexible MPD zoning and a growing local economy, 8681 County Road is well positioned for continued institutional use, owner-occupancy, or future redevelopment in a high-demand market.



# LOCATION OVERVIEW

## AERIAL - NORTH



# LOCATION OVERVIEW

## AERIAL - SOUTH



# LOCATION OVERVIEW

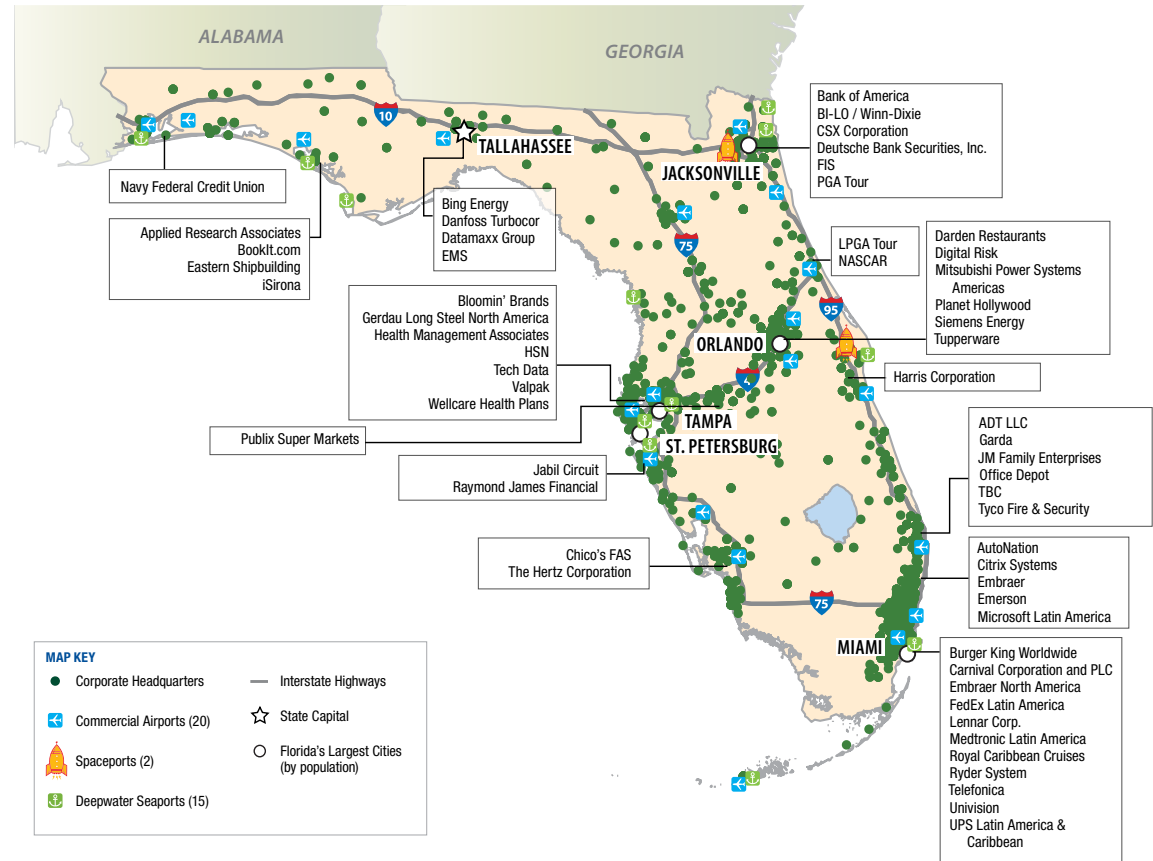
## BUSINESS PROFILE

### *A Hub for Fortune 500 and Corporate Headquarters*

Florida stands out as a top destination for major corporations, ranking 9th in the United States for Fortune 500 and large corporation headquarters. This prestigious ranking underscores the state's business-friendly climate, robust infrastructure, and strategic location, which collectively attract leading companies across various industries.

With its low corporate taxes, growing economy, and access to a skilled workforce, Florida continues to be a magnet for high-profile businesses. Companies are drawn to its favorable regulatory environment, proximity to international markets, and unparalleled quality of life for employees. This strong corporate presence not only fuels job creation but also drives economic growth, making Florida a dynamic and competitive environment for business.

For investors, Florida's standing as a corporate hub adds significant value to real estate investments, especially in thriving markets like Fort Myers, where corporate expansions and relocations continue to bolster demand for high-quality office and retail spaces.



## AREA BUSINESS PROFILE

	1-Mile	3-Miles	5-Miles
TOTAL BUSINESSES IN AREA	1,232	5,305	10,374
TOTAL EMPLOYEES	9,676	55,106	98,791
EMPLOYEE/POPULATION RATIO (PER 100 RESIDENTS)	212	93	70

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# LOCATION OVERVIEW

## AREA POINTS OF INTEREST

