



Investment
Properties
Corporation

INDUSTRIAL VACANT LAND FOR SALE



12300 CRYSTAL COMMERCE LOOP | FORT MYERS FL 33966



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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.



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OFFERING SUMMARY

PRICE:

\$2,650,000

LOT SIZE:

3.28 +/- ACRES

ZONING:

**IPD -
Industrial Planned
Development**

R.E. TAXES:
(2024)

\$8,428.06

Located within the Crystal Commercial Center Planned Development at the intersection of Crystal Drive and Plantation Road. Please call for details.

*click
here!*



Google
Maps



FOLIO #: 10490770





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Population

1 Mile Radius: 6,047
3 Mile Radius: 62,855
5 Mile Radius: 147,821



Ft. Myers has had a 63% population increase since 2010, and an estimated 5% annual growth rate.

Located less than two miles from Daniels Pkwy, and 2.5 miles from Bell Tower Shops w/ 2.9 million visitors annually.

BELL TOWER
SHOPS



Within a 3 mile radius from the property, there are 29,660 housing units.
Within a 5 mile radius, there are 69,898 housing units.

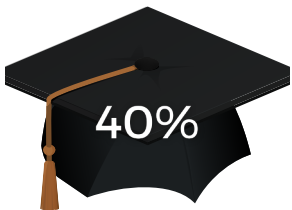
Average Household Income

1 Mile Radius: \$111,325
3 Mile Radius: \$103,315
5 Mile Radius: \$108,882

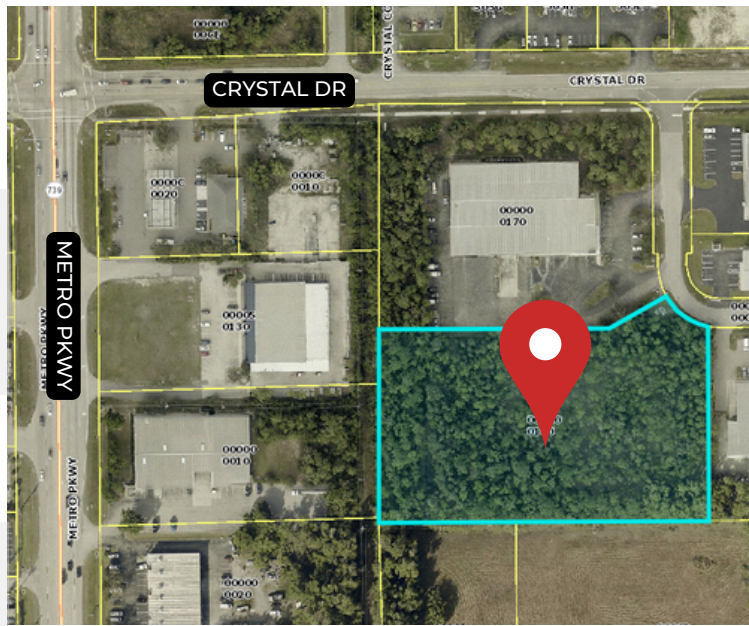
Median Home Values

1 Mile Radius: \$379,596
3 Mile Radius: \$407,823
5 Mile Radius: \$426,665

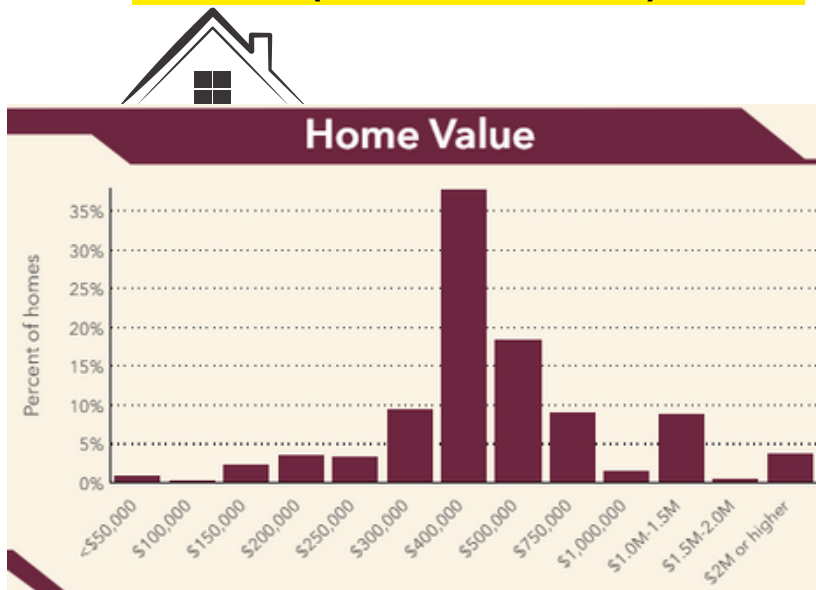
Bachelor's Degree



Graduate Degree



2025 Home Values (within 1 mile)






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An aerial photograph of an industrial area. Several large, light-colored industrial buildings with grey roofs are visible, surrounded by parking lots and paved areas. A large, irregularly shaped area of land, mostly covered in green trees and vegetation, is outlined with a thick white border. This area is the subject of the advertisement. To the right of this outlined area, there is a large black circle containing white text. The background of the entire advertisement is this aerial photograph.

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