

# 12201-12221 ITEC Park Dr Fort Myers, FL



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

## For Sale



## Property Highlights

- $\pm$  300' of frontage along Alico Rd ( $\pm$ 17,900 AADT)
- Prime location just off the I-75 ramp
- Fully developed parcel with utilities to site, with offsite water management
- Land has been cleared and filled to road grade
- Positioned in a rapidly developing area, including the Skyplex development project
- Proposed development pending approval for a 16,770 SF commercial building

### STRAP NUMBER(S)

07-46-26-L1-10000.0250  
07-46-26-L1-10000.0240  
07-46-26-L1-10000.0230

### PROPERTY TYPE

Vacant Land

### LAND AREA

$\pm$  80,464 SF / 1.85 AC

### ZONING

MPD

### PRICE

\$1,528,816

### FRONTAGE

$\pm$ 300' on Alico

### SUBMARKET

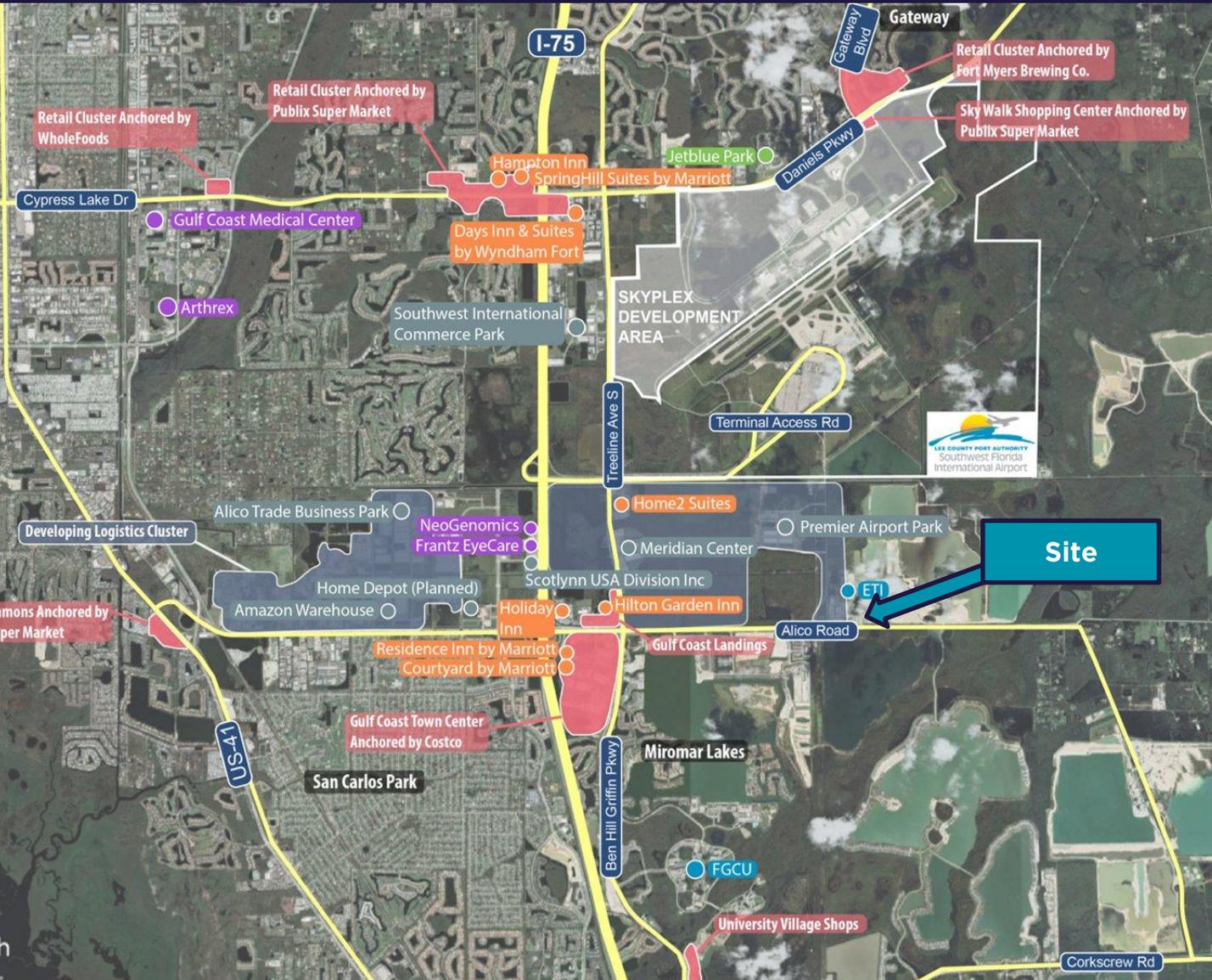
S. Fort Myers/San Carlos

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Better never settles

# 12201-12221 ITEC Park Dr Fort Myers, FL



- Retail Cluster
- Logistics
- Leisure
- Healthcare/Biotech
- Hotel
- Education
- Developing Logistics Cluster

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