

TURNKEY HOTEL DEVELOPMENT SITE

2.16 ACRES - READY TO GO

8009 SWEETWATER RANCH BOULEVARD | ESTERO, FL



APPROVED RENDERING

LAST HOTEL ROOMS ALLOWED IN COCONUT POINT D.R.I.
[CLICK HERE FOR D.R.I. BREAKDOWN](#)



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EXECUTIVE SUMMARY

TURNKEY HOTEL DEVELOPMENT SITE

Rare opportunity to own the only hotel site left approved within the prestigious Coconut Point D.R.I. community.

This 2.16-acre pad ready is perfectly positioned just minutes from Coconut Point Mall, upscale dining, and premier retail destinations - making it an ideal setting for a Hilton Garden Inn.

Every detail has been handled: impact fees \$450,000± and franchise fees are paid, approvals secured, and building plans ready for submission.

This is a true turn-key investment - simply close and break ground. This property combines exclusivity, convenience, and the strength of a world-class hospitality brand in one of Southwest Florida's most desirable locations.

CALL FOR PRICING

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10-MIL POPULATION

239,305



10-MIL # BUSINESSES

16,961



10-MIL AVG. INCOME

\$153,749



10-MIL HOUSEHOLDS

112,050



10-MIL # EMPLOYEES

105,084



10-MIL AVG. AGE

54.5

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LQ Commercial
REAL ESTATE SERVICES
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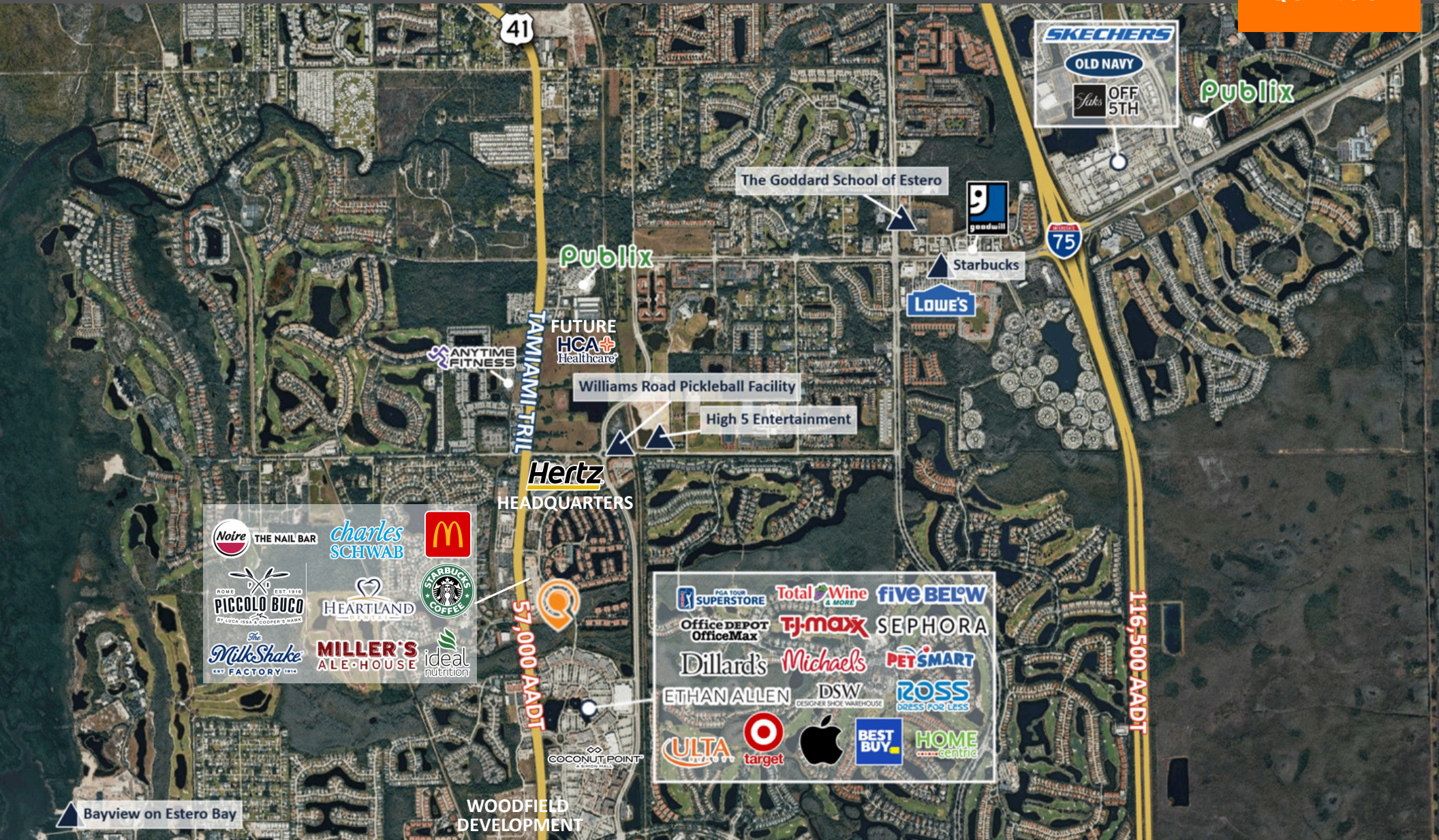
APPROVED RENDERINGS



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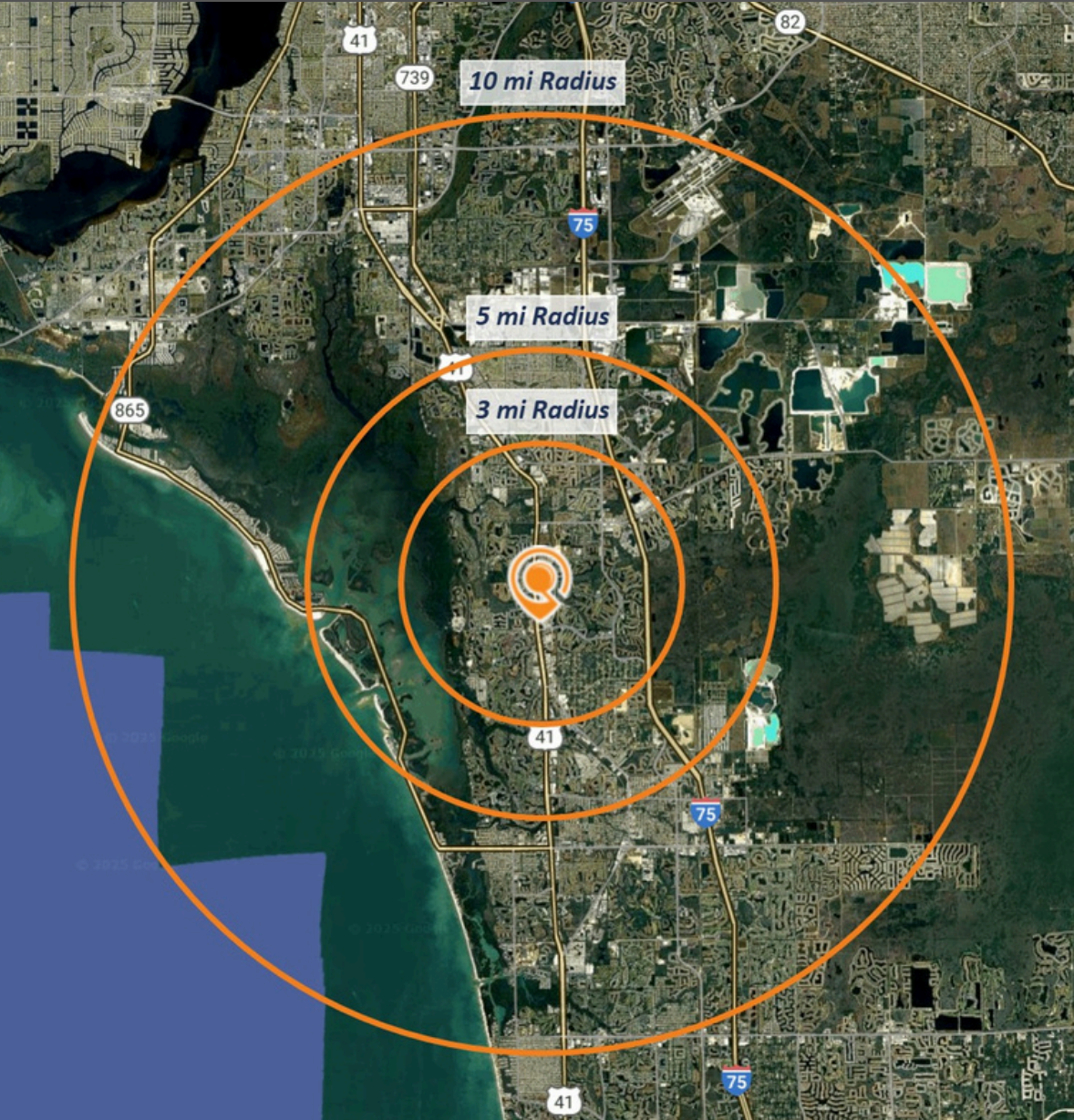
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DEMOGRAPHICS	3-MIL	5-MIL	10-MIL
Population	38,841	95,435	239,305
2030 Projected Population	36,548	92,137	233,361
Historical Annual Growth 2010 to 2025	2.5%	2.4%	2.7%
Median Age	60.7	51.5	54.5
Households	20,082	42,648	112,050
White	83.5%	77.4%	79.3%
Black or African American	3.5%	4.4%	4.0%
Asian or Pacific Islander	2.4%	2.3%	2.3%
American Indian or Native Alaskan	0.1%	0.4%	0.3%
Other Races	10.5%	15.6%	14.0%
Hispanic	17.1%	22.2%	20.6%
Average Household Income	\$157,530	\$148,632	\$153,749
Median Household Income	\$108,189	\$102,876	\$103,004
Per Capita Income	\$81,483	\$66,676	\$72,168
Elementary (Grades 0 - 8)	1.3%	3.7%	3.2%
Some High School (Grades 9 - 11)	2.1%	2.6%	2.6%
High School Graduate	19.8%	21.3%	22.1%
Some College	16.9%	18.0%	17.5%
Associates Degree Only	11.4%	10.3%	9.7%
Bachelors Degree Only	27.2%	25.4%	25.6%
Graduate Degree	21.3%	18.8%	19.2%
Total Businesses	2,585	5,329	16,961
Total Employees	16,653	29,672	105,083

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CONTACT AGENT



MIKE CONCILLA

PRINCIPAL



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LQCRE.COM/TEAM

Mike is widely recognized as a Eleven-time CoStar Power Broker™ winner, due to an extensive 25-year career in site selection, development, leasing and investment disposition of core retail, office, and industrial assets.

His development career began after serving as an Ohio City Planner and Assisted Living Development Officer. In 2000, Mike was named Senior Real Estate Manager for Bob Evans, where he developed 40+ restaurants across Florida.

This led Mike into mixed-use and master-planned projects at Steiner + Associates, where he oversaw the development of four, \$500M+ regional town centers.



CONTACT AGENT



NICK MATSON

ASSOCIATE



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LQCRE.COM/TEAM

Nick Matson is a Southwest Florida commercial real estate influencer.

His vast portfolio includes office and industrial tenant representation, retail site selection, mixed-use development assemblages, office/retail lease-ups and more.

As a a Southwest Florida local, Nick's value lies in a deep understanding of current and planned commercial projects, area growth patterns.

Nick's rooted relationships are with business decision makers as well as the area's commercial brokerage community.

