

FOR SALE

Daniels Pkwy. & I-75

Fort Myers, FL 33912



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

60.80 Acre Vacant Land

Sale Price: \$33,500,000



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this 60.80-acre vacant commercial parcel available for sale. The property is a corner lot located with excellent visibility and frontage on I-75. The subject property is one of few land parcels available with visibility on I-75. Daniels Marketplace allows 50,000 SF of medical office, 90,000 SF of general office, 250,000 SF of retail commercial, and a 120-room hotel with a maximum height of 75 feet. Uses may be converted to other allowable uses based on a land use conversion table.

Property Highlights

Address	Daniels Pkwy. and I-75 Fort Myers, FL 33912	Frontage	Appx. 2,500' on I-75 Appx. 640' on Daniels Pkwy.
Sale Price	\$33,500,000	In-place Permits	Army Corps & South Florida Water Management District
Price PSF	\$12.65 / SF	Submarket	S Fort Myers / San Carlos
Total Land Size (AC)	60.80 acres	Parcel ID Numbers	22-45-25-L3-U2053.3576 22-45-25-L3-U2060.3612 22-45-25-L4-U2037.3579 22-45-25-L4-U2038.3602
Total Land Size (SF)	2,648,448 SF		
Type	Vacant Commercial Land		
Dimensions	Irregular		
Zoning	CPD - Commercial Planned Development		

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Aerial / Location Map

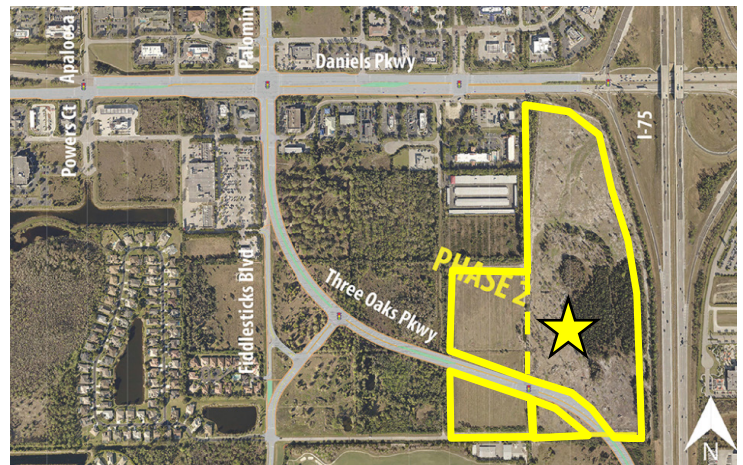


Demographics

	1 Mile	3 Mile	5 Mile
Population	1,295	24,232	80,452
AVG. HH Income	\$135,694	\$88,145	\$78,390
Total Businesses	420	1,115	5,660

Traffic Counts

I-75	93,950 AADT
Daniels Pkwy.	58,000 AADT



The Three Oaks Parkway Extension Project is underway. The County divided the Three Oaks Parkway Extension Project into two phases. The Phase 1 Segment begins north of Alico Road from the Fiddlesticks Canal to the vicinity of Indian Pony Drive (there will not be a connection to Indian Pony Drive).

The Phase 2 Segment is from the vicinity of Indian Pony Drive to Daniels Parkway. At Daniels Parkway, the intersection of Three Oaks Parkway/Palomino Lane will be improved and Daniels Parkway will be widened.

Development of a 4-lane divided roadway, 5-foot-wide bike lanes and 8-foot-wide sidewalk on the west side of the roadway and a 6-foot-wide sidewalk on the east side of the roadway in Phase 1. In Phase 2 there are 6-foot-wide sidewalks on both sides of the roadway.

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