

34 Acre +/- CPD

I-75 INTERCHANGE | ESTERO, FL

OUTPARCELS FOR LEASE

NWQ ALICO ROAD & I-75, ESTERO, FL

WILLIAM RAVEIS

COMMERCIAL

850 5th Avenue South | Naples, FL

www.NaplesCommercialRealty.com



PROPERTY:

Ready-to-build outparcels available for ground lease

Lot 1	\$ 90,000/year
Lot 2	\$130,000/year
Lots 3 & 4	\$130,000/year
Lot 5	\$ 75,000/year

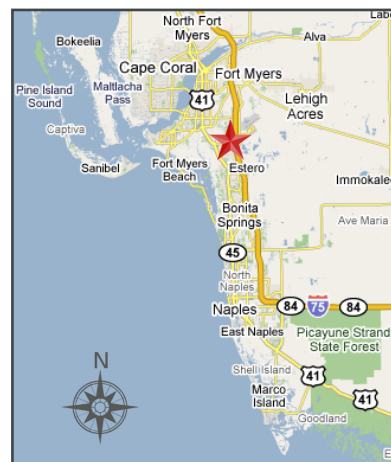
DETAILS:

Utilities stubbed, excellent traffic counts, high-growth corridor

ZONING:

CPD - Commercial Planned Development

LOCATION



Project developer:



Michael Maurer

239.289.9946

Mike.Maurer@raveis.com

DRONE FACING SOUTHWEST

NEW HOME DEPOT, WAWA, BLUE WAVE CAR WASH,
STUDIO RES HOTEL, HEARTLAND DENTAL & STARBUCKS



2024 DEMOGRAPHICS

Source: Co-Star

DEMO	1-MILE	3-MILE	5-MILE
Total Population	5,690	33,897	79,983
Avg Household Income	\$122,895	\$100,983	\$104,020
Total Households	1,954	12,545	34,704
Median Age	30.6	35.6	50.4

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NEW DEVELOPMENT IN THREE OAKS/ ALICO CORRIDOR



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DRONE FACING NORTH

THREE OAKS CONNECTION TO DANIELS PKWY NEARLY COMPLETE



DRONE FACING NORTHEAST

CONSTRUCTION UNDERWAY AT STOCK DEVELOPMENT'S MPD



WILLIAM RAVEIS

COMMERCIAL

WELCOME TO WELL-CONNECTED...

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