

25 ACRES OF PRIME LAND DEVELOPMENT

NWC PALM BEACH BLVD (SR-80) & BABCOCK RANCH RD (SR-31)

FOR SALE • FORT MYERS, FL



31

20,900± VPD BABCOCK RANCH RD

PALM BEACH BLVD

80

48,500± VPD

RaceTrac

Verandah CLUB

Walgreens

7-ELEVEN

Publix

REGIONS

WELLS FARGO

PROPERTY SPECIFICATIONS:

PRICING	Call for Details
ACREAGE	Approximately 25± Acres (3.8 Acres of Preserve)
ZONING	Commercial Planned Development (CPD) Learn More
FUTURE LAND USE	Commercial

INVESTMENT HIGHLIGHTS:

- Signalized corner with exceptional visibility in one of Lee County's fastest growing corridors
- Located just minutes South of Babcock Ranch; one of the fastest growing communities in the United States
- Over 40,000 homes planned or under construction in the immediate MSA
- Ideal for Investors, Developers and End-Users looking to capitalize on one of the hottest growth markets in SWFL

For More Information:

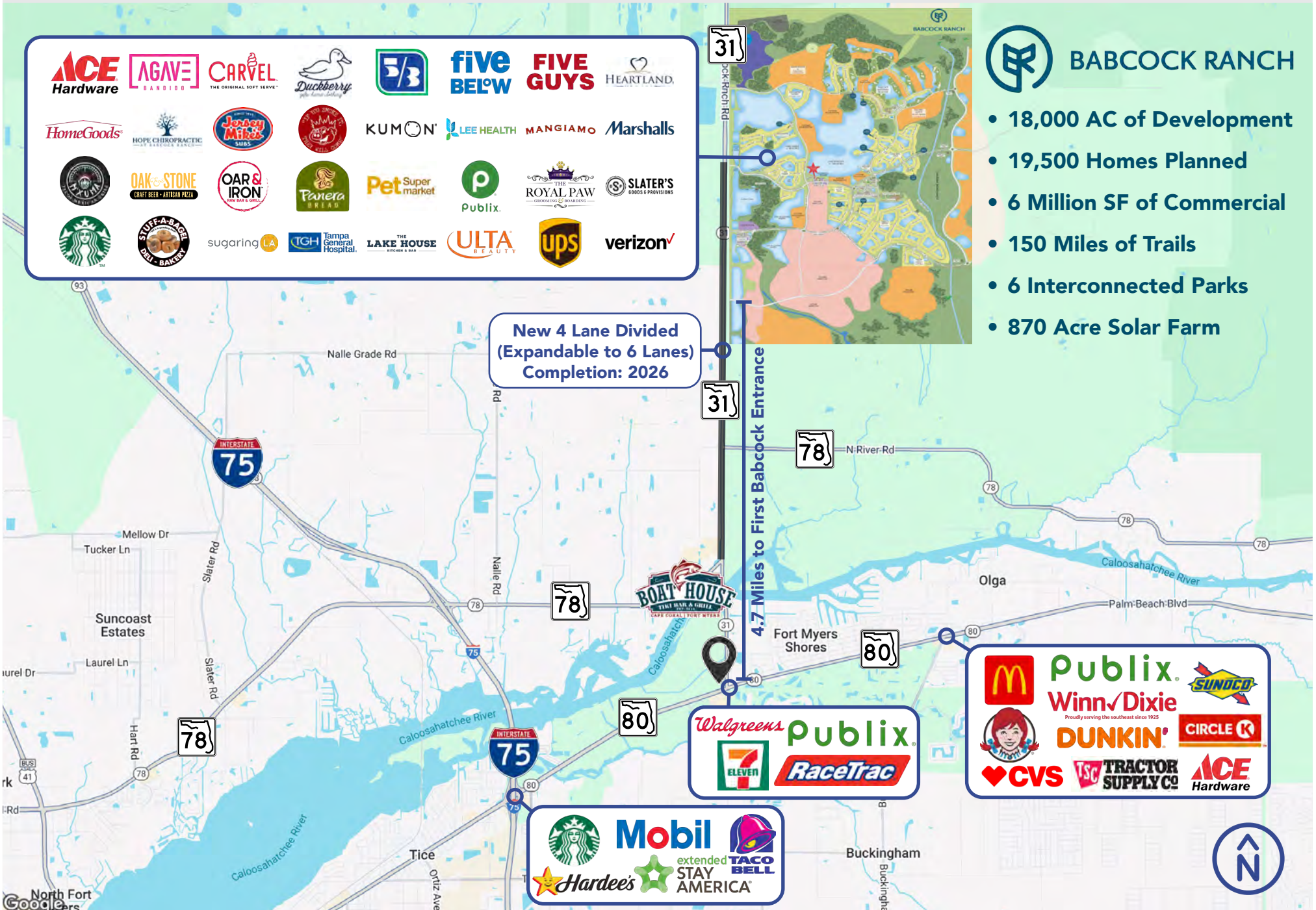
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ACE Hardware	AGAVE BANDITO	CARVEL THE ORIGINAL SOFT SERVE	Duckberry the home delivery	5/3	five BELOW	FIVE GUYS	HEARTLAND
HomeGoods	HOPE CHIROPRACTIC EST. 1998	Jersey Mike's SUBS	PIZZA HUT	KUMON	LEE HEALTH	MANGIAMO	Marshalls
Starbucks	OAK & STONE CRAFT BEER - ARTISAN PIZZA	OAR & IRON RAW BAR & GRILL	Panera BREAD	Pet Super market	Publix	THE ROYAL PAW GROOMING & BOARDING	SLATER'S GOODS & PROVISIONS
Starbucks	STUFF-A-BAGEL BAGEL - BAKERY	sugaring LA	TGH Tampa General Hospital	THE LAKE HOUSE KITCHEN & BAR	ULTA BEAUTY	ups	verizon

BABCOCK RANCH

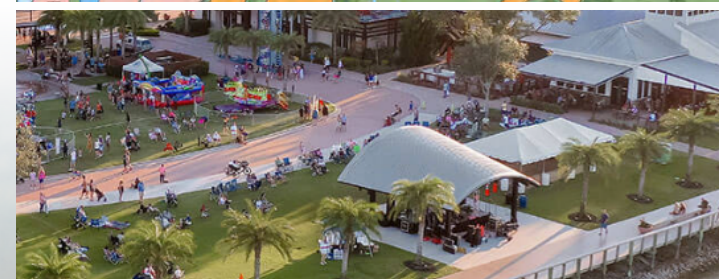
- 18,000 AC of Development
- 19,500 Homes Planned
- 6 Million SF of Commercial
- 150 Miles of Trails
- 6 Interconnected Parks
- 870 Acre Solar Farm



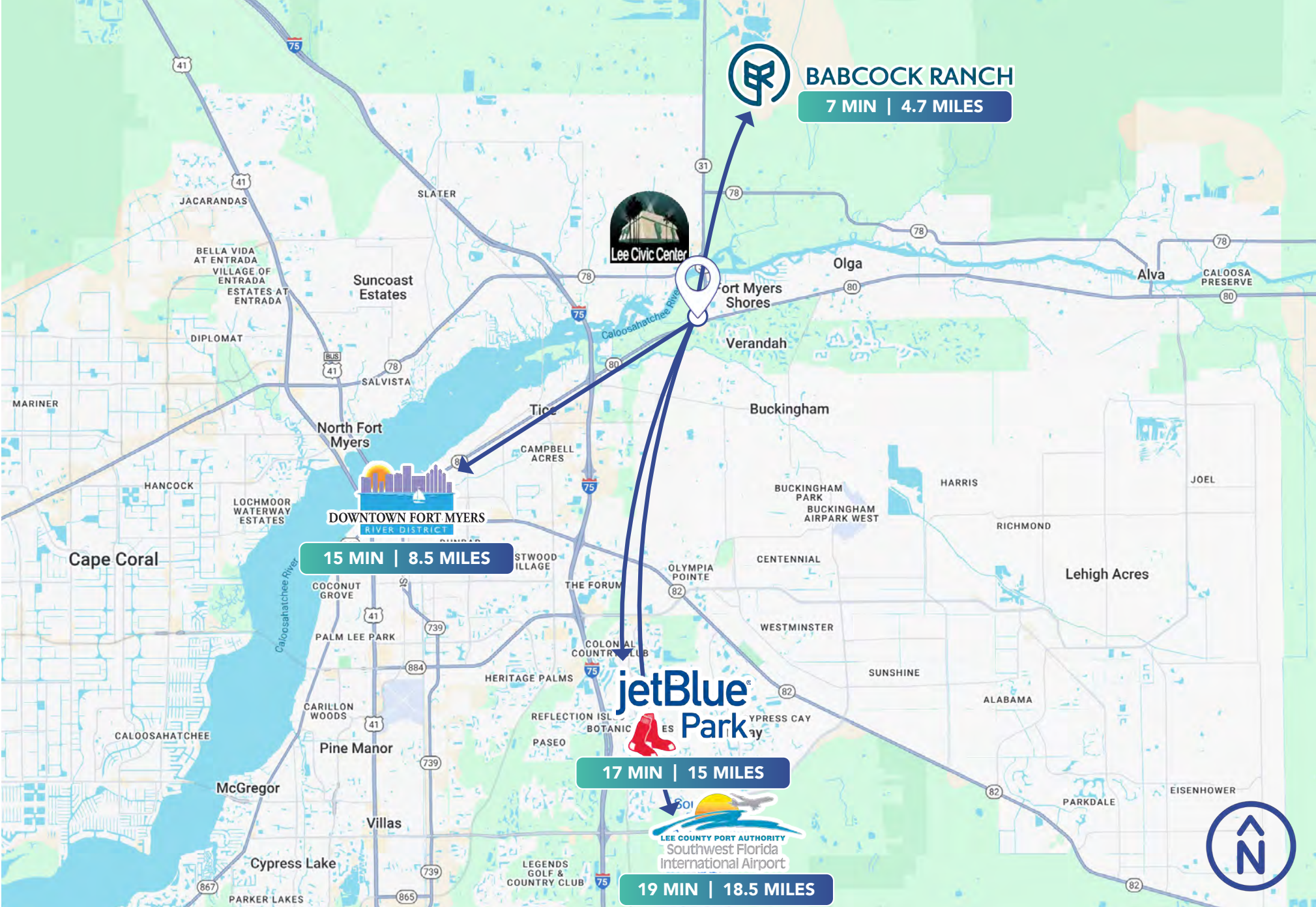
Proven Catalyst for Regional Growth and Retail Activity

Babcock Ranch, the nation's first solar-powered town, is a rapidly expanding master-planned community in Southwest Florida, set to exceed 65,000 residents at full build out. With strong infrastructure, schools, and preserved green space, it's become a powerful draw for both families and businesses.

Its growth has created a ripple effect, significantly increasing traffic and retail demand in surrounding areas. For commercial investors, properties near Babcock Ranch offer prime positioning to capitalize on sustained consumer activity, rising residential density, and strong regional connectivity.

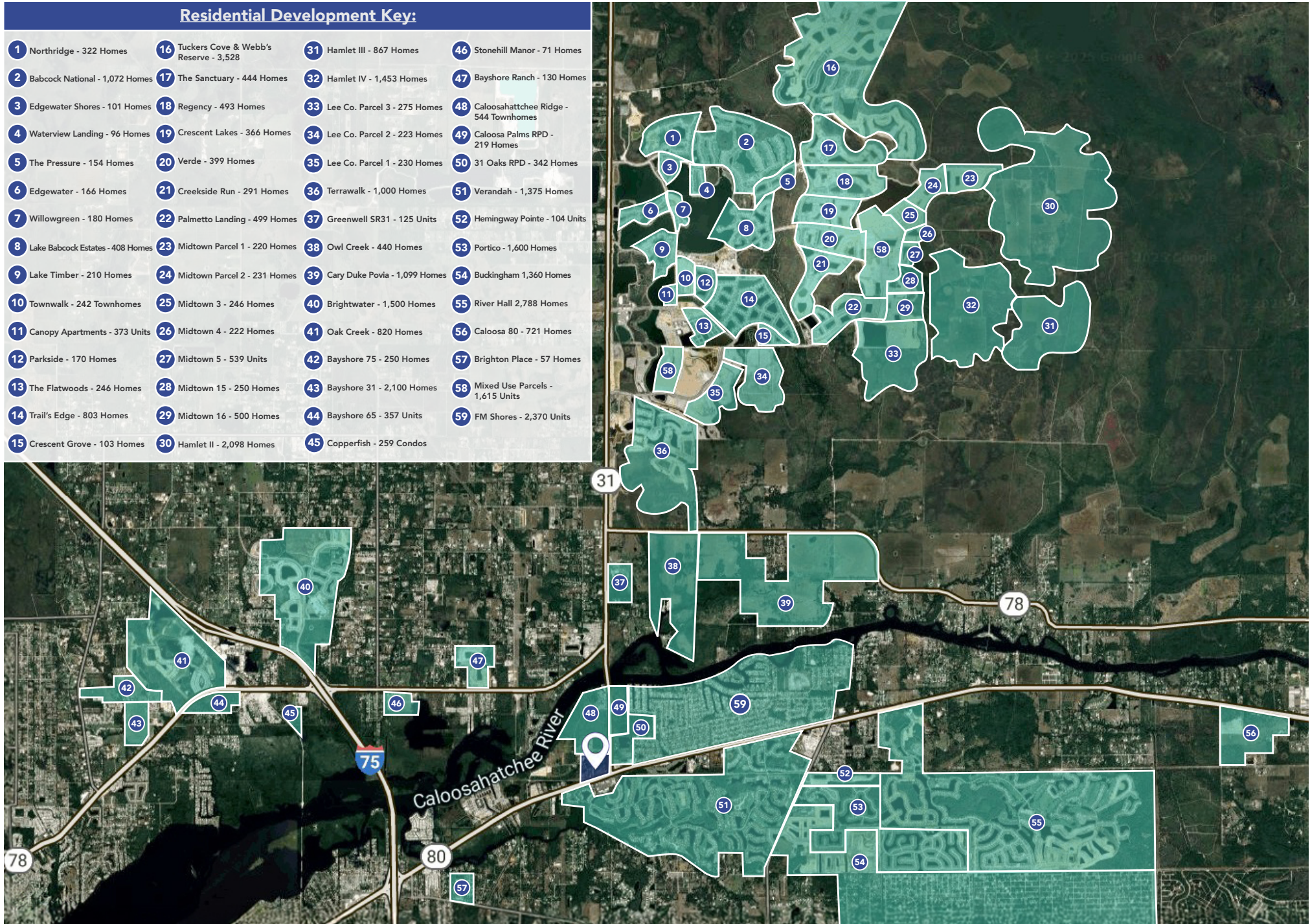


REGIONAL LANDMARKS



Residential Development Key:

1 Northridge - 322 Homes	16 Tuckers Cove & Webb's Reserve - 3,528	31 Hamlet III - 867 Homes	46 Stonehill Manor - 71 Homes
2 Babcock National - 1,072 Homes	17 The Sanctuary - 444 Homes	32 Hamlet IV - 1,453 Homes	47 Bayshore Ranch - 130 Homes
3 Edgewater Shores - 101 Homes	18 Regency - 493 Homes	33 Lee Co. Parcel 3 - 275 Homes	48 Caloosahatchee Ridge - 544 Townhomes
4 Waterview Landing - 96 Homes	19 Crescent Lakes - 366 Homes	34 Lee Co. Parcel 2 - 223 Homes	49 Caloosa Palms RPD - 219 Homes
5 The Pressure - 154 Homes	20 Verde - 399 Homes	35 Lee Co. Parcel 1 - 230 Homes	50 31 Oaks RPD - 342 Homes
6 Edgewater - 166 Homes	21 Creekside Run - 291 Homes	36 Terrawalk - 1,000 Homes	51 Verandah - 1,375 Homes
7 Willowgreen - 180 Homes	22 Palmetto Landing - 499 Homes	37 Greenwell SR31 - 125 Units	52 Hemingway Pointe - 104 Units
8 Lake Babcock Estates - 408 Homes	23 Midtown Parcel 1 - 220 Homes	38 Owl Creek - 440 Homes	53 Portico - 1,600 Homes
9 Lake Timber - 210 Homes	24 Midtown Parcel 2 - 231 Homes	39 Cary Duke Povia - 1,099 Homes	54 Buckingham 1,360 Homes
10 Townwalk - 242 Townhomes	25 Midtown 3 - 246 Homes	40 Brightwater - 1,500 Homes	55 River Hall 2,788 Homes
11 Canopy Apartments - 373 Units	26 Midtown 4 - 222 Homes	41 Oak Creek - 820 Homes	56 Caloosa 80 - 721 Homes
12 Parkside - 170 Homes	27 Midtown 5 - 539 Units	42 Bayshore 75 - 250 Homes	57 Brighton Place - 57 Homes
13 The Flatwoods - 246 Homes	28 Midtown 15 - 250 Homes	43 Bayshore 31 - 2,100 Homes	58 Mixed Use Parcels - 1,615 Units
14 Trail's Edge - 803 Homes	29 Midtown 16 - 500 Homes	44 Bayshore 65 - 357 Units	59 FM Shores - 2,370 Units
15 Crescent Grove - 103 Homes	30 Hamlet II - 2,098 Homes	45 Copperfish - 259 Condos	





DEMOGRAPHICS

FORT MYERS, FLORIDA



NWC of SR-80 & SR-31

	3 Miles	5 Miles	10 Miles	15 Min Drive
Population				
2025 Estimated Population	17,138	45,631	272,300	69,140
2030 Projected Population	16,974	47,525	290,379	69,866
2020 Census Population	16,637	41,178	233,248	64,249
2010 Census Population	14,484	35,919	183,194	51,722
Projected Annual Growth 2025 to 2030	-0.2%	0.8%	1.3%	0.2%
Historical Annual Growth 2010 to 2025	1.5%	1.5%	2.7%	2.4%
2025 Median Age	49.7	44.0	43.2	42.4
Households				
2025 Estimated Households	7,366	17,596	107,951	27,541
2030 Projected Households	7,376	18,472	115,193	28,295
2020 Census Households	7,148	15,550	91,723	24,475
2010 Census Households	5,963	13,235	71,059	19,393
Projected Annual Growth 2025 to 2030	—	1.0%	1.3%	0.5%
Historical Annual Growth 2010 to 2025	1.6%	2.2%	3.5%	2.8%
Income				
2025 Estimated Average Household Income	\$113,045	\$106,629	\$100,090	\$98,148
2025 Estimated Median Household Income	\$90,160	\$83,761	\$76,805	\$75,414
2025 Estimated Per Capita Income	\$48,625	\$41,140	\$39,776	\$39,291
Business				
2025 Estimated Total Businesses	923	2,214	14,070	3,433
2025 Estimated Total Employees	5,157	13,326	91,040	24,173
2025 Estimated Employee Population per Business	5.6	6.0	6.5	7.0
2025 Estimated Residential Population per Business	18.6	20.6	19.4	20.1





\$3,000,000,000+
COMMERCIAL REAL ESTATE SALES VOLUME

EXPERTS IN THE MARKET • PARTNERS IN YOUR SUCCESS

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