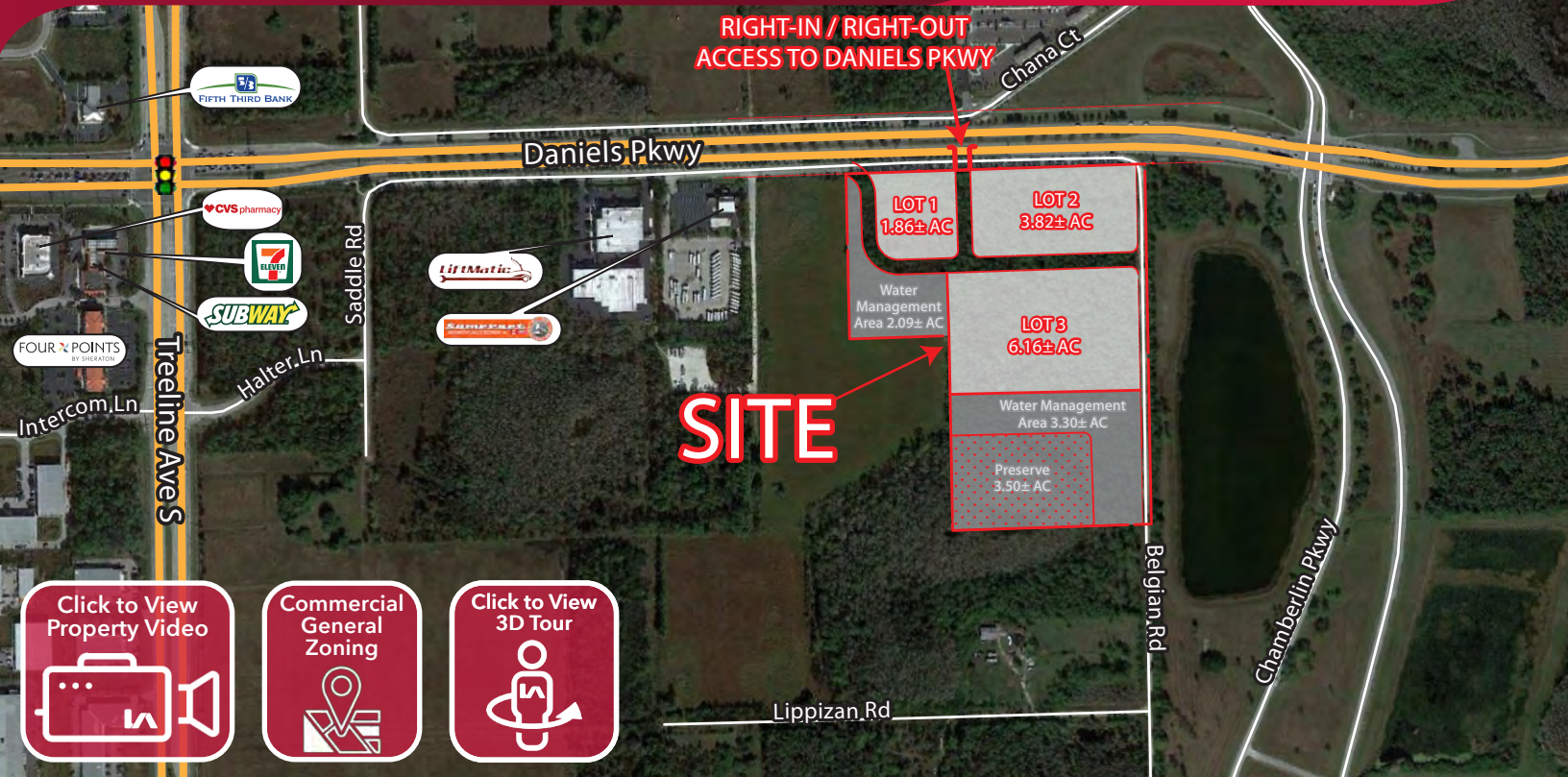


PAD-READY SITES FOR SALE

FINISHED COMMERCIAL LOTS COMPLETED BY Q4 2024

SADDLE ROAD & BELGIAN ROAD, FORT MYERS, FL 33913



- AVAILABLE:** 11.84 AC (3 Lots)
- ZONING:** CG
(Commercial General)

PROPERTY FEATURES

- Pre-Sale Available Now!
- Roadway to be Completed with Utilities to Site by 4th Quarter 2024
- Direct Access Available from Daniels Parkway Via Right-In / Right-Out
- Excellent Visibility with Exposure to Over 90,000 Vehicles Per Day Along Daniels Parkway
- Located 1-Mile East of I-75 Just North of the Southwest Florida International Airport (RSW)

POTENTIAL USES

- Commercial General Zoning Allows for Multiple Uses Including:
 - Car Wash
 - Auto Parts Store
 - Truck Stop
 - Gas Station / Convenience Store
 - Restaurant / Fast Food
 - Self-Storage

- Church
- Drug Store

~ DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE ~



Click [Here](#) for Permitted Uses

For Pricing Information
Please Contact:

Jerry Messonnier, SIOR
Principal

239.580.7122

jmessonnier@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

YOUR LOCAL MARKET **EXPERT**

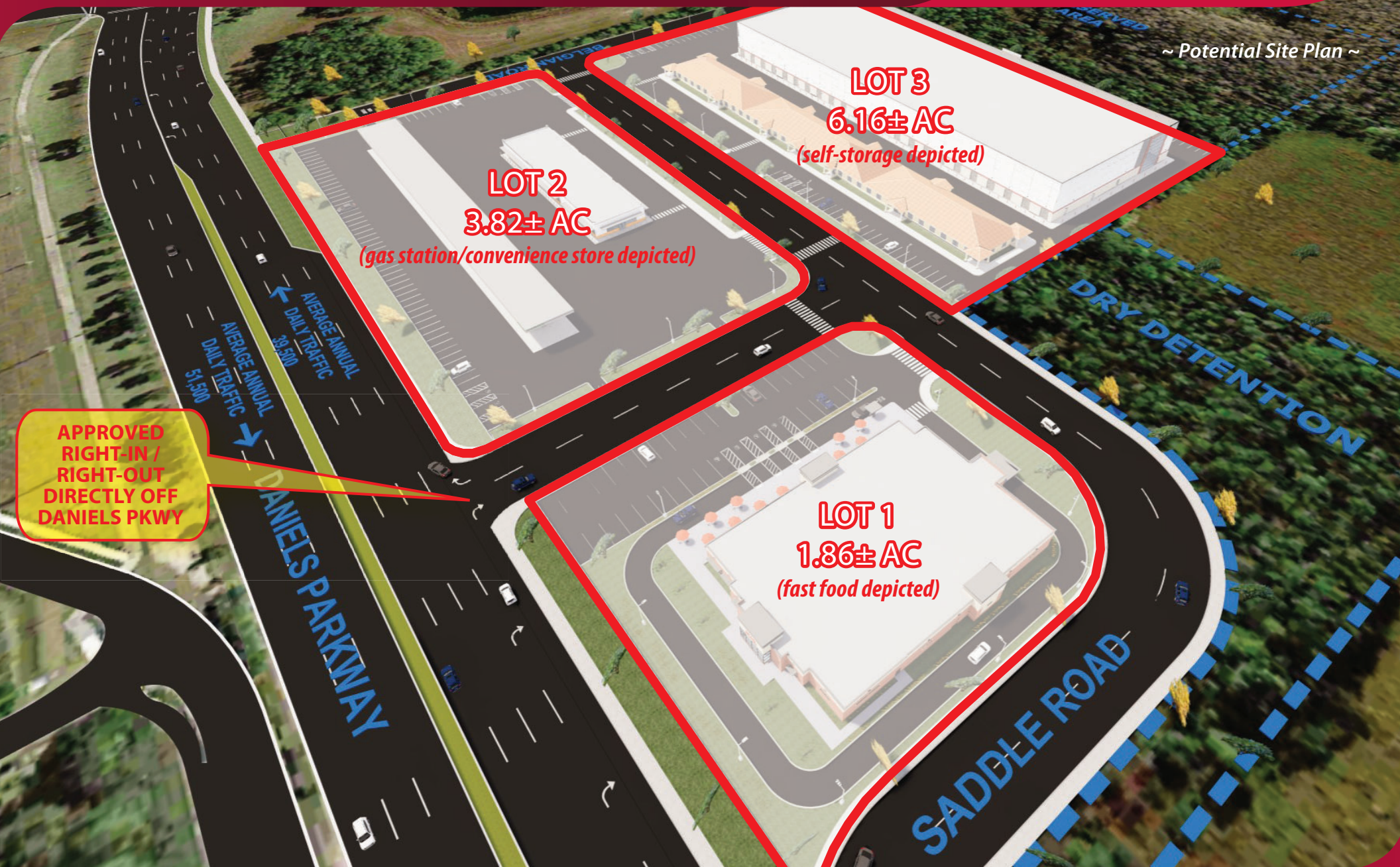
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~ Potential Site Plan ~

APPROVED
RIGHT-IN /
RIGHT-OUT
DIRECTLY OFF
DANIELS PKWY

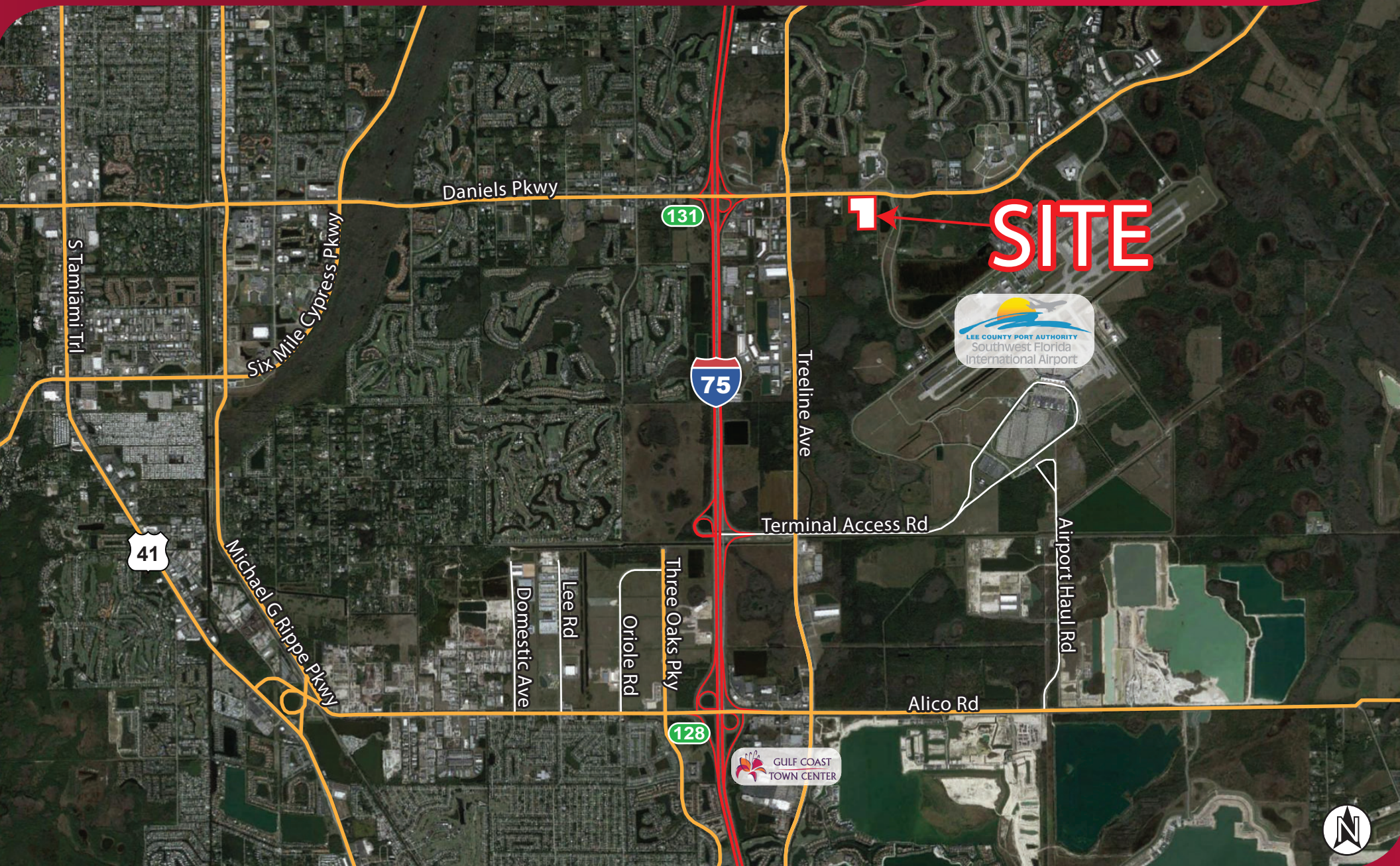
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