



**LOCATION:** 20388 North Tamiami Trail, North Fort Myers, FL 33903

**STRAP #:** 05-43-24-01-00032.0010

**ZONING:** C1 - Commercial

**TRAFFIC COUNTS:** 25,700 AADT 2017

**SIZE:** 1.54± Acres or 67,080± Sq. Ft.

**DIMENSIONS:** US41 Frontage: 390'±  
Depth: 172'±

**PRICE:** \$310,000 / \$4.62 PSF

**2022 TAXES:** \$1,110.76

**COMMENTS:** 390± Ft. frontage on US 41 in an area of rapid residential and commercial growth. Located just south of Heron's Glen and north of Magnolia Landing. DR Horton, a national home builder, is now developing Magnolia Landing, a 900 acre 1,600 home community adjacent to Heron's Glen. Adjacent 3.9± acres available.

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