

# 12201-12221 ITEC Park Dr Fort Myers, FL



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

## For Sale



## Property Highlights

- $\pm$  300' of frontage along Alico Rd ( $\pm$ 17,900 AADT)
- Prime location just off the I-75 ramp
- Fully developed parcel with utilities to site, with offsite water management
- Land has been cleared and filled to road grade
- Positioned in a rapidly developing area, including the Skyplex development project
- Proposed development pending approval for a 16,770 SF commercial building

### STRAP NUMBER(S)

07-46-26-L1-10000.0250  
07-46-26-L1-10000.0240  
07-46-26-L1-10000.0230

### PROPERTY TYPE

Vacant Land

### LAND AREA

$\pm$  80,464 SF / 1.85 AC

### ZONING

MPD

### PRICE

\$2,132,296

### FRONTAGE

$\pm$ 300' on Alico

### SUBMARKET

S. Fort Myers/San Carlos

**GARY TASMAN**  
CEO / Principal Broker  
(239) 489-3600  
[gtasman@cpswfl.com](mailto:gtasman@cpswfl.com)

**SHAWN STONEBURNER**  
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Better never settles

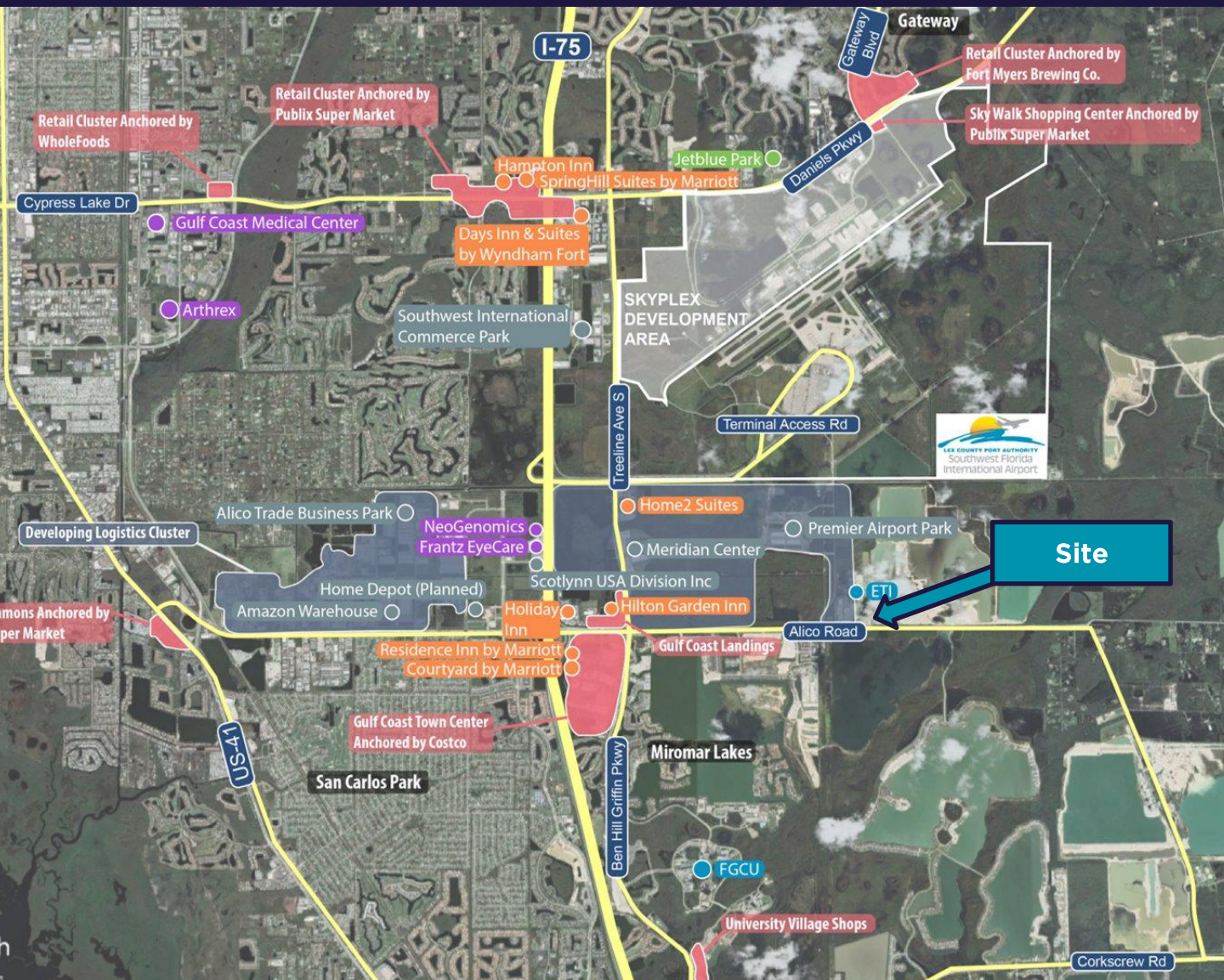


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**CUSHMAN & WAKEFIELD**

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- Retail Cluster
- Leisure
- Hotel
- Healthcare/Biotech

- Logistics
- Developing Logistics Cluster
- Education

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