



Investment
Properties
Corporation

VACANT LAND - FOR SALE



10150 ARCOS AVE | ESTERO, FL 33928



THREE OAKS PKWY

CORKSCREW RD.

**SHOVEL
READY**

Development order
approved!



DAVID J. STEVENS, CCIM | 239-261-3400 EXT. 160 | DAVID@IPCNAPLES.COM

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com
Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.
Subject to prior sale, lease, withdrawal and price change without notice.



Investment
Properties
Corporation

VACANT LAND

📍 10150 ARCOS AVE | ESTERO, FL 33928

OFFERING SUMMARY

PRICE: **\$3,200,000**

LOT SIZE: **3.65 Acres**

ZONING: **AE**

R.E. TAXES: **\$31,004.38**
(2023)

Property features frontage along one of the busiest intersections in Estero, off Corkscrew and Three Oaks. Perfectly positioned to service more nearly 20,000 residences within a 3-mile radius, as well as highway traffic entering/exiting I-75 less than 1 mile away.



FOLIO #: 10615860





Population

1 Mile Radius: 6,296
3 Mile Radius: 46,231
5 Mile Radius: 87,409

Average Household Income

1 Mile Radius: \$104,989
3 Mile Radius: \$124,215
5 Mile Radius: \$125,235



Median net worth within 1 mile \$292,033

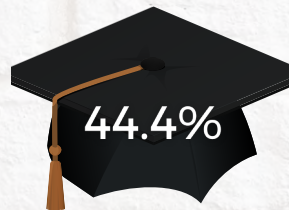
Median Home Values

1 Mile Radius: \$478,067
3 Mile Radius: \$523,645
5 Mile Radius: \$473,533

Located less than one mile from I-75

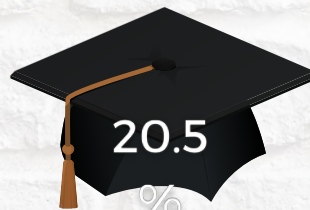


Bachelor's Degree



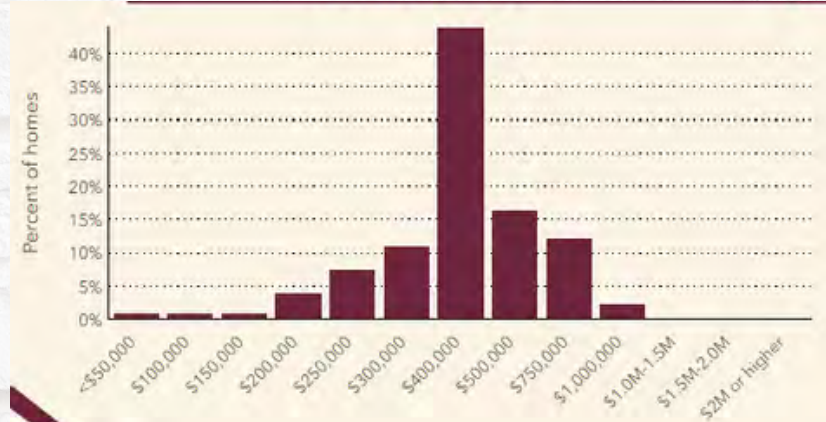
44.4%

Graduate Degree



20.5%

2023 Home Values (within 1 mile)



Within a 1 mile radius from the property, there are 4,244 housing units.

Within a 5 mile radius, there are 50,181 housing units.

