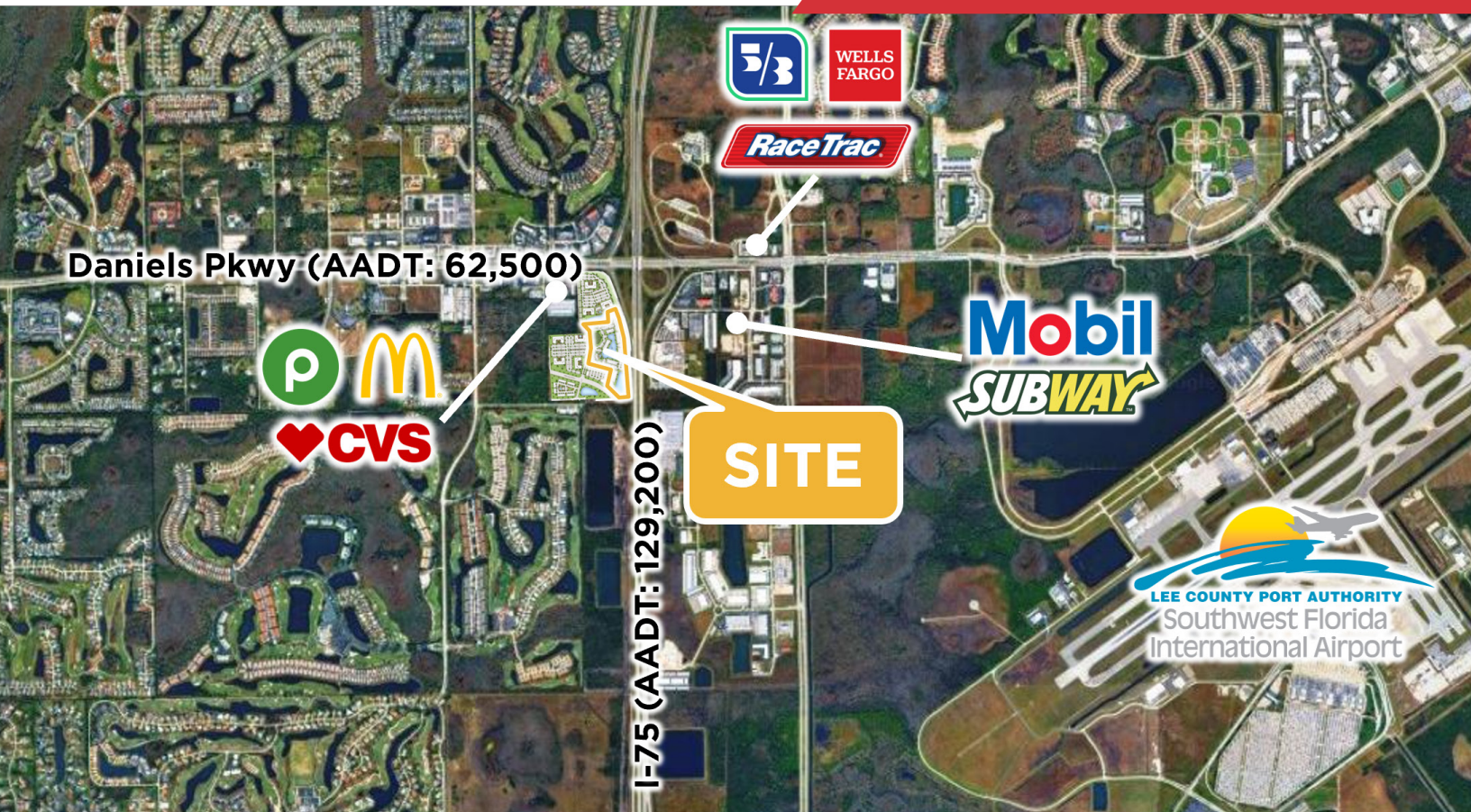




# Daniels & I-75 Interchange

Multifamily Parcel, Fort Myers, FL 33912

## Property Features

- **Prime interchange location:** Daniels Pkwy & I-75 with exceptional regional access
- **Major infrastructure improvements underway:** interchange redesign and roadway expansions
- **Positioned within a high-growth corridor:** expanding residential and commercial development
- **Strong demand drivers for multifamily housing:** supported by continued population growth

|               |                                                                   |
|---------------|-------------------------------------------------------------------|
| Land size     | ± 22 AC / ± 958,320 SF                                            |
| Property Type | Land – Multifamily<br>(Fully approved and entitled for 400 Units) |
| Zoning        | CPD – Commercial Planned Development                              |
| Submarket     | S Ft Myers / San Carlos                                           |

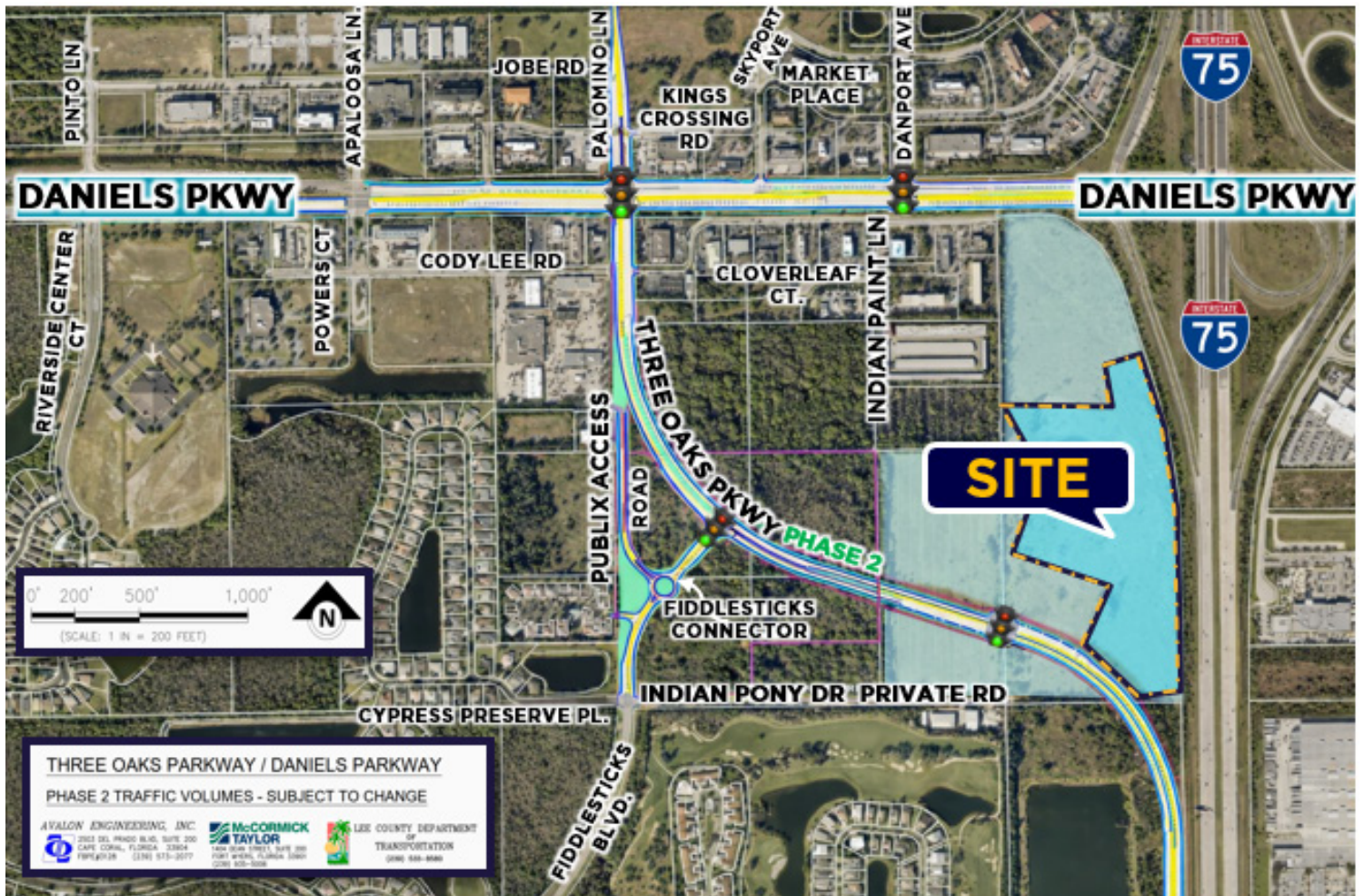
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## Three Oaks Parkway / Daniels Parkway Plans

- **Daniels Pkwy is being widened:** Expanded from six lanes to eight lanes
- **Three Oaks Pkwy is being extended:** A new extension of Three Oaks Pkwy is being built to connect directly into Daniels Pkwy
- **I-75 interchange is being completely rebuilt:** Turning into a Diverging Diamond Interchange (see plan on page three)
- **Unmatched regional connectivity:** Direct access to I-75 via the new Diverging Diamond Interchange
- **Increased development potential:** Surrounded by expanding residential, retail, and employment centers

### For more information:

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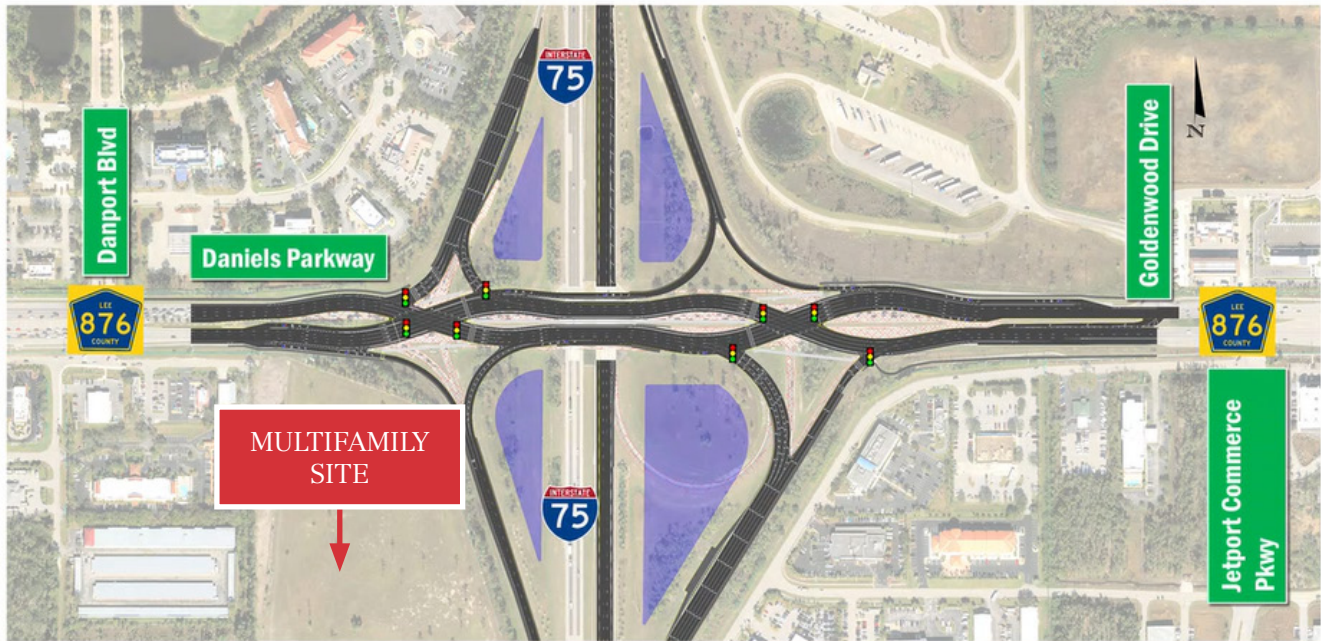
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## I-75 AT DANIELS PARKWAY INTERCHANGE

### CONCEPT DESIGN – DIVERGING DIAMOND INTERCHANGE



## I-75 & Daniels Pkwy Diverging Diamond Interchange Benefits:

- Enhanced accessibility & visibility
- Stronger site usability
- Higher traffic efficiency
- Positioned for continued corridor growth
- Strategic regional connectivity
- Supports higher density & absorption

| 2025<br>Demographics                          | 3-Miles   | 5-Miles   | 10-Miles  |
|-----------------------------------------------|-----------|-----------|-----------|
| <b>Total Population</b>                       | 27,317    | 93,621    | 402,465   |
| <b>Total Households</b>                       | 12,598    | 41,153    | 167,737   |
| <b>Annual Population<br/>Growth 2024-2029</b> | 2.2%      | 2.1%      | 2.0%      |
| <b>Average Household<br/>Income</b>           | \$136,000 | \$120,337 | \$100,644 |
| <b>Median Age</b>                             | 59.4      | 50.9      | 45.7      |

#### For more information:

#### Gary Tasman

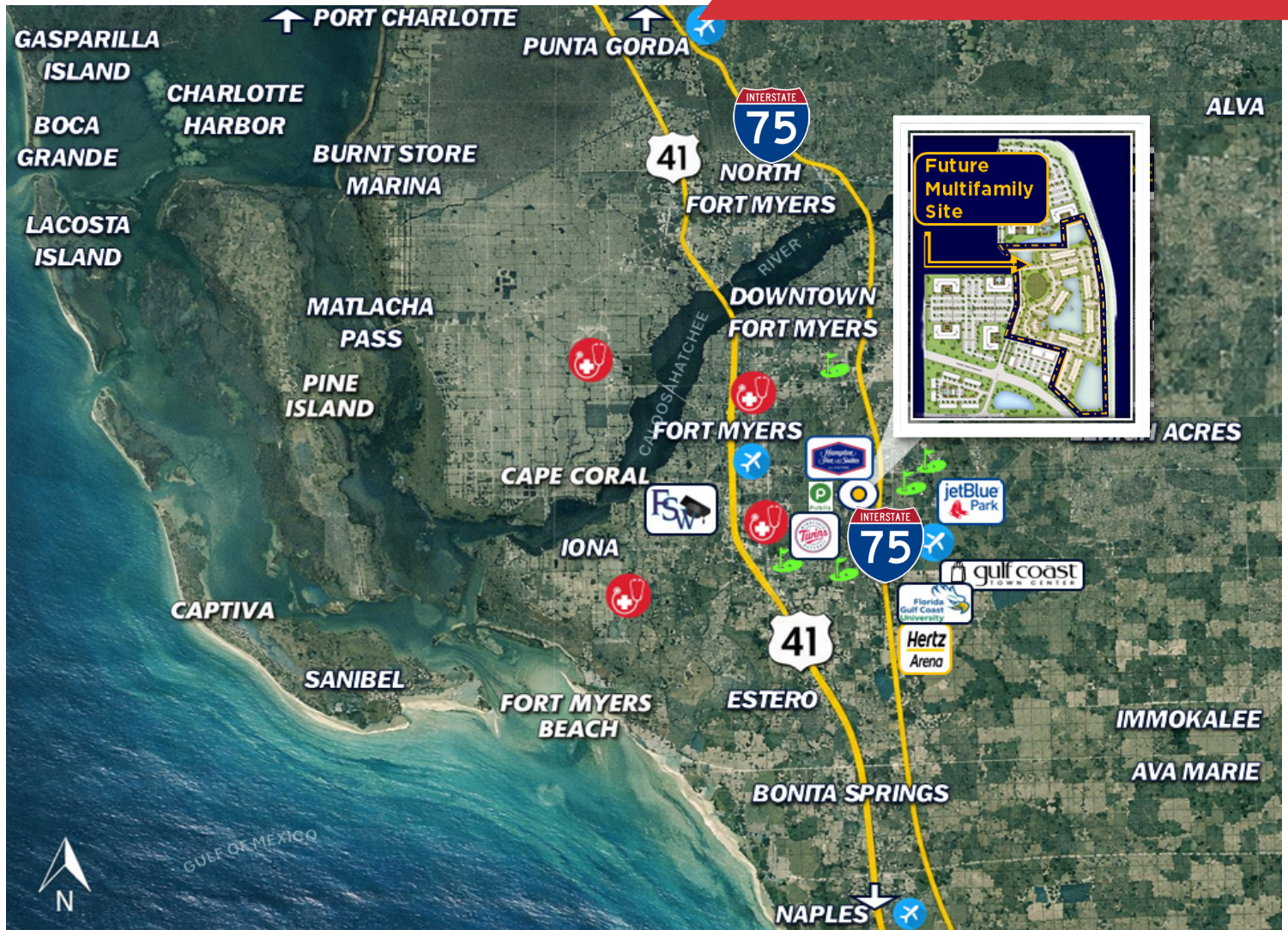
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## Regional Connectivity & Demand Drivers

- Strategic location along I-75 / US41 Corridor
- Central to the Fort Myers growth engine
- Immediate access to Southwest Florida International Airport
- Surrounded by major demand generators: Proximity to healthcare systems, Florida Gulf Coast University, JetBlue Park, Hertz Arena, Gulf Coast Town Center, and key retail corridors
- Access to both workforce and affluent coastal markets

Located within Southwest Florida's primary growth corridor, the subject property offers direct access to infrastructure, employment centers, and high-traffic demand drivers—positioning it for sustained growth and long-term value.

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