

THREE OAKS GATEWAY

16101 Three Oaks Parkway | Fort Myers, FL 33912

Land For Sale: Retail, Office, Medical, Industrial, Manufacturing



\$12,500,000
PRICE



20 ACRES
(15 USABLE)



UP TO 300,000
TOTAL BUILDABLE SF



OWNER
WILL SUBDIVIDE



MPUD
ZONING

- Office, Medical, Retail, Industrial and Manufacturing potential strategically located on Interstate 75.
- Great visibility with 125,000+ passing cars per day.
- Building and billboard signage available along I-75.
- Situated between I-75 and Three Oaks Parkway (North extension connecting to Daniels Parkway under construction, to be completed in 2024)
- Exploding "Alico" corridor, featuring new residential destinations, hotels, retail developments and the newly built Amazon Distribution Center.
- Existing D.O. in place allowing lake to be moved and expedited permitting.



10-MILE POPULATION
354,074

5-YEAR INCREASE
1.0%

10-MILE INCOME
\$125,741

10-MILE EMPLOYEES
169,959



3555 Kraft Road #260
Naples, FL 34105

LQCRE.COM

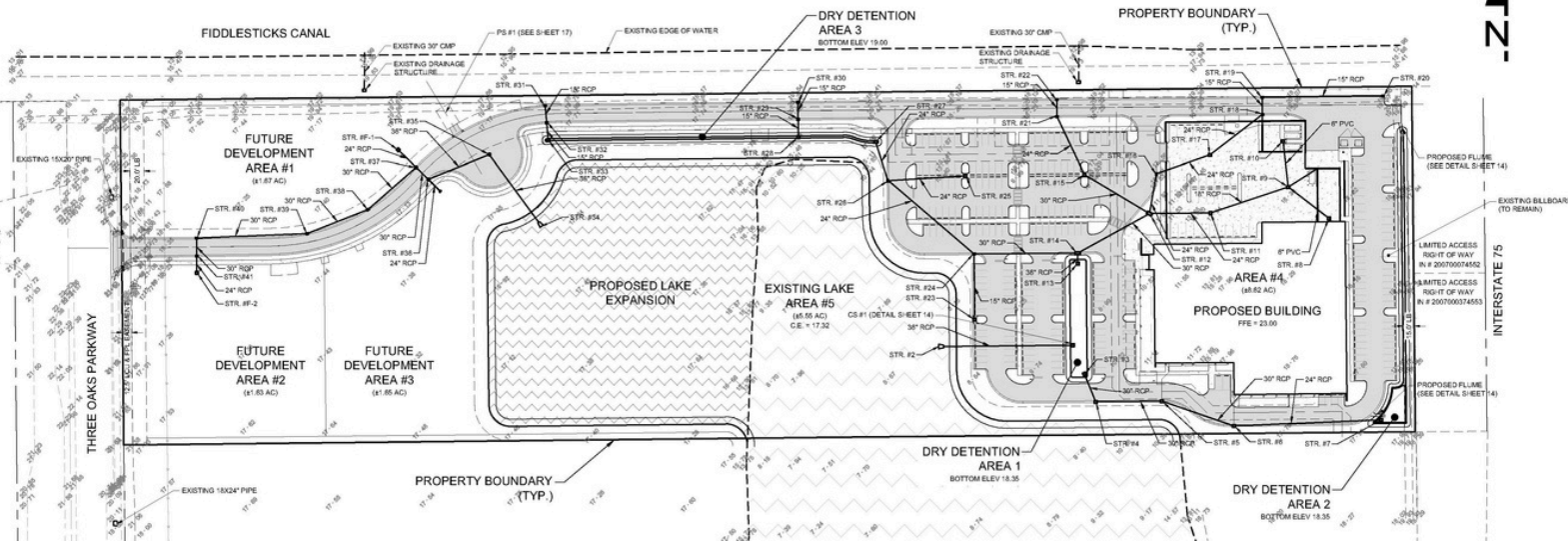
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EXISTING DEVELOPMENT ORDER



***CAN BE AMENDED WITH NEW USER**



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