



Investment
Properties
Corporation

PELICAN SOUND DRIVE

ESTERO | FL | 33928

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

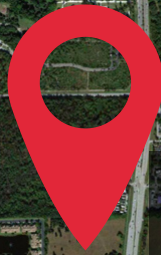
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

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.



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CORKSCREW ROAD

PELICAN SOUND DRIVE ESTERO | FL | 33928



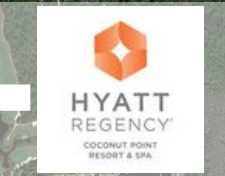
WILLIAMS ROAD



VIA COCONUT POINT



IMPERIAL PARKWAY



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21681 Pelican Sound Drive | Estero FL 33928

OFFERING SUMMARY

PRICE:

\$12,500,000

LOT SIZE:

11 +/- ACRES

ZONING:

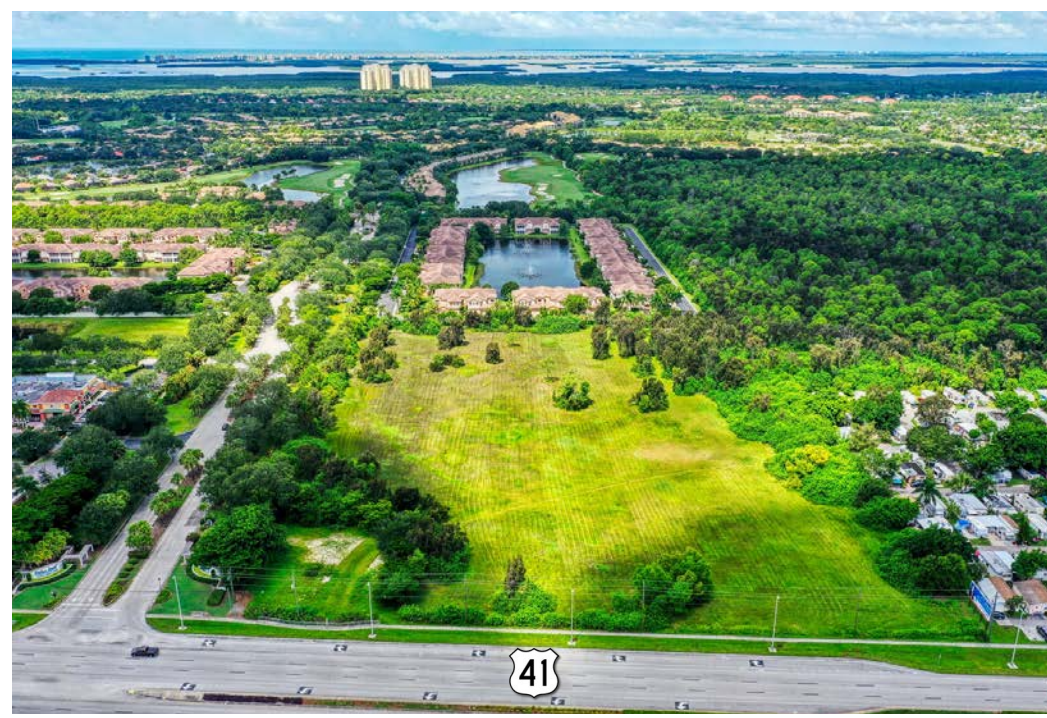
**MPD -
Mixed Use
Planned Development
Village Center**

R.E. TAXES:

\$8,252.15

Conveniently located off of US 41 in Estero Florida, this 11 +/- acre parcel features the highest traffic counts in Estero at 49,000 cars daily*.

Prominently located next to a 547 Acre Golf Community Pelican Sound, which features 1,299 homes.



*Florida Traffic Online, 2021 <https://tdaappsprod.dot.state.fl.us/fto/>

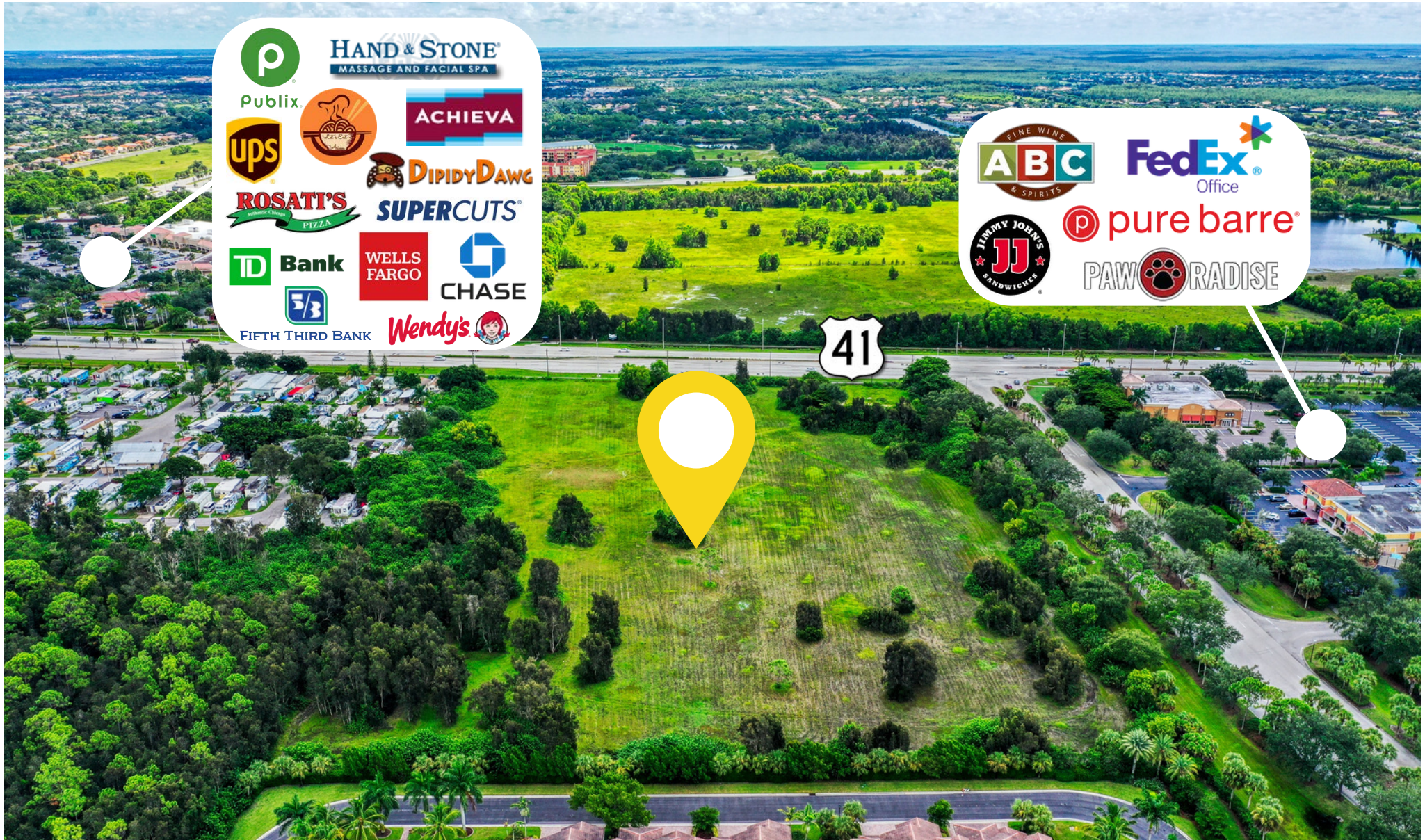


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AERIAL PHOTOGRAPHY



 **HAND & STONE**
 MASSAGE AND FACIAL SPA
 Publix
 UPS
 **ROSATI'S**
 PIZZA
 TD Bank
 FIFTH THIRD BANK
 Wendy's
 **ACHIEVA**
 **DIPIDY DAWG**
 **SUPERCUTS**
 WELLS FARGO
 CHASE

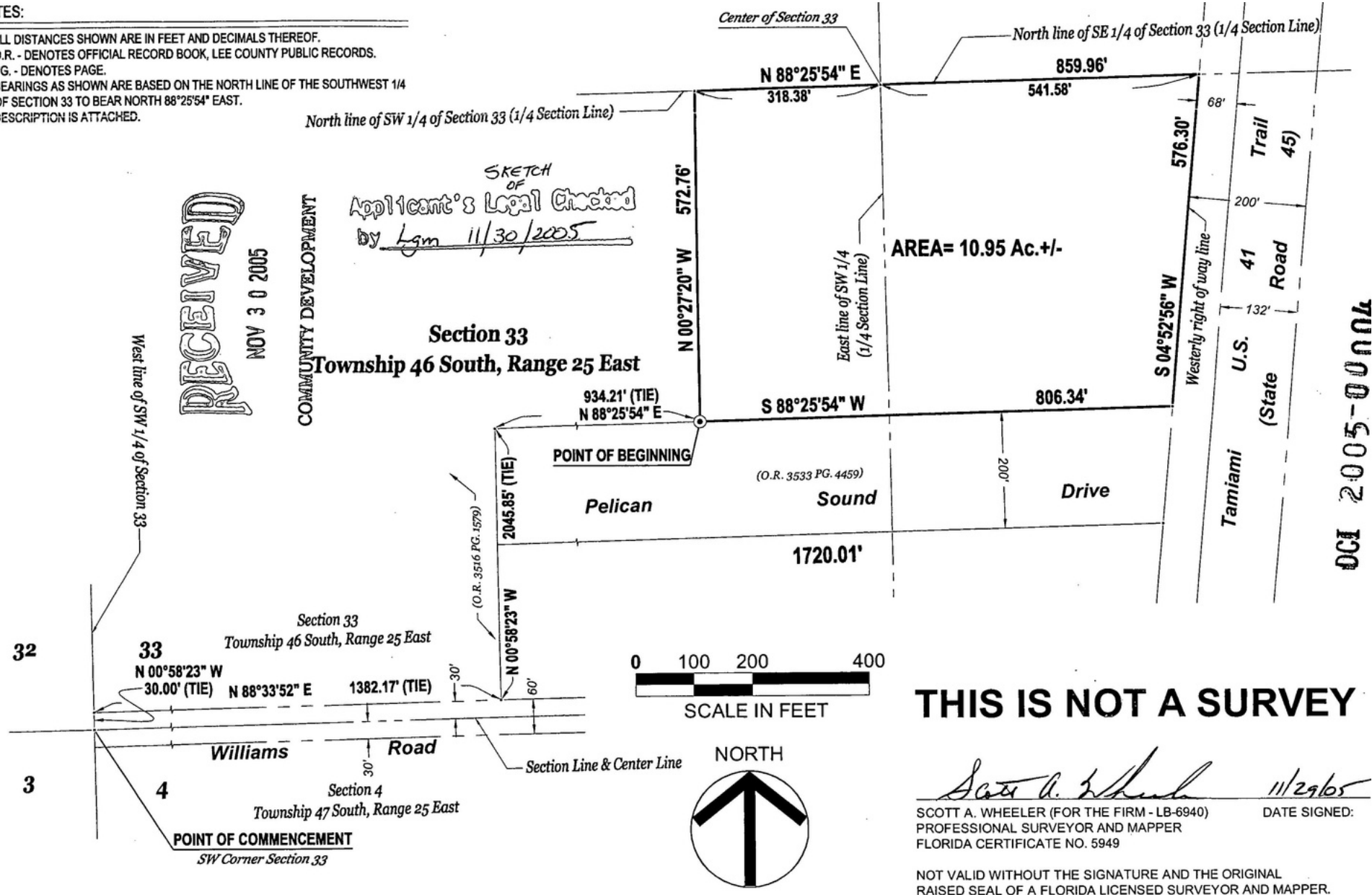
 **ABC**
 FINE WINE & SPIRITS
 **FedEx**
 Office
 **pure barre**
 **JJ**
 SANDWICHES
 **PAW PARADISE**



SITE PLAN

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
3. PG. - DENOTES PAGE.
4. BEARINGS AS SHOWN ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33 TO BEAR NORTH 88°25'54" EAST.
5. DESCRIPTION IS ATTACHED.



RECEIVED

NOV 3 0 2005

COMMUNITY DEVELOPMENT

SKETCH OF
Applicant's Legal Checked
by Lgm 11/30/2005

DCI 2005-00004

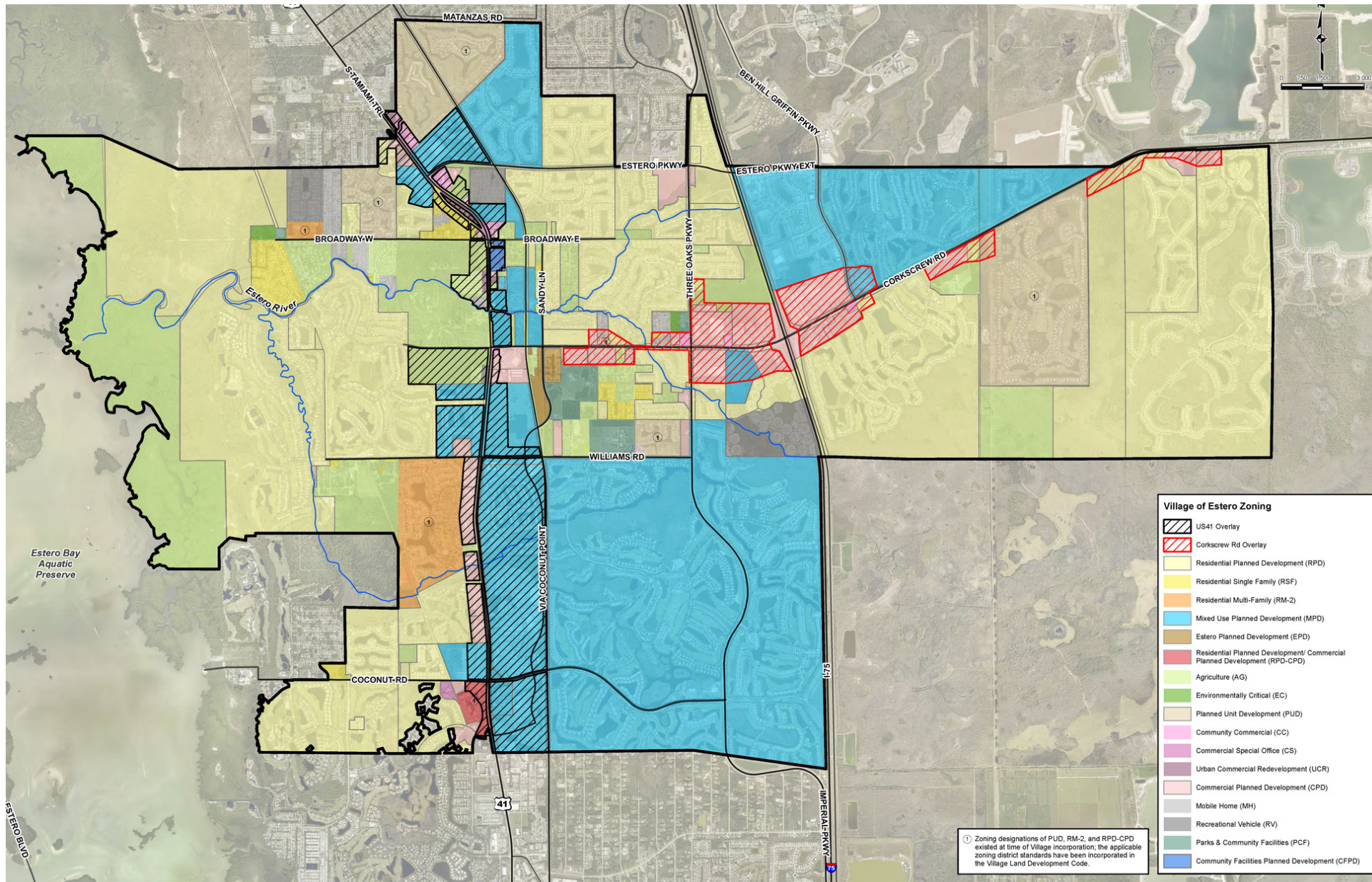
THIS IS NOT A SURVEY

Scott A. Wheeler 11/29/05
SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949
DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



ZONING MAP - VILLAGE OF ESTERO



REVISIONS		
1	ADDITION OF OLD POST OFFICE REZONING - ORD. 2020-03	JUL. 15, 2020
2	ADDITION OF PAVICH REZONING - ORD. 2021-02	MAR. 3, 2021
3	ADDITION OF VIA COCONUT REZONING - ORD. 2021-10	OCT. 20, 2021

NOTES:
 -Zoning districts and overlay boundaries are created from the Lee County Zoning Shapfile containing transitional zoning districts, Lee County Planned Developments shapfile, and from approved rezoned properties from Village of Estero Department of Community Development.
 -Aerial shown is from Lee County dated February-March 2020.



Village of ESTERO

9401 CORKSCREW PALMS CIRCLE
ESTERO, FL 33928
P: 239.221.5036
http://www.estero-fl.gov

Zoning Map

DATE	REVISED	SCALE	SHEET
JANUARY 27, 2021	JANUARY 30, 2022	AS SHOWN	1



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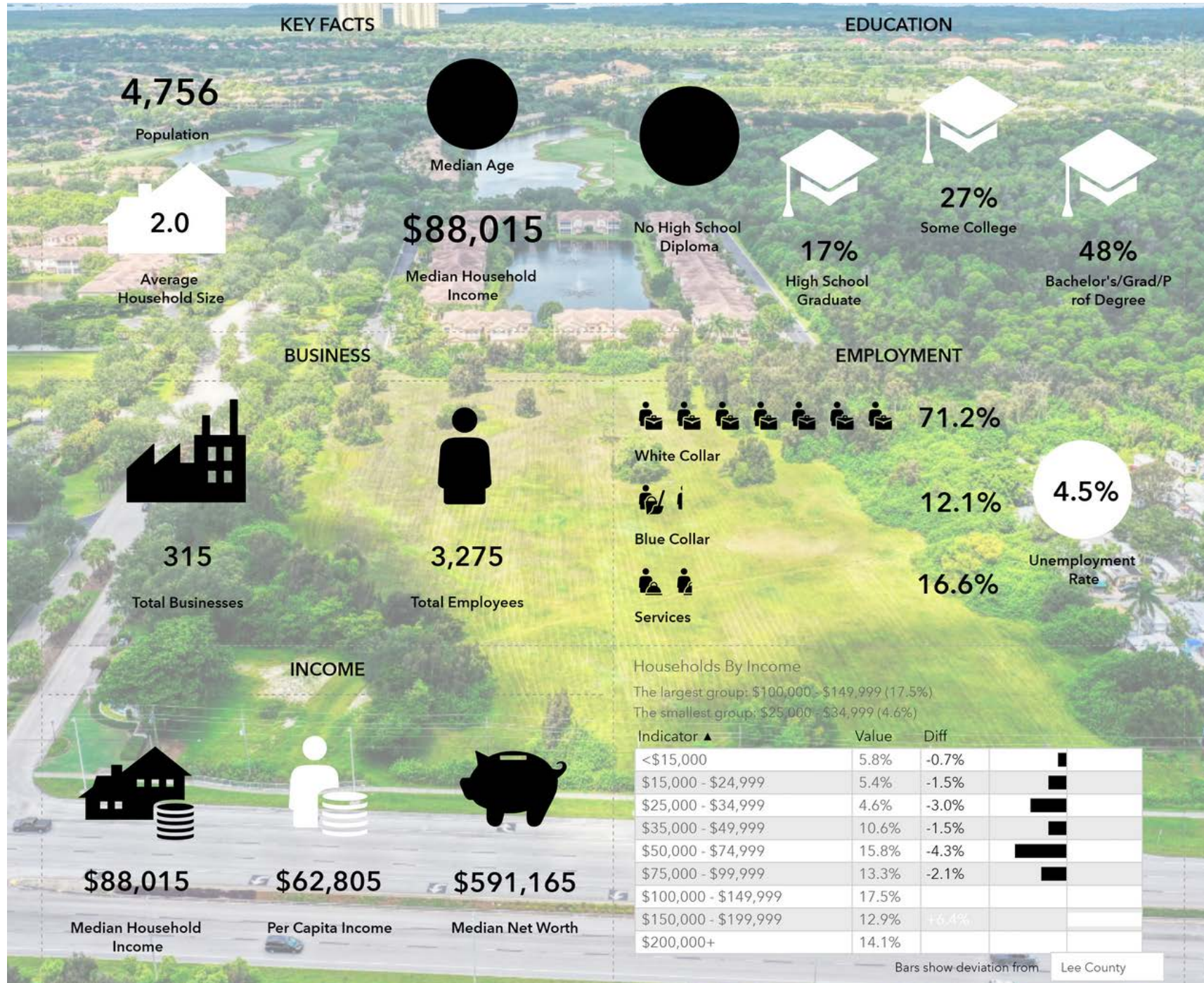
AERIAL PHOTOGRAPHY



AVERAGE 49,000 CARS DAILY ON US-41/TAMIAMI TRAIL



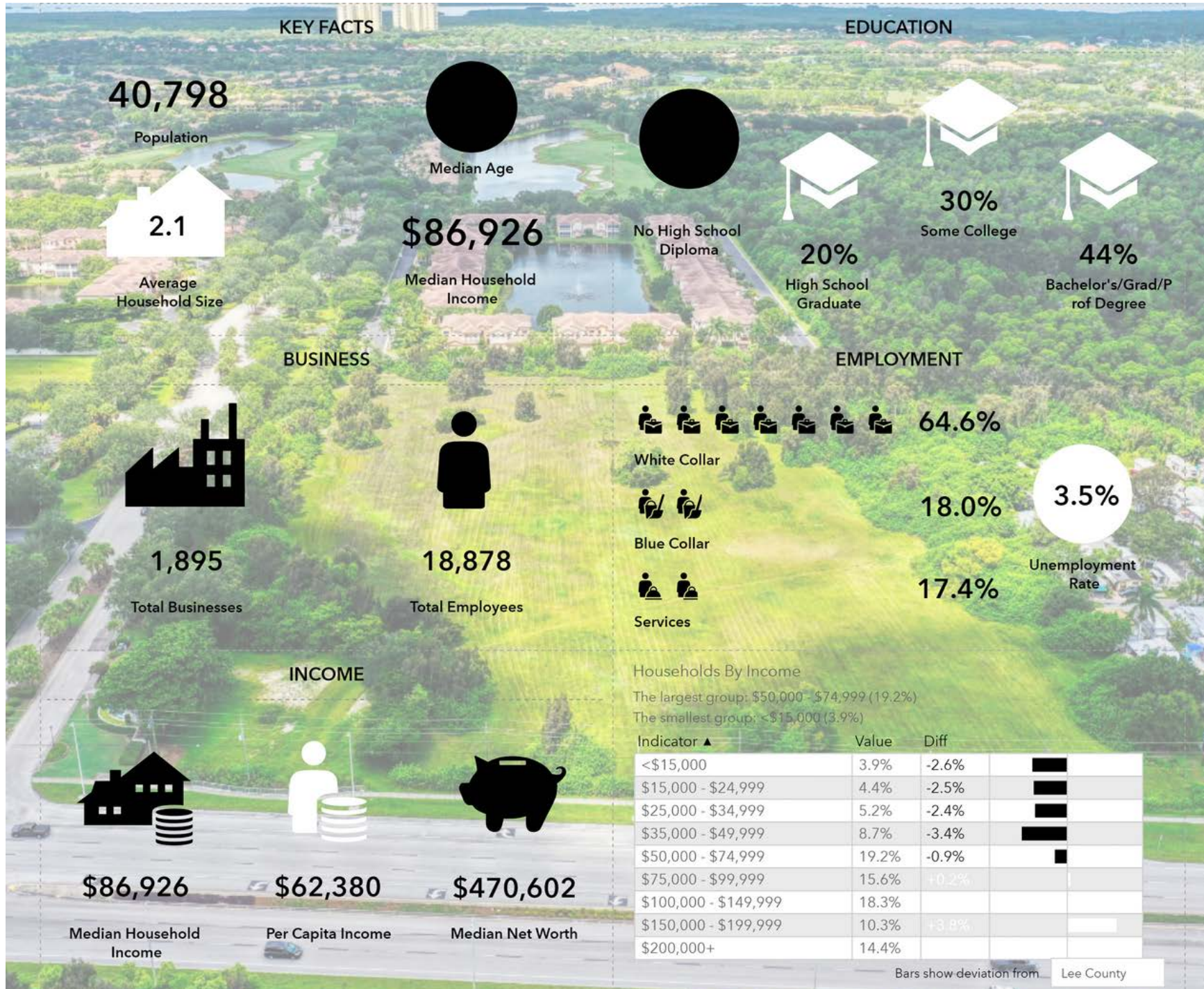
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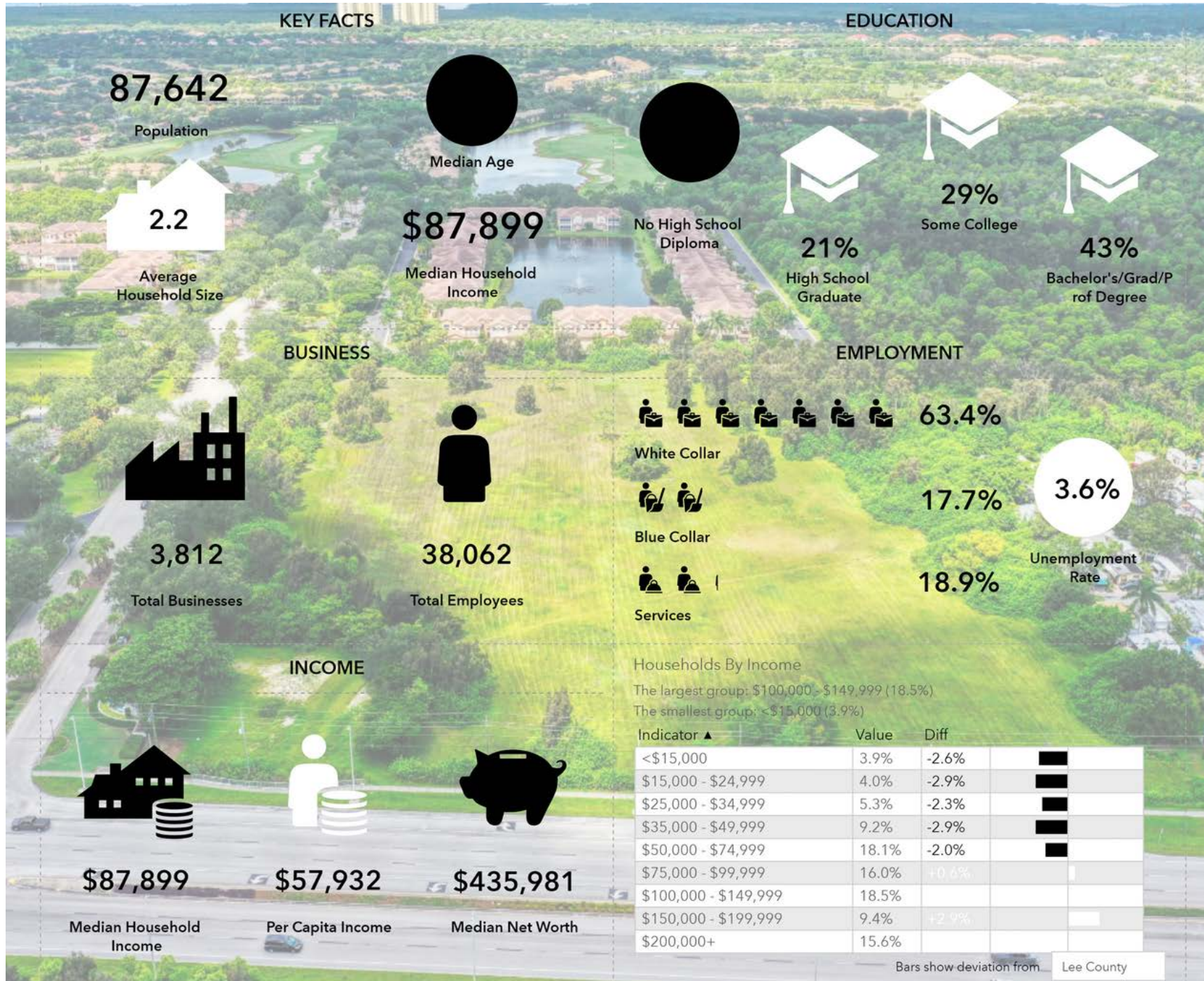
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