

34 Acre +/- CPD

I-75 INTERCHANGE | ESTERO, FL

OUTPARCELS FOR LEASE

NWQ ALICO ROAD & I-75, ESTERO, FL

WILLIAM RAVEIS

COMMERCIAL

850 5th Avenue South | Naples, FL
www.NaplesCommercialRealty.com



119,082 +/- AADT

53,700 +/- AADT

Lot 1
0.73 Acres +/-

Lot 2
1.15 Acres +/-

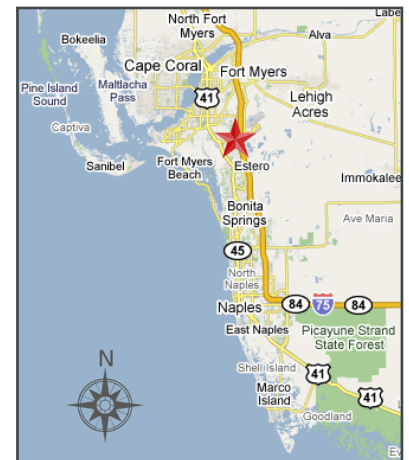
Lots 3 & 4
1.07 Acres +/-

Lot 5
.54 Acres +/-

- PROPERTY:** Ready-to-build outparcels available for ground lease

Lot 1	\$ 90,000/year
Lot 2	\$130,000/year
Lots 3 & 4	\$130,000/year
Lot 5	\$ 75,000/year
- DETAILS:** Utilities stubbed, excellent traffic counts, high-growth corridor
- ZONING:** CPD - Commercial Planned Development

LOCATION



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The information contained herein, while not guaranteed, has been obtained from sources deemed authoritative. The property and information are offered subject to errors, omissions, modification, availability, price change, prior sale and withdrawal without prior notice.

DRONE FACING NORTHEAST

Apartment site to North has broken ground—Neogenomics, Scotlynn, and Frantz Eye Care in background—Airport in far background



2025 DEMOGRAPHICS

Source: Co-Star

DEMO	1-MILE	3-MILE	5-MILE
Total Population	6,155	40,283	87,566
Avg Household Income	\$119,447	\$116,412	\$115,534
Total Households	2,207	15,653	38,240
Median Age	36.3	39.9	50.2

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DRONE FACING NORTH

THREE OAKS CONNECTION TO DANIELS PKWY NEARLY COMPLETE



DRONE FACING WEST

AMAZON FULLFILLMENT CENTER IN MIDDLE OF PICTURE (BLUE TRIM)



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