

SALE

Approved 56-Unit In-Fill Development Site

Near 41 & Daniels

6292 WESTSHORE DR.

Fort Myers, FL 33907

PRESENTED BY:

MATTHEW TUCCIO

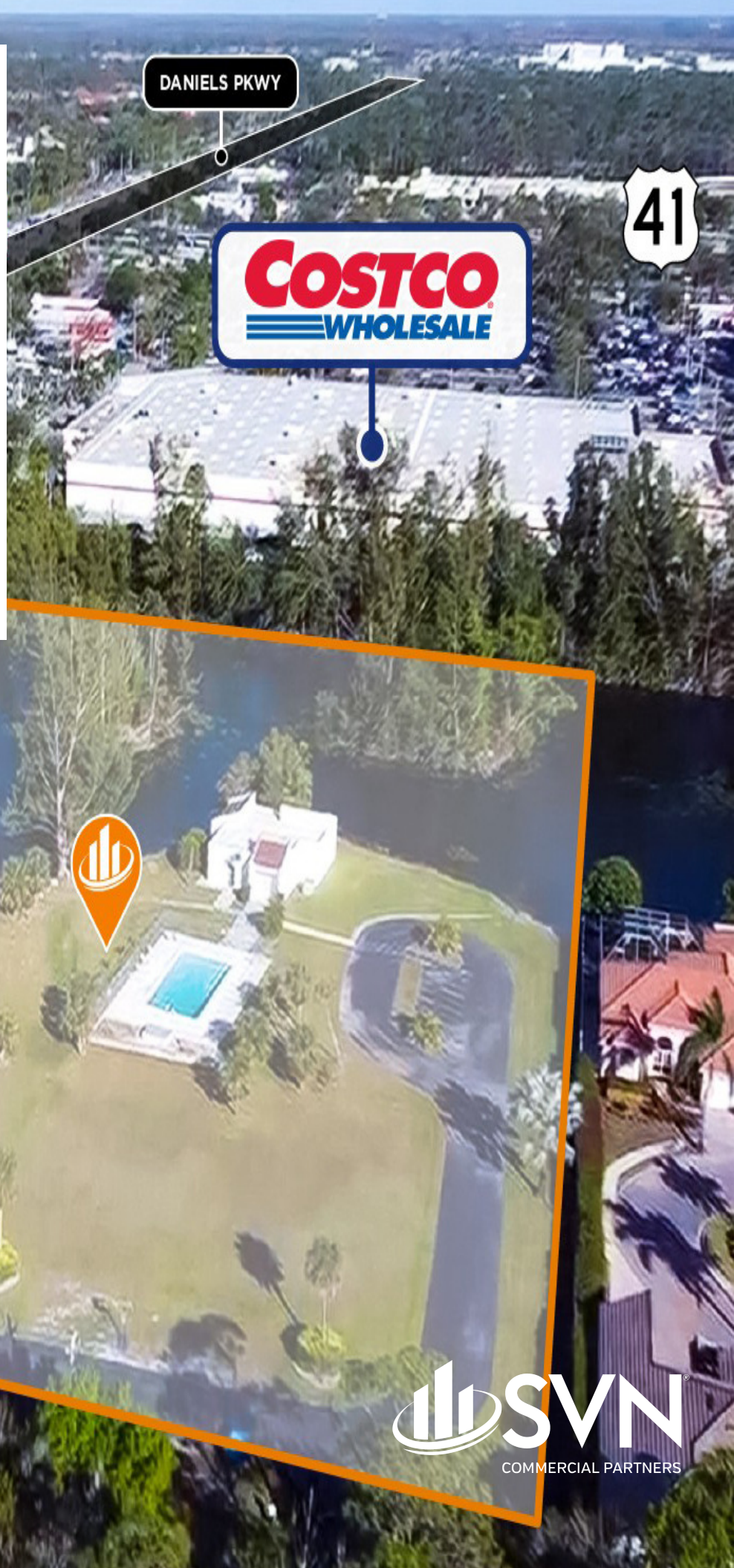
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SVN
COMMERCIAL PARTNERS

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	5.64 Acres
ZONING:	RPD & RM-2
APPROVED DENSITY:	56 Units
PRICE PER DOOR	\$25,000

PROPERTY DESCRIPTION

In the heart of EVERYTHING, Spring Lake is a 5.64-acre infill development site located in the SW quadrant of Cypress Lake Dr (Daniels Pkwy) and US41. It is approved for 48 additional units. The property is situated behind Costco, with a wide buffer and a beautiful lake providing separation and total privacy with zoning approvals already obtained. This location offers walkable access to every nearby amenity. Development opportunities in this area are nearly non-existent.

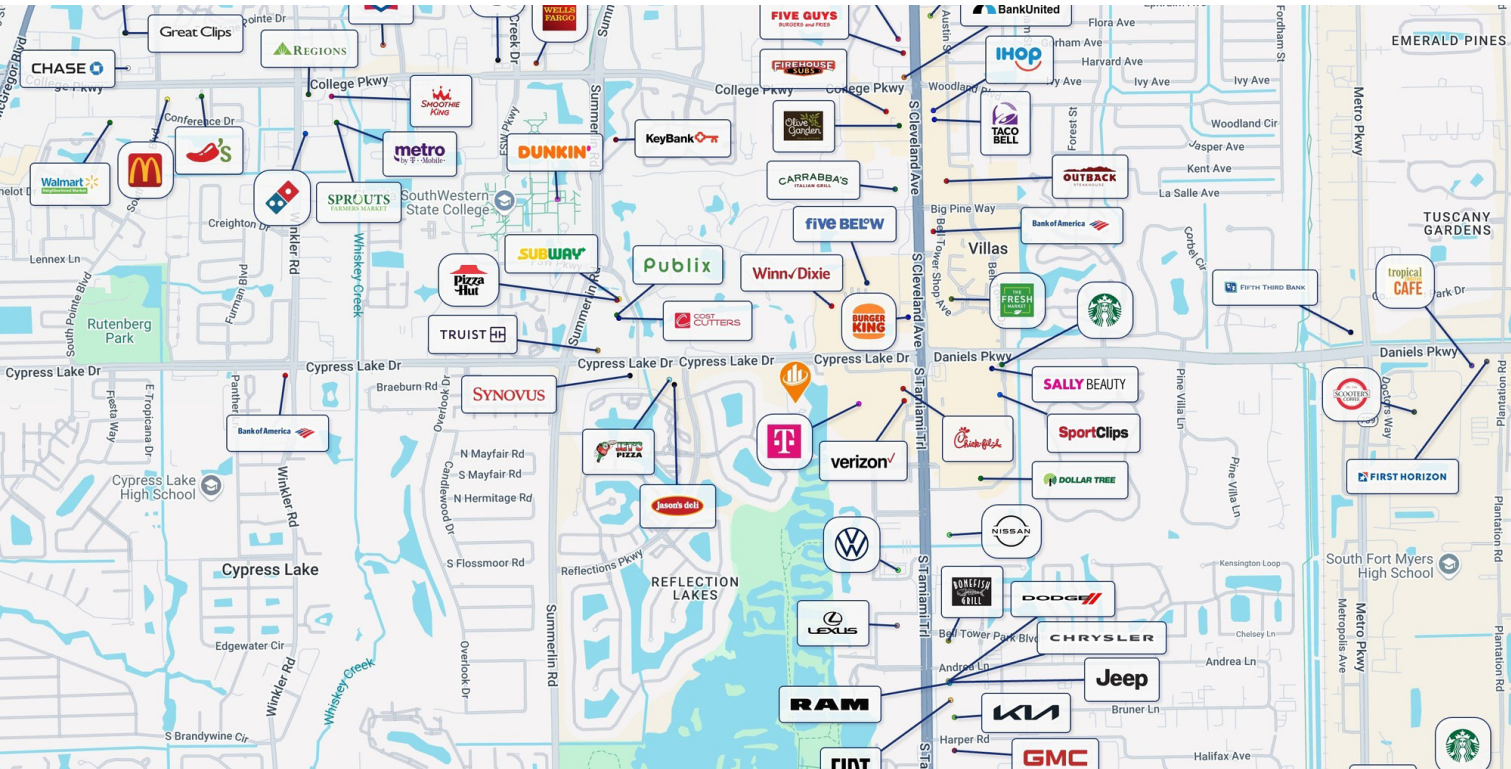
PROPERTY HIGHLIGHTS

- Prime In-Fill Development Site Located Near Daniels & 41
- Approved for 48 Additional Units
- Approved for Apartments, Townhouses, or Condo's
- Zoning RPD & RM-2
- Positioned within a dense employment corridor
- Intensive Future Land Use Category
- Surrounded by Shopping and Dining

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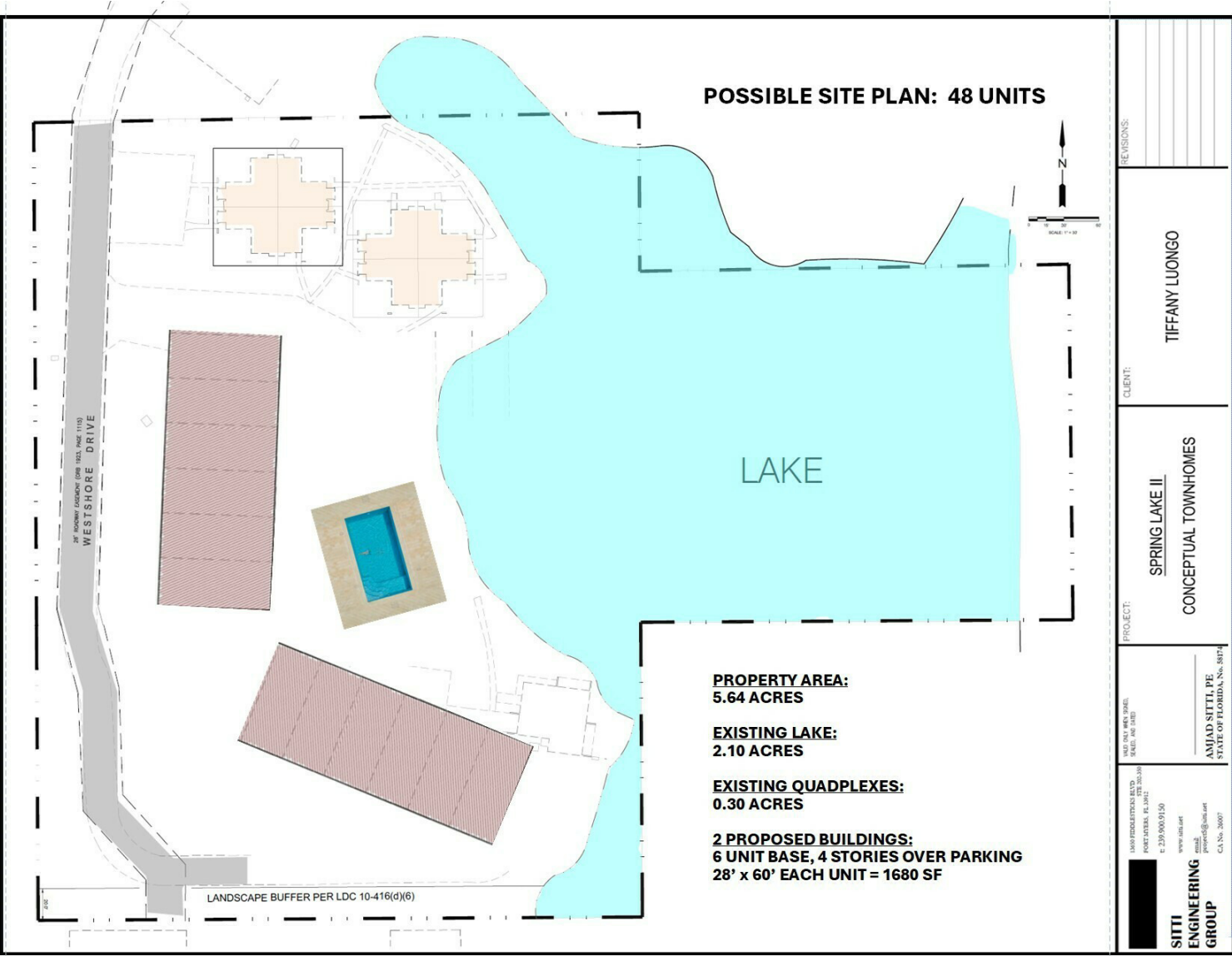
ADDITIONAL PHOTOS



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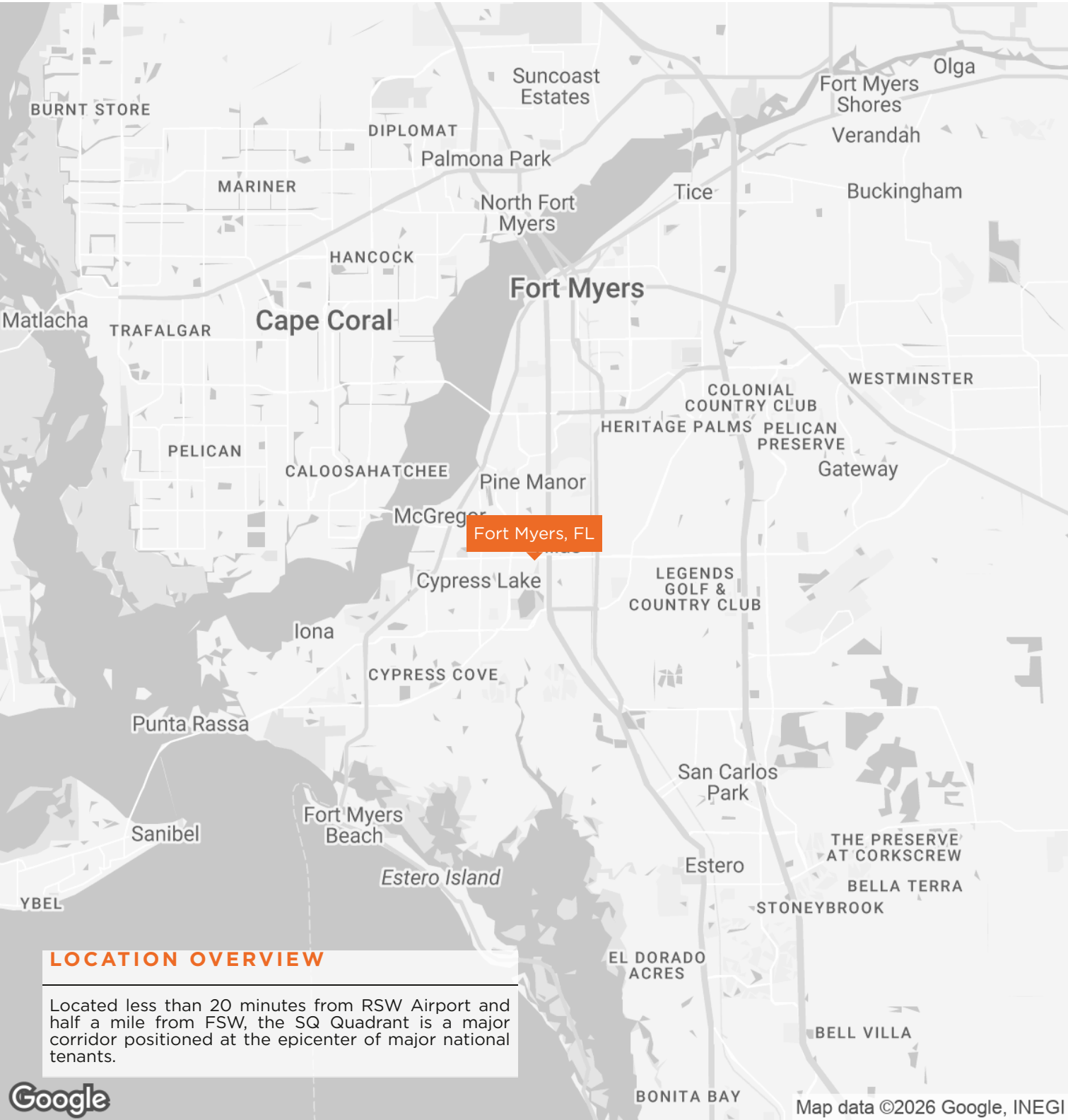
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CONCEPTUAL SITE PLAN: 48 UNITS, 1680 SF EA



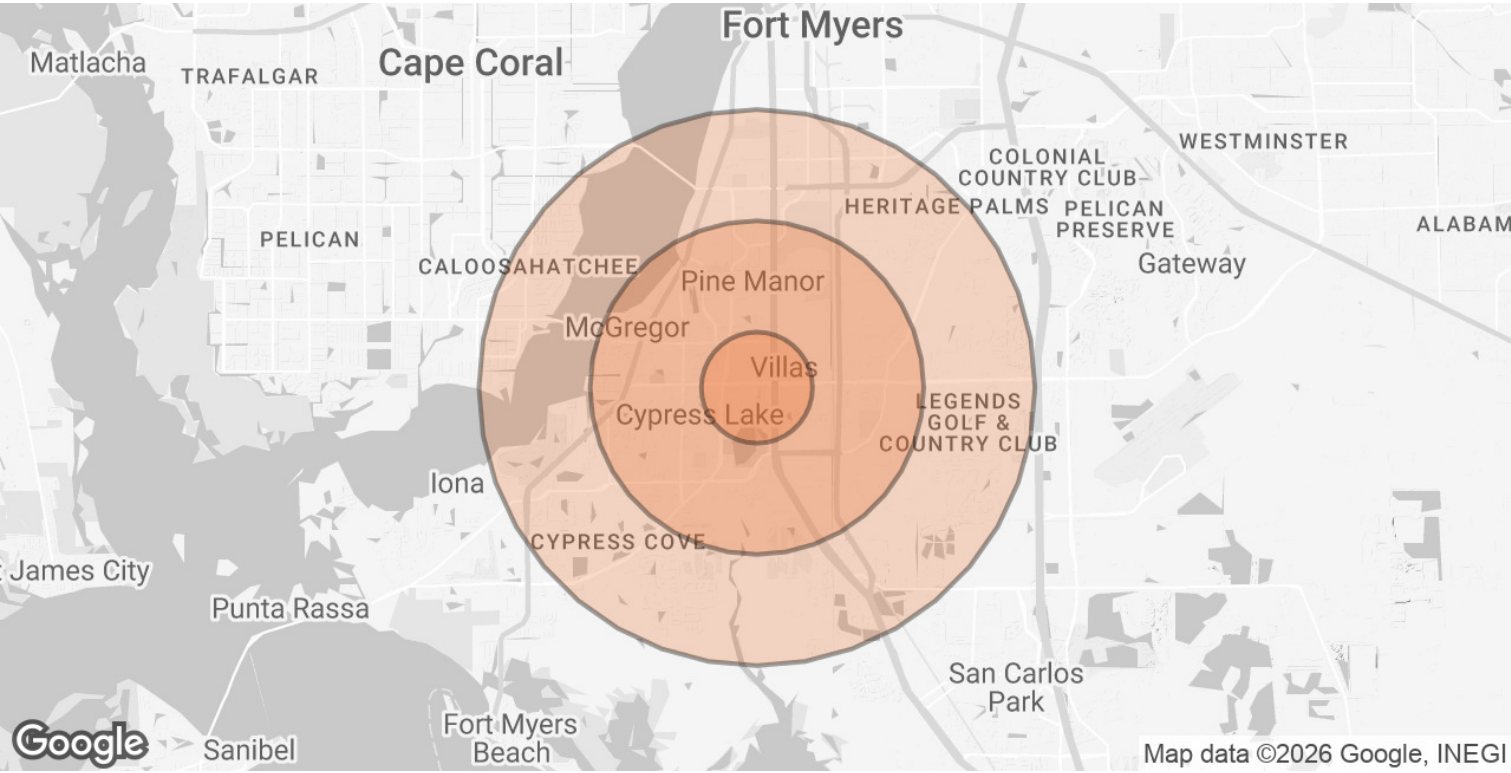
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REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,674	69,209	145,235
AVERAGE AGE	57	51	51
AVERAGE AGE (MALE)	56	50	50
AVERAGE AGE (FEMALE)	58	52	52

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,060	33,468	69,010
# OF PERSONS PER HH	1.9	2.1	2.1
AVERAGE HH INCOME	\$77,821	\$87,892	\$97,261
AVERAGE HOUSE VALUE	\$321,543	\$353,340	\$393,287

Demographics data derived from AlphaMap

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