



Investment
Properties
Corporation

F O R S A L E

University Highlands

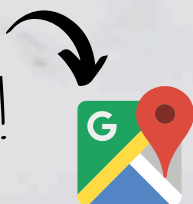
Tract F | Estero, FL 33928



Corner of Ben Hill Griffin Parkway and Everblades Parkway



click
here!



Google
Maps

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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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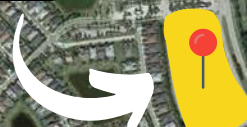
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UNIVERSITY HIGHLANDS (PHASE #1) COMPLETED



AVAILABLE FOR SALE NOW

PHASE #2



PHASE #1



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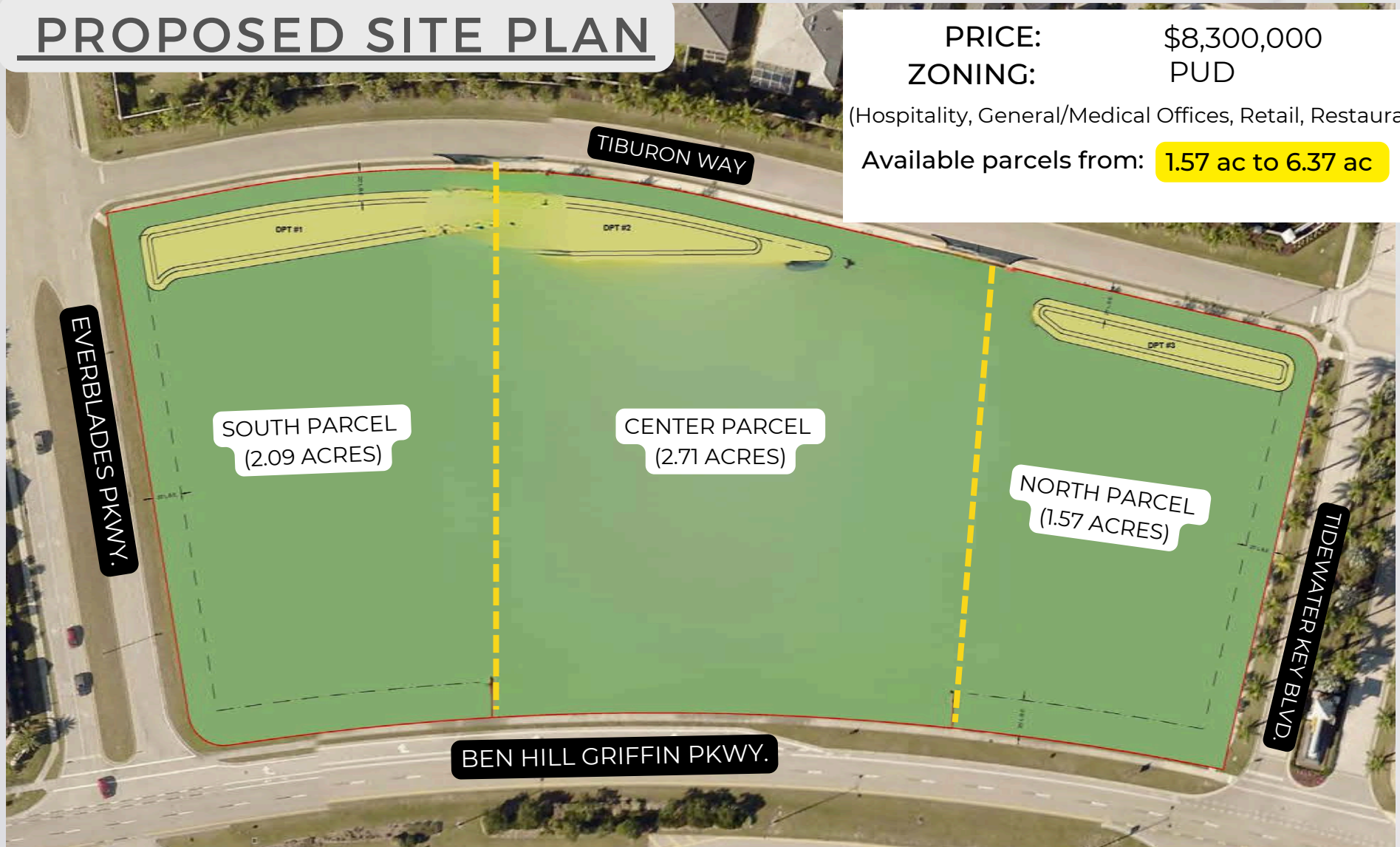
PROPOSED SITE PLAN

PRICE: \$8,300,000

ZONING: PUD

(Hospitality, General/Medical Offices, Retail, Restaurant)

Available parcels from: **1.57 ac to 6.37 ac**



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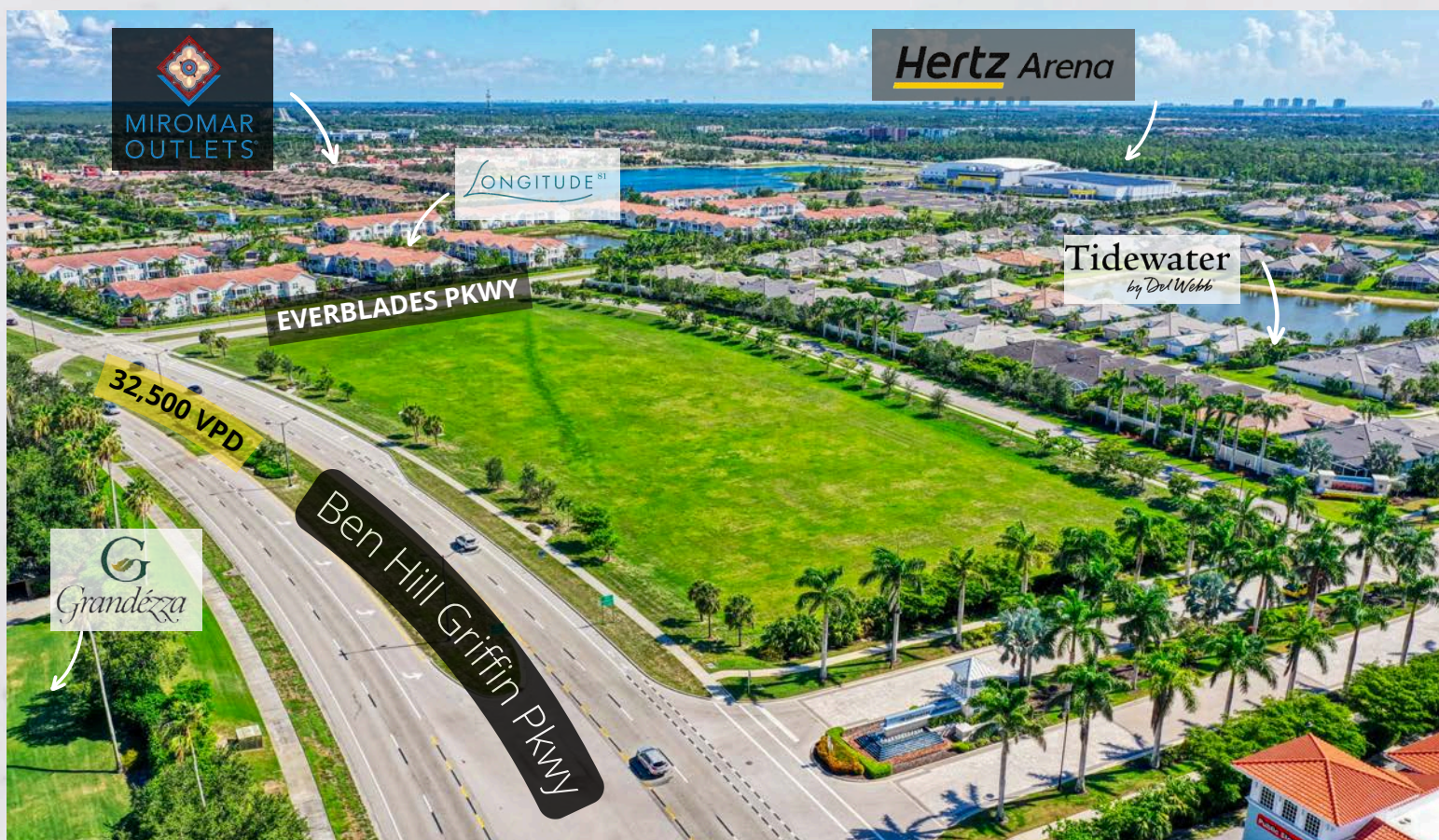
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DEMOGRAPHICS (2026)	1 MILE	3 MILES	5 MILES
Est. Population	5,460	51,711	88,453
Est. Total Households	3,487	27,648	50,334
Est. Avg. Household Income	\$139,899	\$158,194	\$153,438
Avg. Traffic Count	32,500 along Ben Hill Griffin Parkway & 116,500 along I-75		

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LOCATION HIGHLIGHTS



Founded in 1991,
FGCU now has
15,000+ students.
4,000 live on
campus.



University Village is
a new development
located just south
of FGCU. Features
retailers,
restaurant, and 264
residential units.

Subject Property



LOCATED WITHIN A 3 MILE RADIUS

+ over 10,000 new homes under construction off Corkscrew Rd.

SPRINGS
apartments
Approx. 203
apartments

LONGITUDE
Approx. 420
apartments

Hertz Arena

170K+ SF arena
Holds 8.5K people for
sports, concerts,
events

Grandezza
1,000+
homes

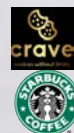


Villagio
514
condos

Tidewater
380 homes

THE REEF
STUDENT LIVING
Approx. 450+
off-campus
apartments

COURTYARDS
AT ESTERO
apartment homes
136
Townhome
Apartments



spavio

DRY CLEANERS

NOIR
THE NAIL BAR
UNIVERSITY HIGHLANDS

Freeze Play
Candy & Cafe

Jersey Mike's
SUBS

ESTERO SMILES
DENTISTRY

CHASE

RIVERCHASE
PHARMACY

STRETCH LAB

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