

SALE

Approved 48-Unit In-Fill Development Site

Near 41 & Daniels

6292 WESTSHORE DR.

Fort Myers, FL 33907

PRESENTED BY:

MATTHEW TUCCIO

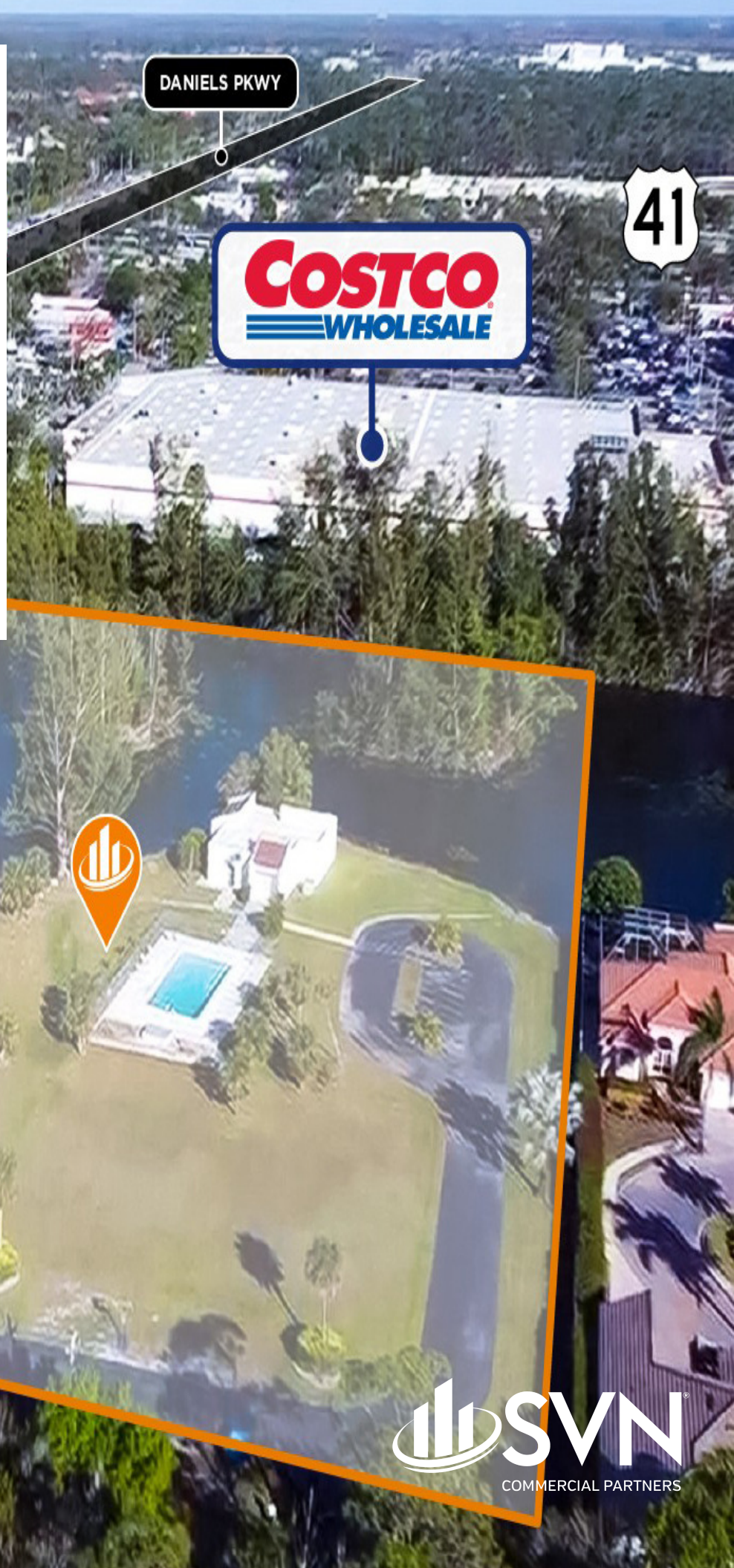
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SVN
COMMERCIAL PARTNERS

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	Call For Details
LOT SIZE:	5.64 Acres
ZONING:	RPD & RM-2
APPROVED DENSITY:	48 Units

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 units. The property is situated behind Costco, with a wide buffer and a beautiful lake providing separation and total privacy. This location offers walkable access to every nearby amenity: development opportunities in this area are nearly non-existent.

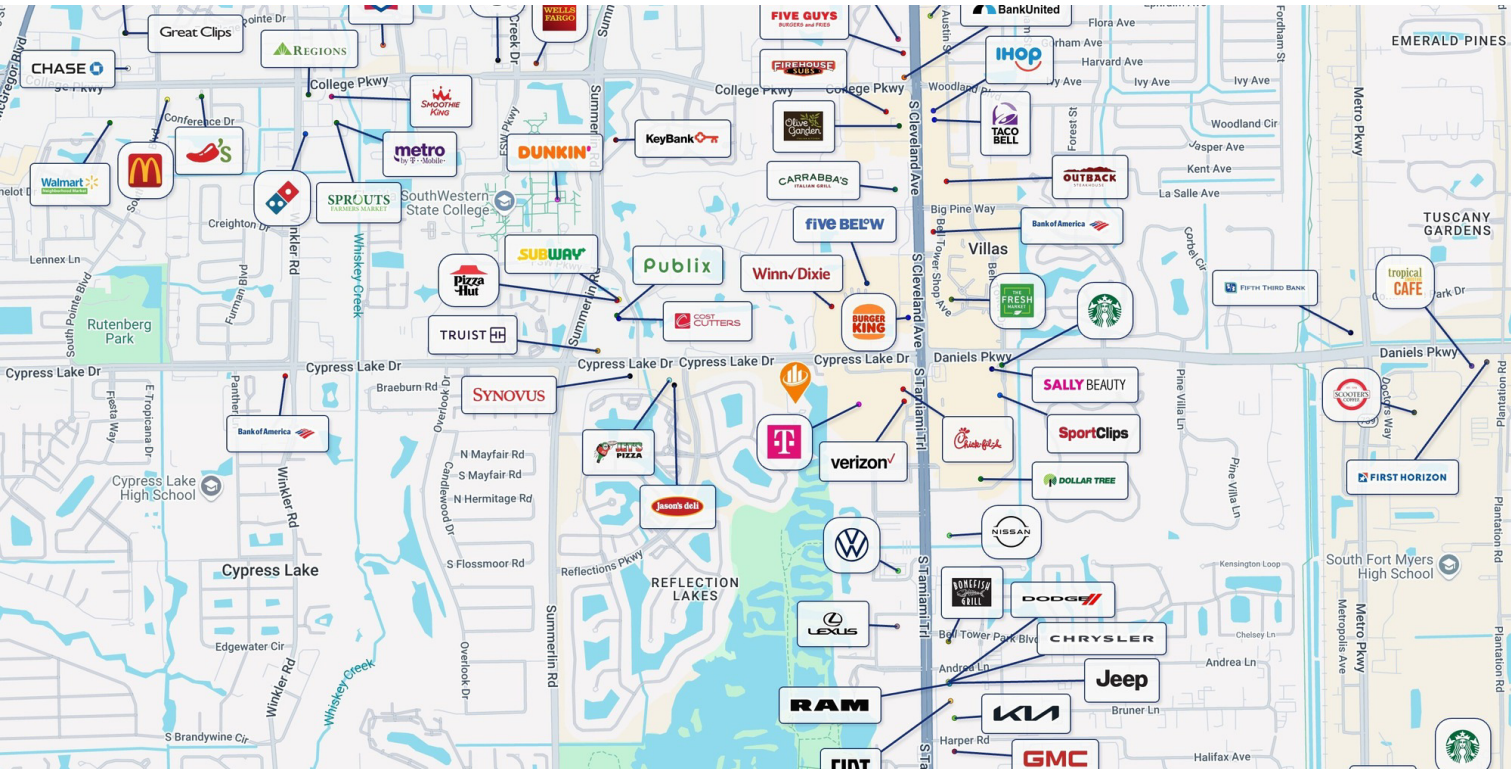
PROPERTY HIGHLIGHTS

- Prime Location Near Daniels & 41
- Approved for 48 Units
- Approved for Apartments, Townhouses, or Condo's
- Zoning RPD & RM-2
- Intensive Future Land Use Category
- Surrounded by Shopping and Dining
- Infrastructure in place including Existing Lake, Roadway, & Utilities

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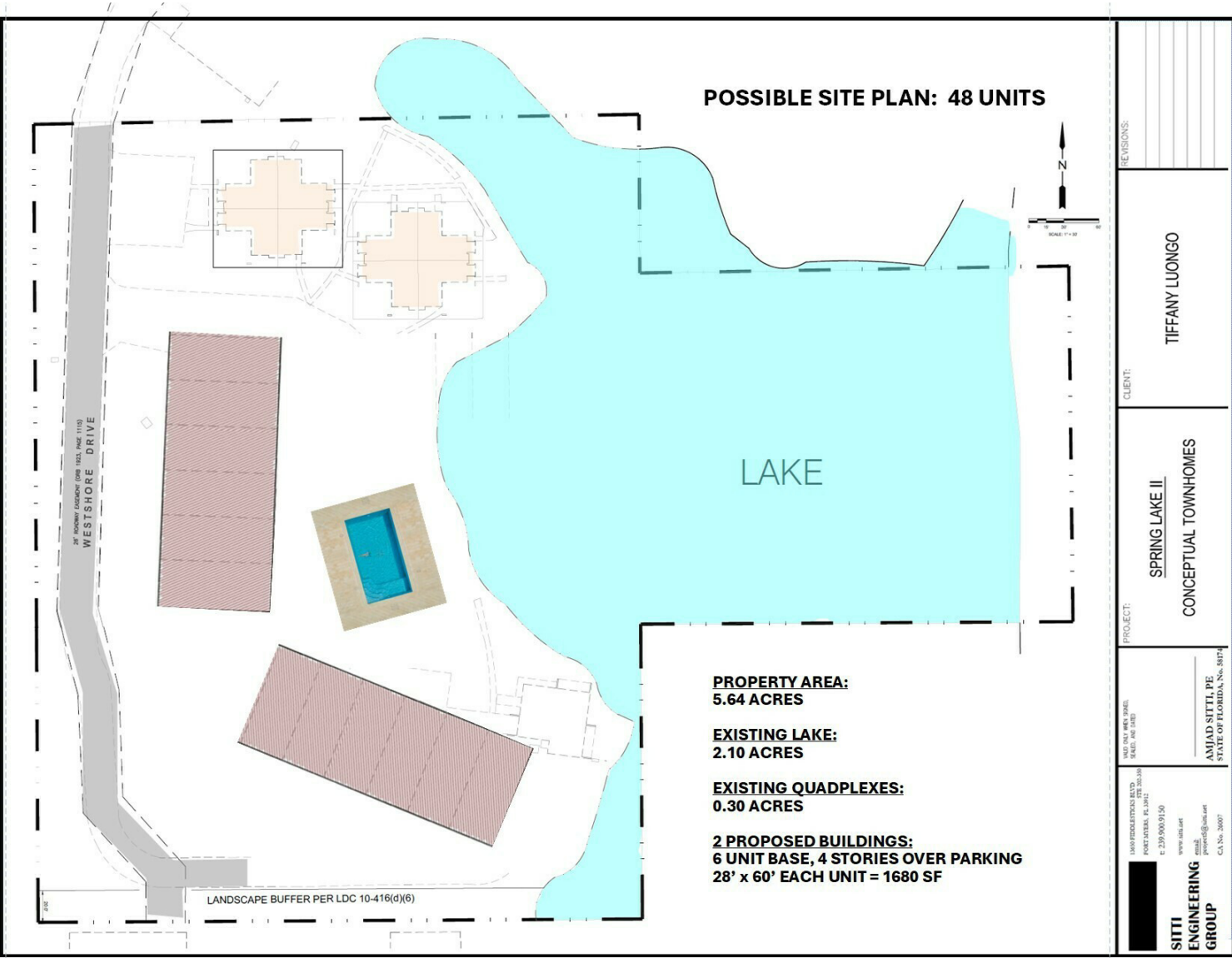
ADDITIONAL PHOTOS



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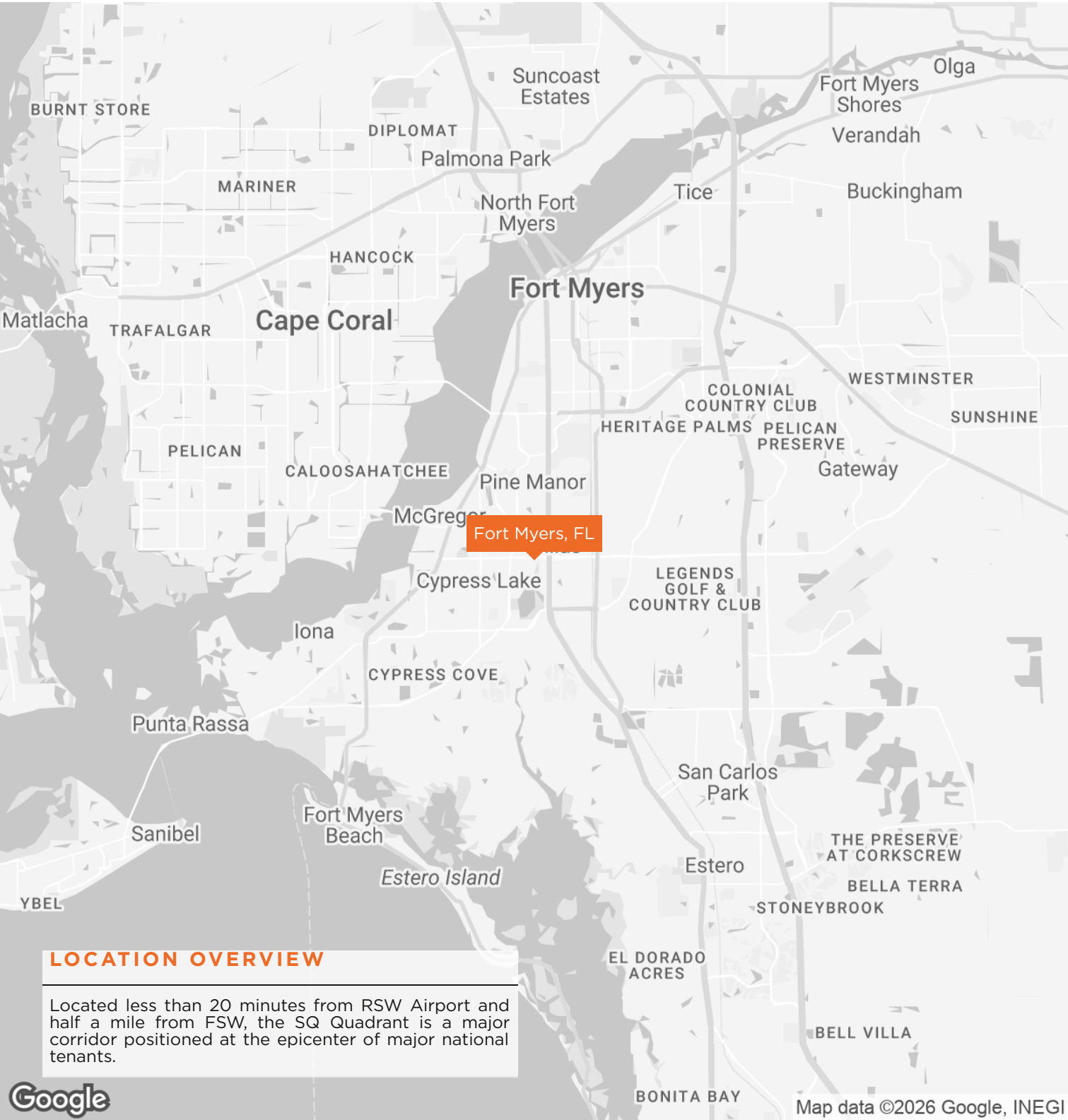
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CONCEPTUAL SITE PLAN: 48 UNITS, 1680 SF EA



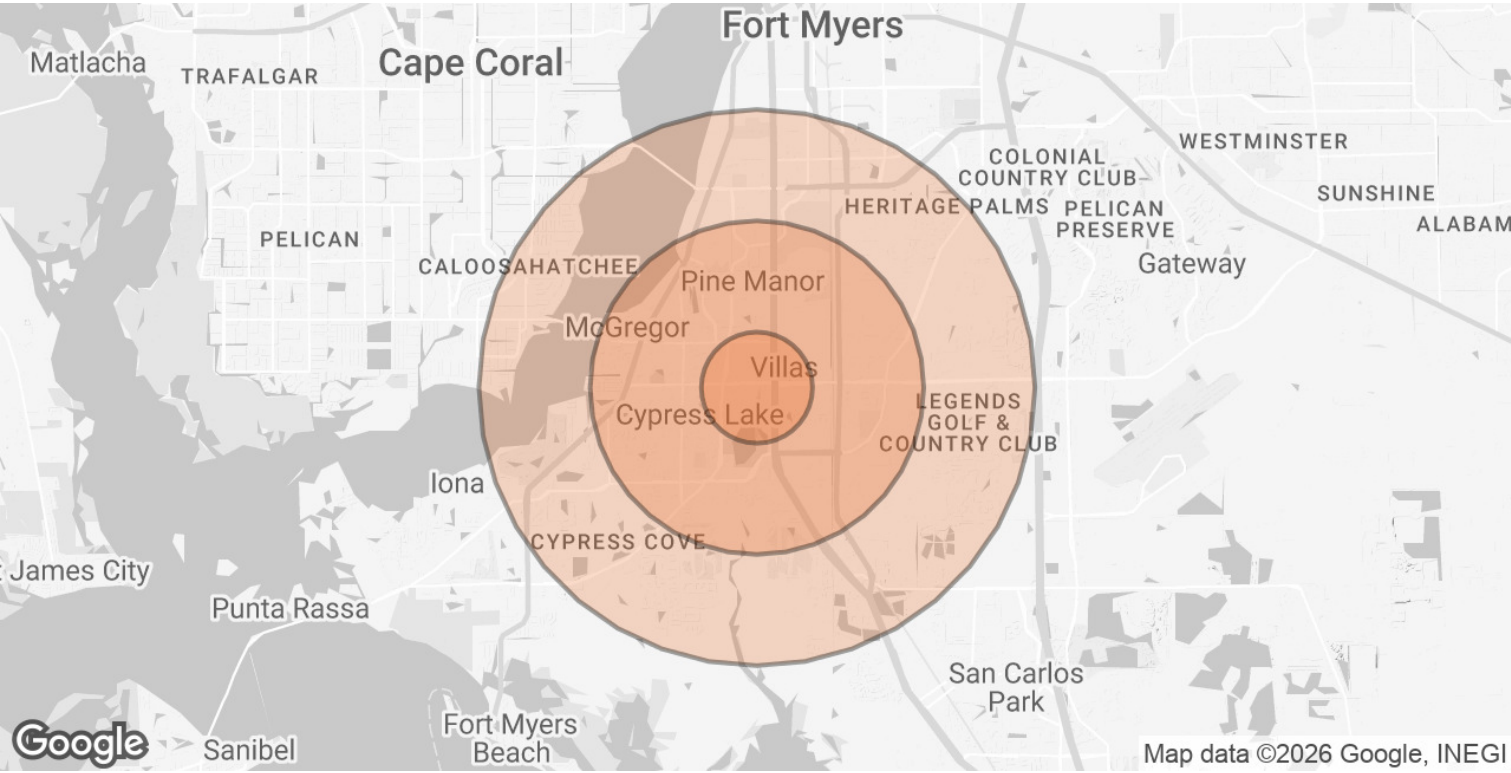
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REGIONAL MAP



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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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