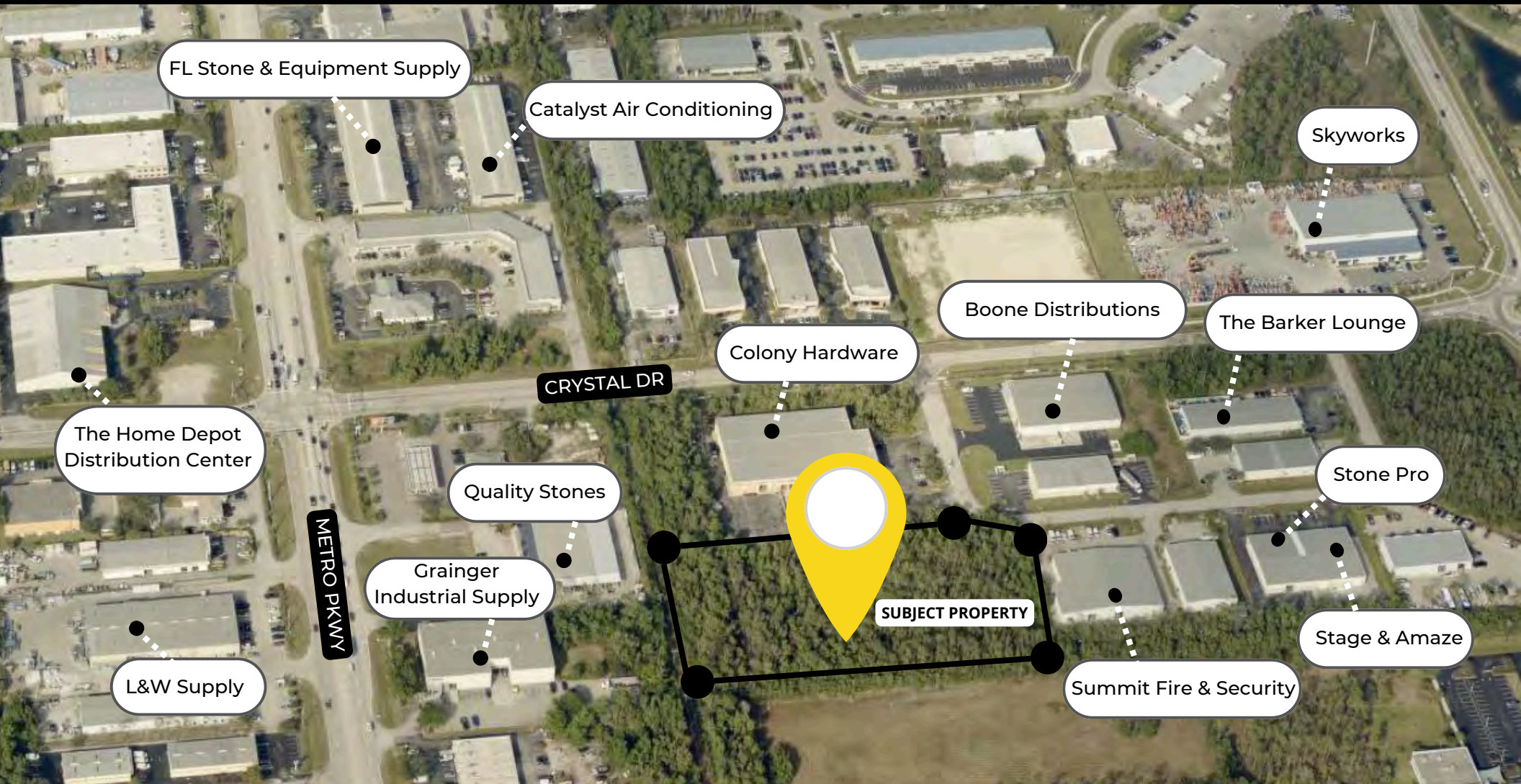




**Investment  
Properties  
Corporation**

# INDUSTRIAL VACANT LAND FOR SALE

 12300 CRYSTAL COMMERCE LOOP | FORT MYERS FL 33966



**CLINT SHERWOOD, CCIM | 239-261-3400 EXT. 179 | CLINT@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.



Investment Properties Corporation

# INDUSTRIAL VACANT LAND FOR SALE

📍 12300 CRYSTAL COMMERCE LOOP | FORT MYERS FL 33966

## OFFERING SUMMARY

**PRICE:** **\$2,650,000**

**LOT SIZE:** **3.28 +/- ACRES**

**ZONING:** **IPD - Industrial Planned Development**

**R.E. TAXES:** **\$12,166.10**  
(2025)

Located within the Crystal Commercial Center Planned Development at the intersection of Crystal Drive and Plantation Road. Please call for details.



**FOLIO #: 10490770**



**CRYSTAL DR**

**METRO PKWY**

**VIEW FACING SOUTH**

*click here!*





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Corporation**

# INDUSTRIAL VACANT LAND FOR SALE

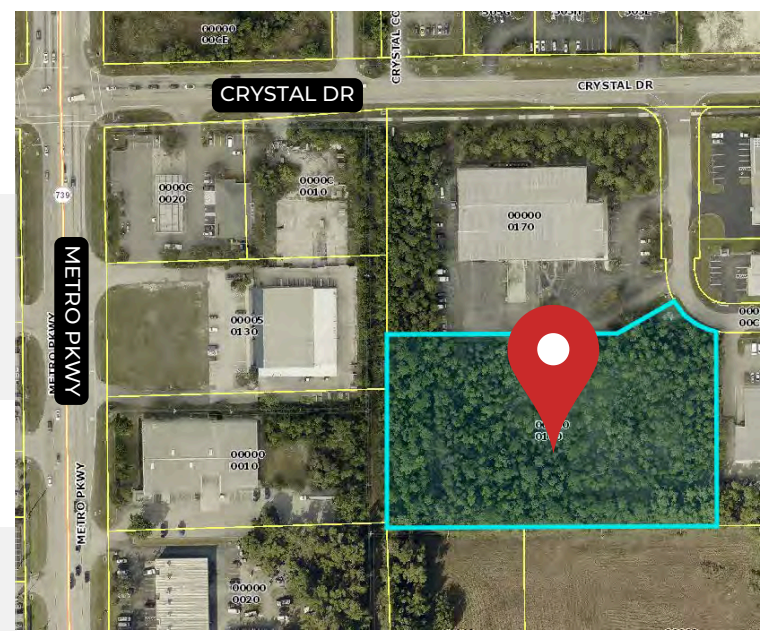
📍 12300 CRYSTAL COMMERCE LOOP | FORT MYERS FL 33966

## Population

1 Mile Radius: 6,047  
3 Mile Radius: 62,855  
5 Mile Radius: 147,821

## Average Household Income

1 Mile Radius: \$111,325  
3 Mile Radius: \$103,315  
5 Mile Radius: \$108,882



Ft. Myers has had a 63% population increase since 2010, and an estimated 5% annual growth rate.

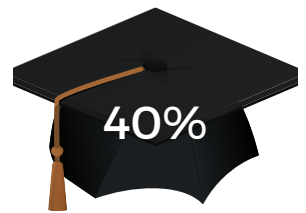
## Median Home Values

1 Mile Radius: \$379,596  
3 Mile Radius: \$407,823  
5 Mile Radius: \$426,665

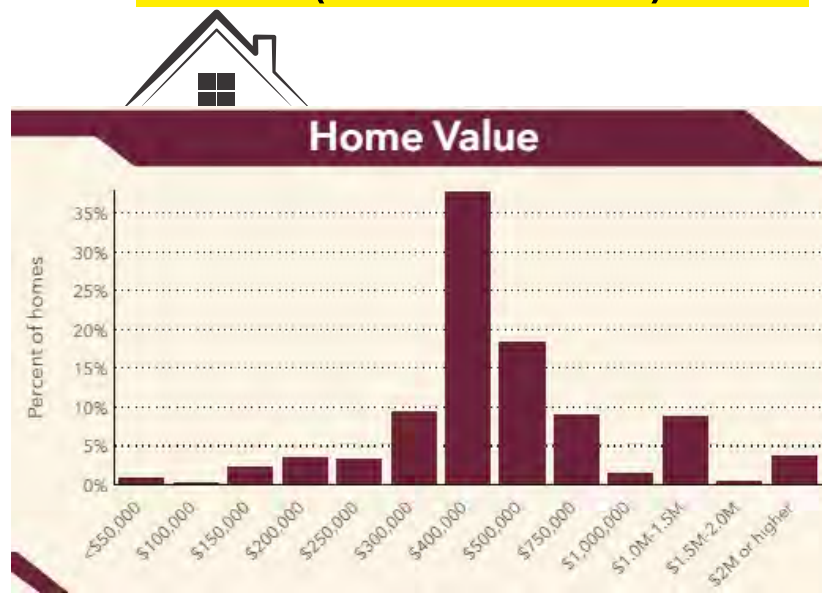
Located less than two miles from Daniels Pkwy, and 2.5 miles from Bell Tower Shops w/ 2.9 million visitors annually.



## Bachelor's Degree

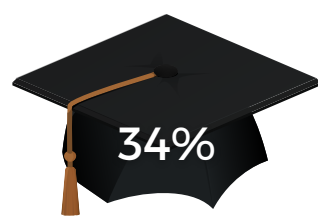


## 2025 Home Values (within 1 mile)



Within a 3 mile radius from the property, there are 29,660 housing units.  
Within a 5 mile radius, there are 69,898 housing units.

## Graduate Degree



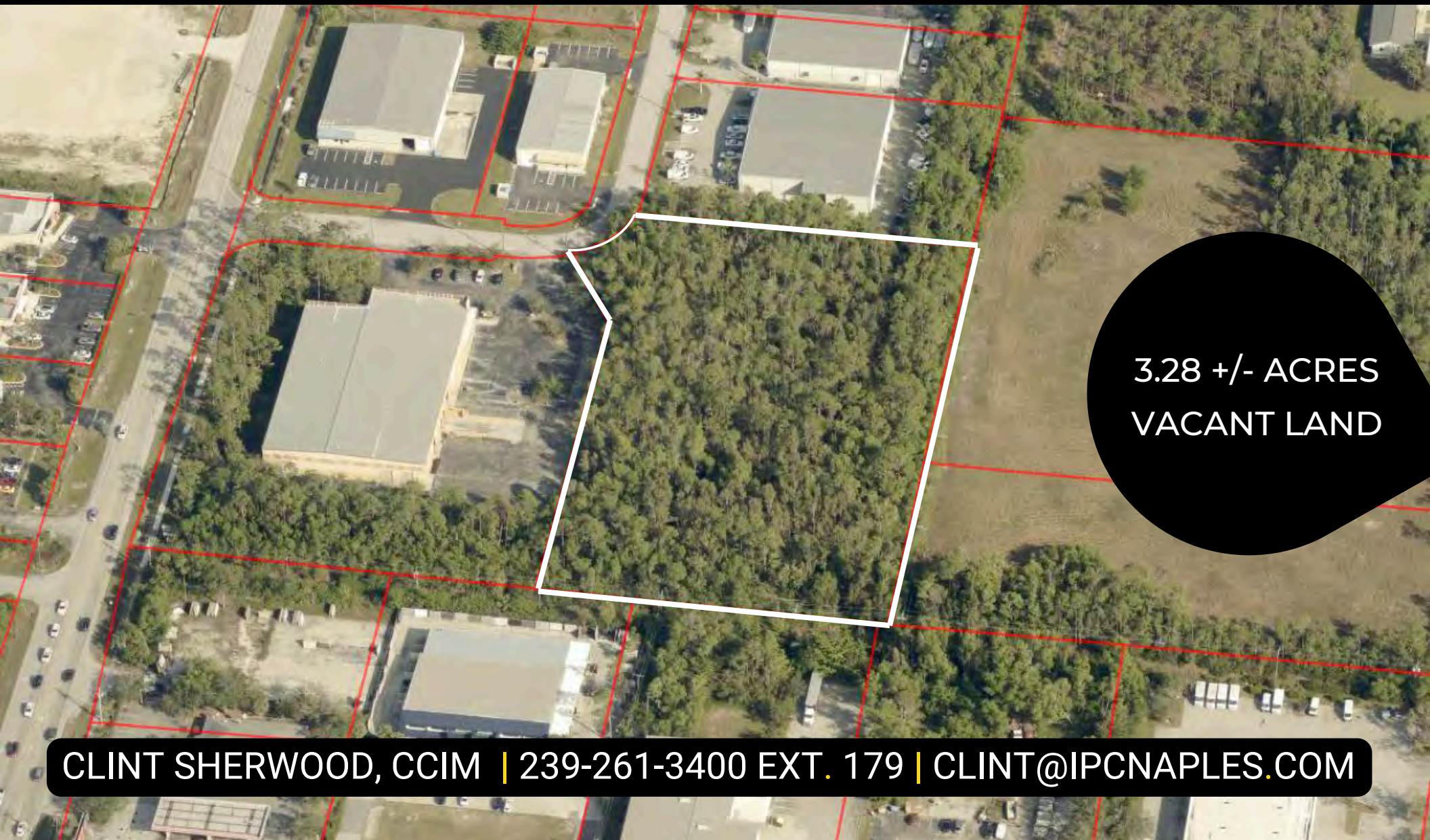


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3.28 +/- ACRES  
VACANT LAND

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