

13158-13226

SADDLE ROAD

FORT MYERS, FL 33913

PRE-SELLING NOW

BUY BEFORE COMPLETION AND PRICE INCREASES



FOR SALE

11.84 ± ACRES | PAD-READY COMMERCIAL LOTS

SITE DEVELOPMENT UNDERWAY | CLOSE PROXIMITY TO RSW AIRPORT

PRICE: STARTING AT \$1,500,000 / ACRE

PRE-SELLING NOW! BUY BEFORE COMPLETION AND PRICE INCREASES.

LOCATION: 13158-13226 Saddle Road, Fort Myers, FL 33913

LAND SIZE: **11.84± Acres Total**

- Lot 1: 1.86± Acres
- Lot 2: 3.82± Acres
- Lot 3: 6.16± Acres

PARCELS: Three (3)

UTILITIES: Water, Sewer, Electric & Gas Available

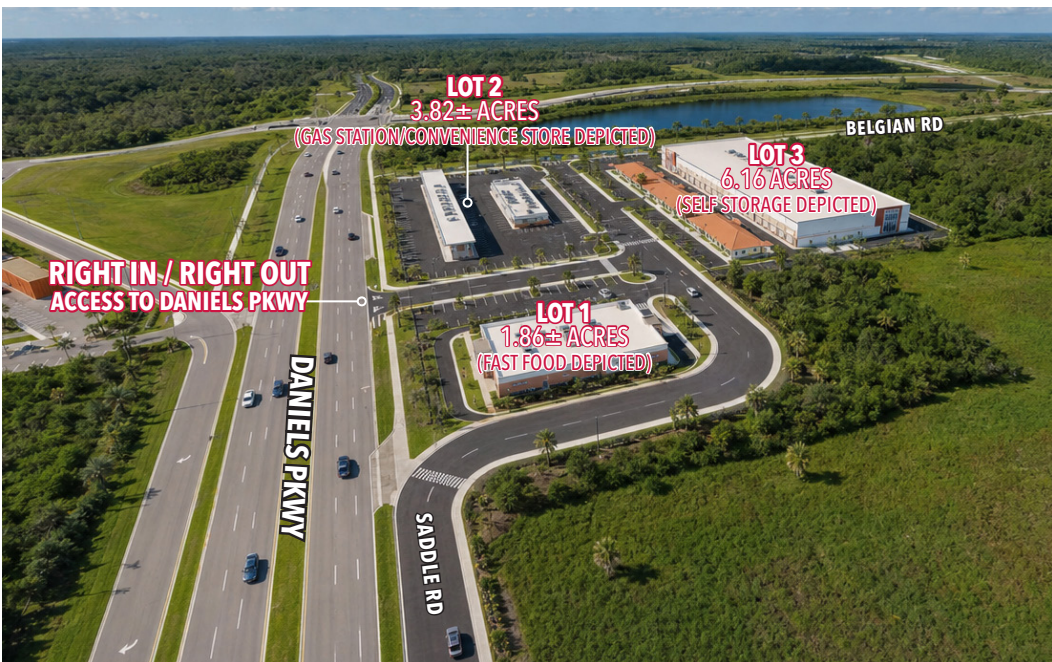
ZONING: CG - Commercial General
[Click here for Uses](#)

PROPERTY FEATURES

- Infrastructure Improvements Underway - Delivered Development-Ready
- Direct Access Available from Daniels Parkway via Right-In / Right-Out
- Located 1-Mile East of I-75 (Exit 131)
- Just North of the Southwest Florida International Airport (RSW)
- Excellent Visibility with Exposure to Over 90,000 Vehicles Per Day
- Drive-Through Capability for Permitted Uses
- Ideal for Retail, Fuel, Restaurant, Medical, Hospitality, Self-Storage & Service Commercial Uses



POTENTIAL DEVELOPMENT VISION

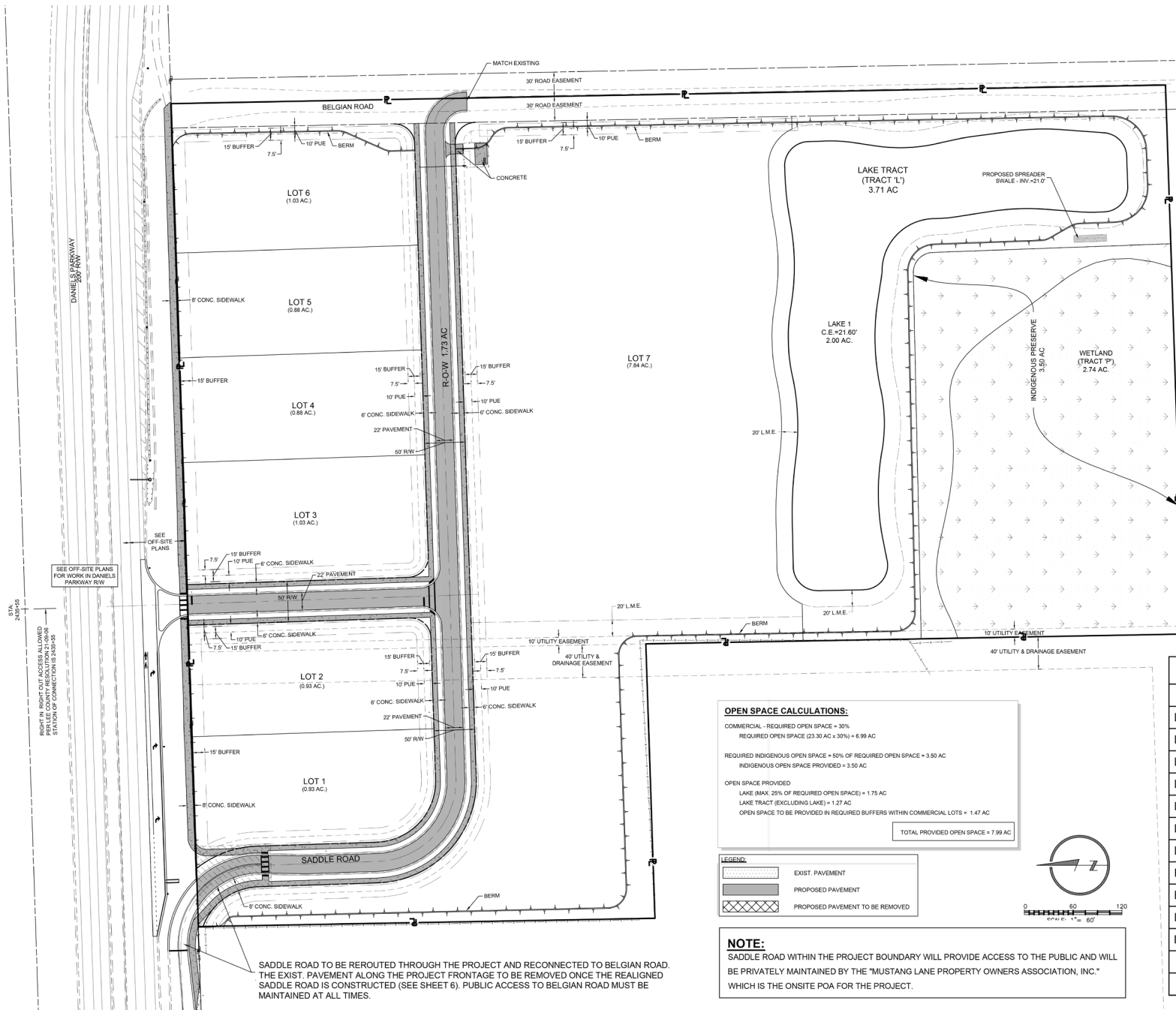


PROPERTY SURVEY

POTENTIAL USES

[Click here for Permitted Uses](#)

- Fast Food Restaurant
- Self-Storage Facility
- Gas Station / Convenience
- Auto Parts Store
- Food Store
- Hardware / Building Supply Store
- Bank / Financial
- Drugstore / Pharmacy
- Animal Clinic
- Daycare (Adult or Child)
- Professional / Medical Office
- and More



OPEN SPACE CALCULATIONS:

COMMERCIAL - REQUIRED OPEN SPACE = 30%
REQUIRED OPEN SPACE (23.30 AC x 30%) = 6.99 AC

REQUIRED INDIGENOUS OPEN SPACE = 50% OF REQUIRED OPEN SPACE = 3.50 AC
INDIGENOUS OPEN SPACE PROVIDED = 3.50 AC

OPEN SPACE PROVIDED
LAKE (MAX. 25% OF REQUIRED OPEN SPACE) = 1.75 AC
LAKE TRACT (EXCLUDING LAKE) = 1.27 AC
OPEN SPACE TO BE PROVIDED IN REQUIRED BUFFERS WITHIN COMMERCIAL LOTS = 1.47 AC

TOTAL PROVIDED OPEN SPACE = 7.99 AC

LEGEND:

- EXIST. PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED PAVEMENT TO BE REMOVED

NOTE:

SADDLE ROAD WITHIN THE PROJECT BOUNDARY WILL PROVIDE ACCESS TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED BY THE "MUSTANG LANE PROPERTY OWNERS ASSOCIATION, INC." WHICH IS THE ONSITE POA FOR THE PROJECT.

TRACT AREAS

TRACT	AC
LOT 1	0.93
LOT 2	0.93
LOT 3	1.03
LOT 4	0.88
LOT 5	0.88
LOT 6	1.03
LOT 7	7.84
RIGHT OF WAY	1.73
BELGIAN ROAD	0.84
LAKE TRACT	3.71
INDIGENOUS PRESERVE	3.50
TOTAL	23.30

Positioned along Daniels Parkway between I-75 and Southwest Florida International Airport (RSW), the property benefits from immediate access to one of Southwest Florida's most active commercial corridors. Surrounded by major employment centers, industrial and logistics facilities, hospitality uses, and rapidly expanding residential communities, the site is strategically positioned to serve a growing customer base of residents, employees, and visitors.

LOCATION OVERVIEW

83,199
POPULATION
WITHIN 5 MILES

39,817
DAYTIME
EMPLOYEES
WITHIN 5 MILES

11.1M±
ANNUAL RSW
PASSENGERS

 **SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)**

 SERVED MORE THAN
11.1 MILLION
PASSENGERS IN 2025

 RANKS AMONG THE
TOP 50
U.S. AIRPORTS
FOR PASSENGER
TRAFFIC

LOCATION MAP



AFFLUENT CONSUMER BASE

The property is positioned within one of Southwest Florida's fastest-growing residential corridors. Thousands of single-family and multifamily units are planned, under construction, or recently delivered within a short drive of the site, supporting future demand for retail, restaurant, medical, and service commercial uses.



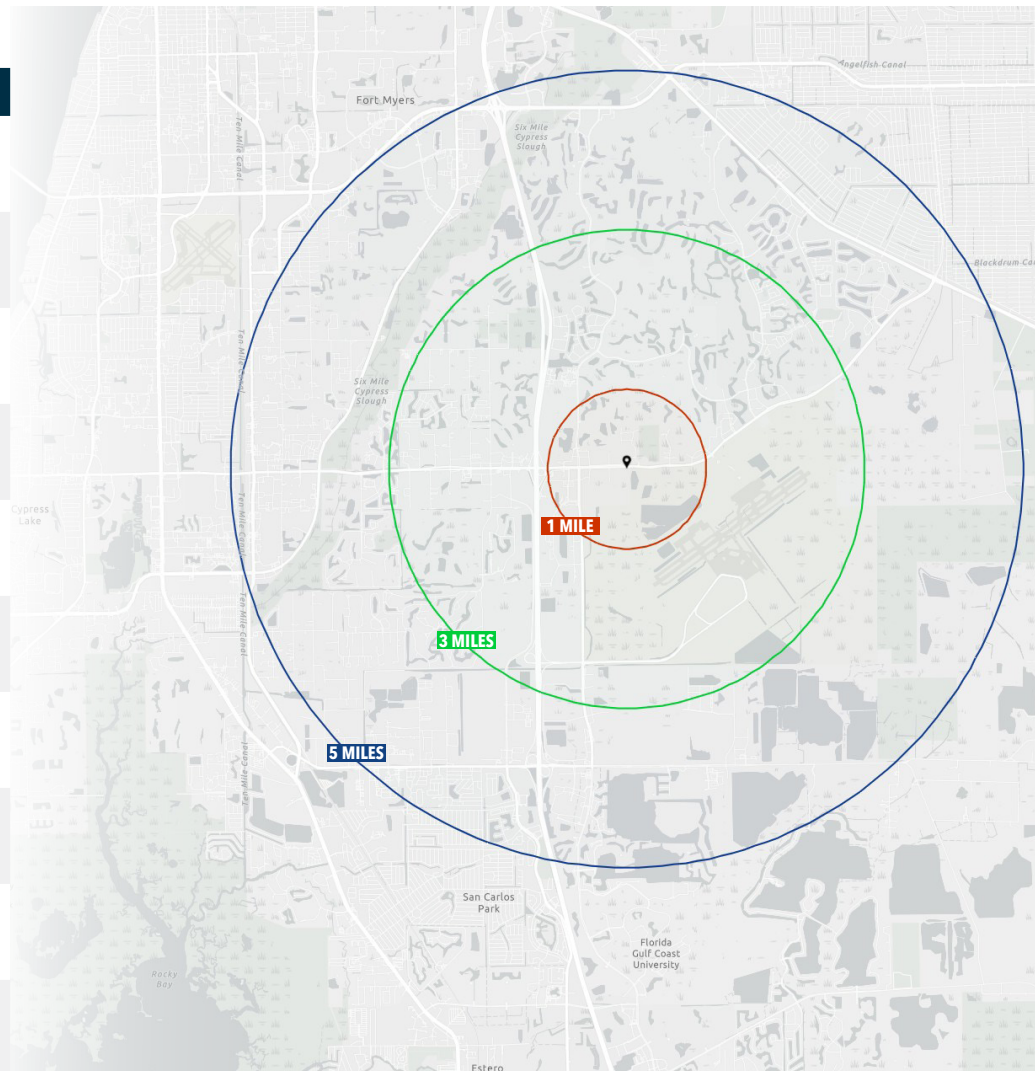
SURROUNDING GROWTH

DEMOGRAPHICS & MARKET FUNDAMENTALS

POPULATION GROWTH, INCOME LEVELS, AND REGIONAL DEMAND DRIVERS

LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	1,936	25,582	83,199
2030 PROJECTED POPULATION	2,114	27,523	89,769
POPULATION GROWTH	1.77%	1.47%	1.53%
HOUSEHOLDS	1,027	12,215	36,194
OWNER OCCUPIED HOUSEHOLDS	441	10,300	25,829
RENTER OCCUPIED HOUSEHOLDS	586	1,915	10,365
MEDIAN HOUSEHOLD INCOME	\$149,417	\$115,521	\$103,247
AVG. HOUSEHOLD INCOME	\$199,154	164,147	\$143,100
DAYTIME EMPLOYEES	1,861	10,447	39,817
MEDIAN AGE	67.2	61.8	48.4



THE SOUTHWEST FLORIDA ADVANTAGE

- ✓ Strong & growing population driving long-term housing demand
- ✓ Robust tourism economy generating jobs, income & investment
- ✓ Strategic location with excellent air access & connectivity
- ✓ Favorable business climate & lifestyle driving continued migration

**SOUTHWEST FLORIDA IS A DESTINATION
FOR PEOPLE, FOR VISITORS, AND FOR GROWTH.**



LEE COUNTY (CAPE CORAL-FORT MYERS MSA)

Population estimated at

875,607

as of July 1, 2025

↑ 15.1%
increase from
2020 (760,827)



LONG-TERM OUTLOOK

Florida EDR/BEER projects Lee County
to grow from

839,223 → **1,073,230**
in 2025 by 2050

Indicating long-term continued
population expansion.

13158-13226
SADDLE ROAD
FORT MYERS, FL 33913

13158-13226
SADDLE ROAD
FORT MYERS, FL 33913

EXCLUSIVE LISTING AGENTS:

BILL YOUNG

Senior Vice President

239.402.3848

byoung@lee-associates.com

BIAGIO BERNARDO

Senior Vice President

239.402.3847

bbernardo@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

08/3/26