

FOR SALE **NW CORNER OF ESTERO PARKWAY AND CYPRESS VIEW DR**



SIZE	5 ACRES
PRICE	\$4,200,000
SITE INFO	NORTHWEST CORNER OF ESTERO PARKWAY AND CYPRESS VIEW DRIVE JUST WEST OF THREE OAKS PARKWAY SITE IS NOT INCLUDED WITHIN VILLAGE OF ESTERO BOUNDARIES AND NOT SUBJECT TO VOE DEVELOPMENT APPROVALS PROCESS
ZONING	CPD - COMMERCIAL PLANNED DEVELOPMENT (RESTAURANT, RETAIL, OFFICE, MEDICAL)
STRAP#	22-46-25-00-01001.1100
TRAFFIC	APPROX. 19,781 DAILY

CONTACT US

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www.SELECTRE.NET

www.SWFLREALESTATEADVISING.COM



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ADDITIONAL INFORMATION

EASY ACCESS TO ESTERO PARKWAY,
THREE OAKS PARKWAY,
BEN HILL GRIFFIN PARKWAY

1.4 MI TO US-41

2.2 MI TO I-75 (EXIT 123)

3 MI TO FLORIDA GULF COAST UNIVERSITY

9.5 MI TO SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

SURVEY, SITE PLAN(S), ZONING RESOLUTION,
DEVELOPMENT ORDER AND OTHER MATERIALS
AVAILABLE UPON REQUEST

UTILITIES

WATER, SEWER, AND ELECTRICAL SERVICE

DEMOGRAPHICS

	1MI	3MI	5MI
POPULATION	11,433	51,429	81,714
HOUSEHOLDS	4,905	20,421	34,054
MEDIAN HH INCOME	\$64,291	\$65,910	\$70,947
POPULATION GROWTH '19-'24	14.36%	12.80%	13.36%
HOUSEHOLD GROWTH '19-'24	13.27%	12.23%	12.59%
ANNUAL CONSUMER SPENDING '19	\$120,952	\$544,618	\$958,833

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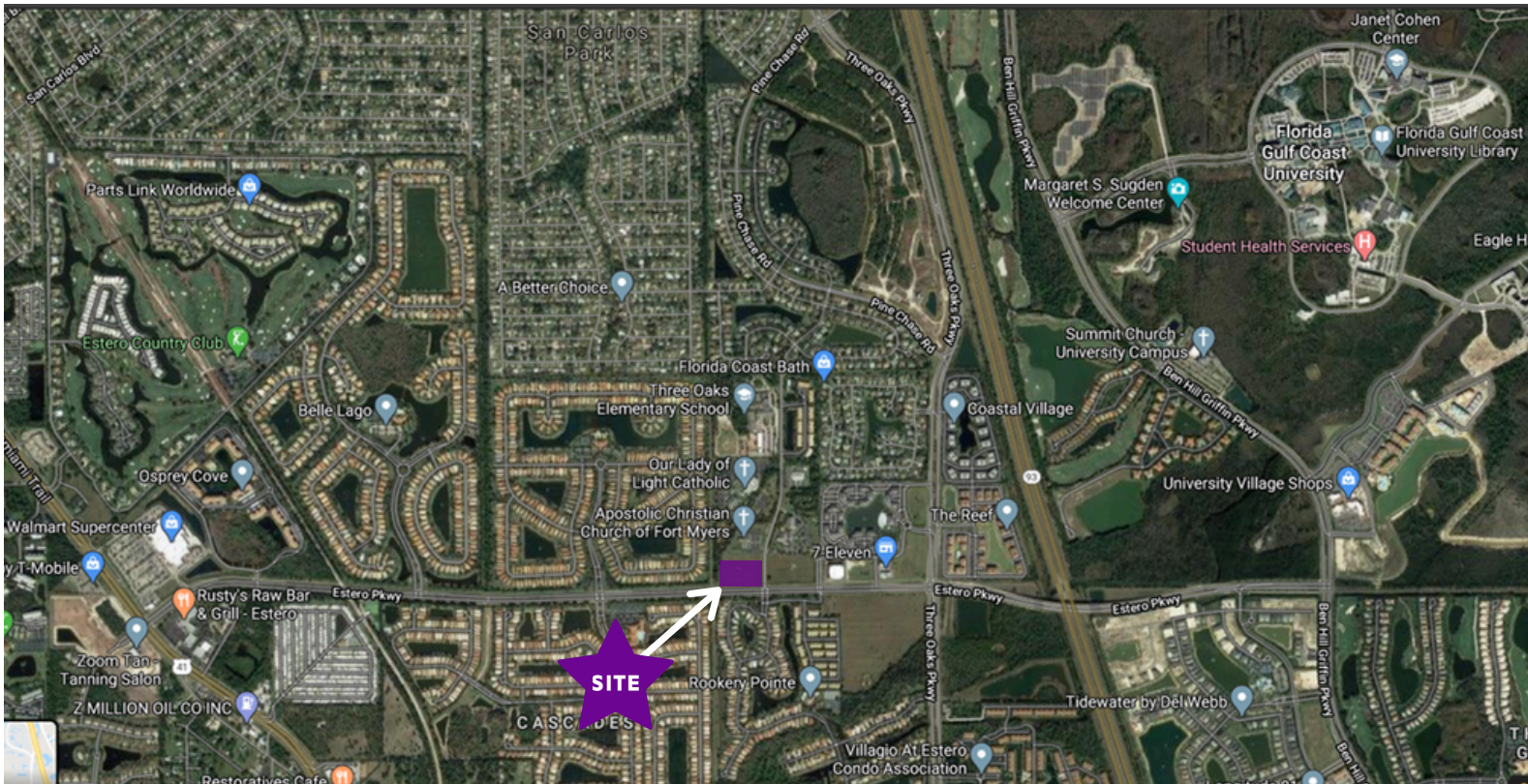
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FOR SALE *NW CORNER OF ESTERO PARKWAY AND CYPRESS VIEW DR*

AREA OVERVIEW MAP



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