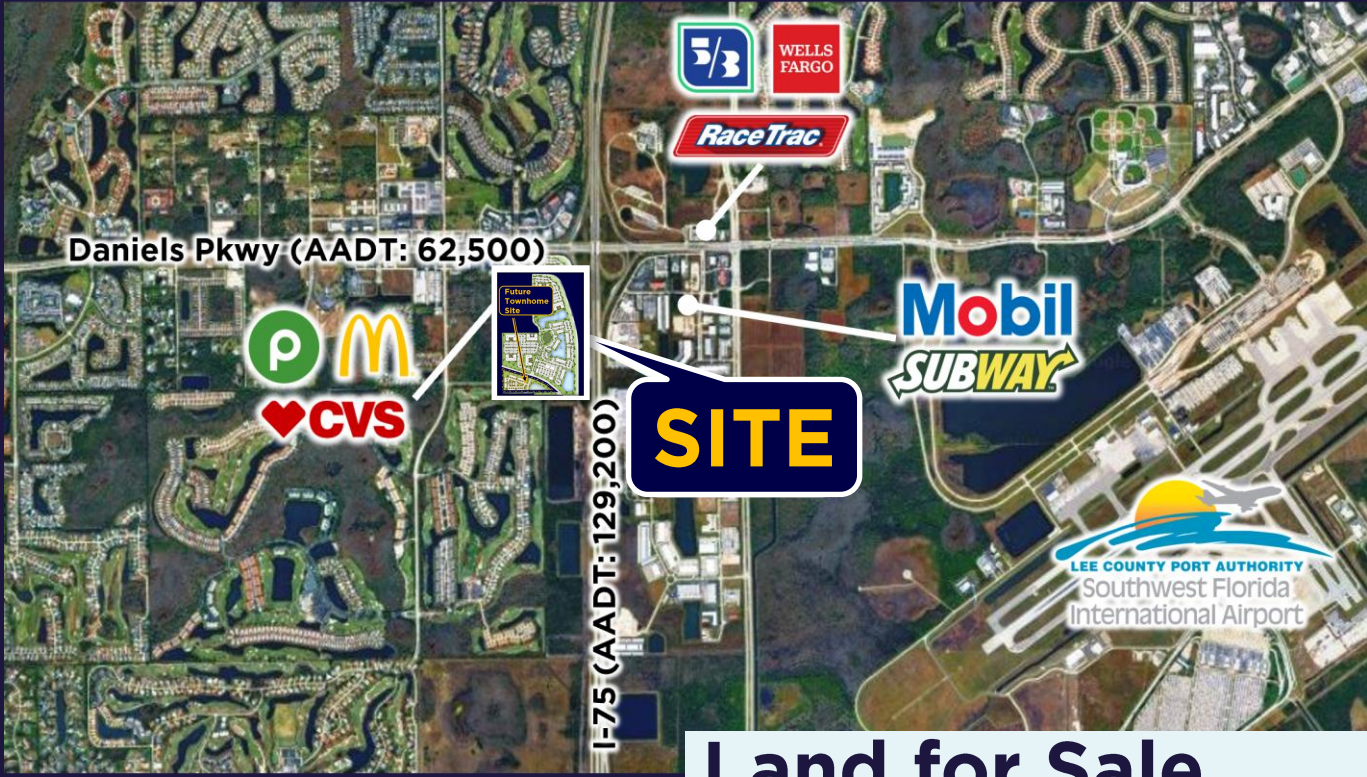


DANIELS & I-75 INTERCHANGE



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

Townhome Parcel, Fort Myers, FL 33912



Land for Sale

Call for Pricing

Property Highlights

- **Prime interchange location:** Daniels Pkwy & I-75 with exceptional regional access
- **Major infrastructure improvements underway:** interchange redesign and roadway expansions
- **Positioned within a high-growth corridor:** expanding residential and commercial development
- **Increasing demand for townhomes:** driven by regional population growth and housing demand

LAND SIZE

± 5.34 AC / ± 232,610 SF
(Net usable with offsite water management)

PROPERTY TYPE

Land – Commercial
(Fully approved and entitled for 42 Units)

ZONING

CPD – Commercial
Planned Development

SUBMARKET

S Ft Myers / San Carlos

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SHAWN STONEBURNER
Senior Director
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Better never settles

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Three Oaks Parkway / Daniels Parkway Plans

- **Daniels Pkwy is being widened:** Expanded from six lanes to eight lanes
- **Three Oaks Pkwy is being extended:** A new extension of Three Oaks Pkwy is being built to connect directly into Daniels Pkwy
- **I-75 interchange is being completely rebuilt:** Turning into a Diverging Diamond Interchange (see plan on page three)
- **Unmatched regional connectivity:** Direct access to I-75 via the new Diverging Diamond Interchange
- **Increased development potential:** Surrounded by expanding residential, retail, and employment centers

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I-75 AT DANIELS PARKWAY INTERCHANGE

CONCEPT DESIGN – DIVERGING DIAMOND INTERCHANGE



I-75 & DANIELS PKWY DIVERGING DIAMOND INTERCHANGE BENEFITS:

- Enhanced accessibility & visibility
- Stronger site usability
- Higher traffic efficiency
- Positioned for continued corridor growth
- Strategic regional connectivity
- Supports higher density & absorption

2025 Demographics	3-Miles	5-Miles	10-Miles
Total Population	27,317	93,621	402,465
Total Households	12,598	41,153	167,737
Annual Population Growth 2025-2030	2.2%	2.1%	2.0%
Average Household Income	\$136,000	\$120,337	\$100,644
Median Age	59.4	50.9	45.7

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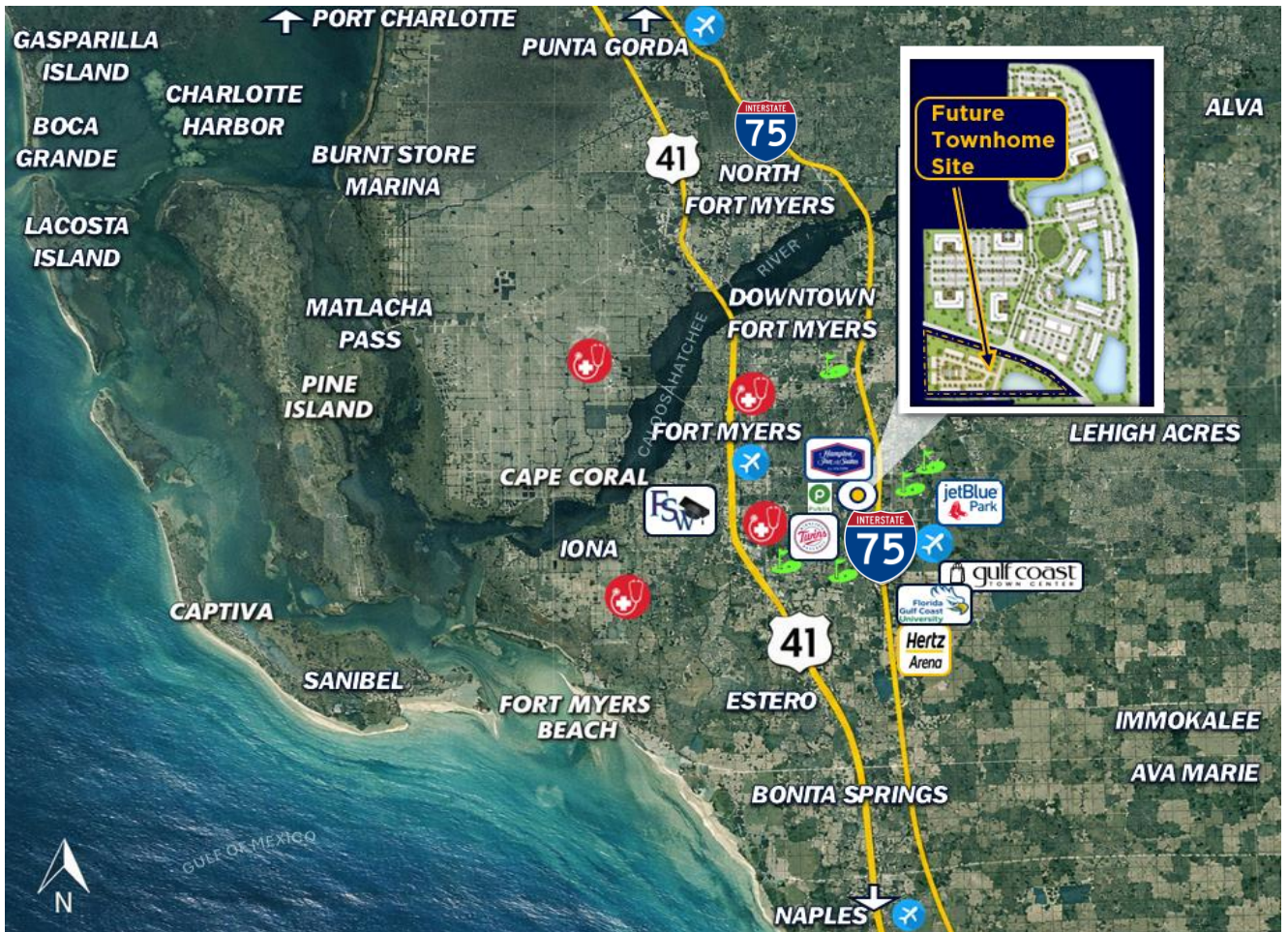
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Regional Connectivity & Demand Drivers

- Strategic location along I-75 / US41 Corridor
- Central to the Fort Myers growth engine
- Immediate access to Southwest Florida International Airport
- Surrounded by major demand generators: Proximity to healthcare systems, Florida Gulf Coast University, JetBlue Park, Hertz Arena, Gulf Coast Town Center, and key retail corridors
- Access to both workforce and affluent coastal markets

Located within Southwest Florida's primary growth corridor, the subject property offers direct access to infrastructure, employment centers, and high-traffic demand drivers—positioning it for sustained growth and long-term value.

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