

5.68 ACRES OF VACANT LAND

17515 N Tamiami Trail, N Fort Myers, FL 33903

FOR SALE – 5.68 Acre Site on N Tamiami Trail



OFFERING SUMMARY:

Sale Price:	\$925,000
Lot Size:	5.68 AC
Property Type:	Vacant Land
Zoning:	AG -2
Parcel ID:	

PROPERTY HIGHLIGHTS:

- Frontage along a major north-south arterial road
- Both parcels to the north and south are for sale providing assemblage possibility
- Rezoning highly likely due to favorable Suburban Future Land Use Category
- Water available to the site from Lee County Utilities

PROPERTY OVERVIEW:

The subject property fronts along the west side of North Tamiami Trail in North Fort Myers, Florida. It is directly west and contiguous to the subject property is a parcel located within the city limits of Cape Coral, FL and beyond that is the Entrada Development area.

The site fronts N Tamiami Trail and contains a total area of 5.68 Acres. The site is zoned AG-2 yet is located within the Suburban Future Land Use Classification and as such, rezoning is highly likely. The parcels adjacent to the north and to the south are both listed for sale which provides a developer the opportunity to assemble a very marketable development tract. The owners will consider Owner Financing.

It is also located a ½ mile south of the signalized intersection with Del Prado Blvd. This area of North Fort Myers is in the growing stages as Lee County and the City of Cape Coral are promoting development in the North Fort Myers Region. Traffic counts in front of the site average 24,000 vehicles per day.

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