



# 9510 Thunder Rd

Fort Myers, FL 33913

## Property Features

- Fully cleared, development ready, improved land with offsite water management infrastructure in place
- The property benefits from existing zoning (MPD) that accommodates a diverse range of uses, including retail and industrial sectors
- Developed building pad with 3-phase power in place
- The site's proximity to I-75, Daniels Pkwy, and RSW provides easy access for transportation and logistics

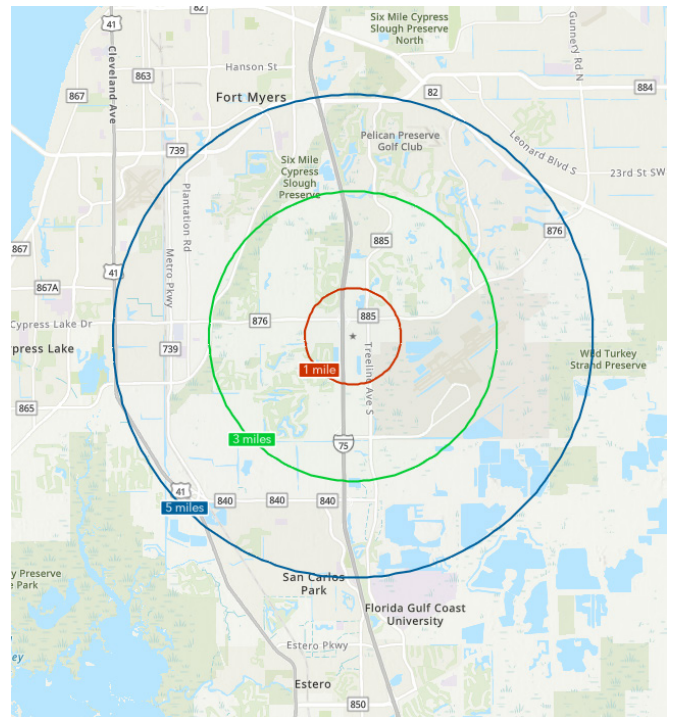
### For more information:

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2025 Demographics	1-Mile	3-Miles	5-Miles
Total Population	1,060	25,289	87,760
Total Households	507	11,735	38,239
Annual Population Growth 2025-2030	4.8%	4.3%	3.5%

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## MPD Zoning:

Land Is Cleared And Reasy To Develop. With Mpd Zoning In Place The Property Accommodattes A Diverse Range Of Uses, Including Retail And Industrial.



## Growing Infrastructure:

Fort Myers, Florida, is experiencing rapid infrastructure growth, driven by expanding commercial developments, residential projects, and enhanced transportation networks to support the area's thriving economy.



## Major Transportation Routes:

Property offers quick access to I-75, a major interstate that connects Florida with several Southeastern U.S. states, making it ideal for efficient distribution across the region.



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