

9510 Thunder Rd Fort Myers, FL 33913



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



±4.14 acres
±180,457 sf

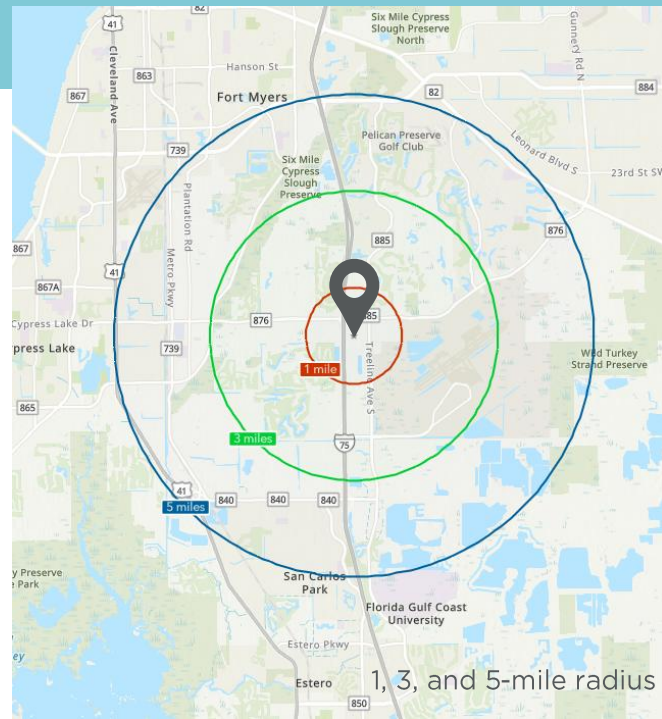
FOR SALE

\$3,200,000

Click [HERE](#) for Due Diligences Package

Property Highlights

- 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



1, 3, and 5-mile radius

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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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Better never settles



MPD ZONING:

LAND IS CLEARED AND READY TO DEVELOP. WITH MPD ZONING IN PLACE THE PROPERTY ACCOMMODATES 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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