

5 ACRE CPD ON PALM BEACH BLVD. FOR MYERS, FL

WILLIAM RAVEIS

COMMERCIAL

850 5th Avenue South | Naples, FL
www.NaplesCommercialRealty.com

FOR SALE

11300 PALM BEACH BLVD.



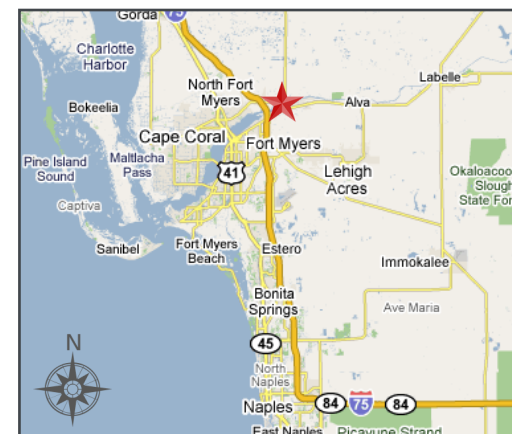
ZONING RESOLUTION & DEVELOPMENT ORDER IN PLACE

- **SITE:** 4.99 acres +/-
Cleared, partially filled, full median cut.
- **LOCATION:** Site is located directly on Palm Beach Blvd. (S.R. 80), east of I-75. Property is midway between I-75 and S.R. 31.

Main corridor connecting downtown Fort Myers to Babcock Ranch.

High growth area with increasing rooftops.
- **ZONING:** CPD (Lee County) allows for office, medical, retail, farm equipment sales/service, small equipment/vehicle dealers, and heavy equipment sales/service.

LOCATION



Michael Maurer
239.289.9946

Mike.Maurer@raveis.com

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DRONE PIC FACING WEST



2025 DEMOGRAPHICS

Source: Co-Star

DEMO	1-MILE	3-MILE	5-MILE
Total Population	3,082	24,462	67,161
Avg Household Income	\$84,619	\$82,505	\$81,085
Total Households	1,403	8,988	25,492
Median Age	55.4	41.8	42.5

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DRONE PIC FACING EAST



- 40,000+ homes planned or under construction within 5 miles of the site.
- Babcock Ranch is an 18,000 acre +/- master planned community with nearly 20,000 homes at full buildout.
- The property is a 15 minute drive to downtown Ft. Myers, 8 minute drive to Babcock Ranch, and 20 minute drive to Southwest Florida International Airport.
- One of the fastest growing commercial corridors in Lee County.

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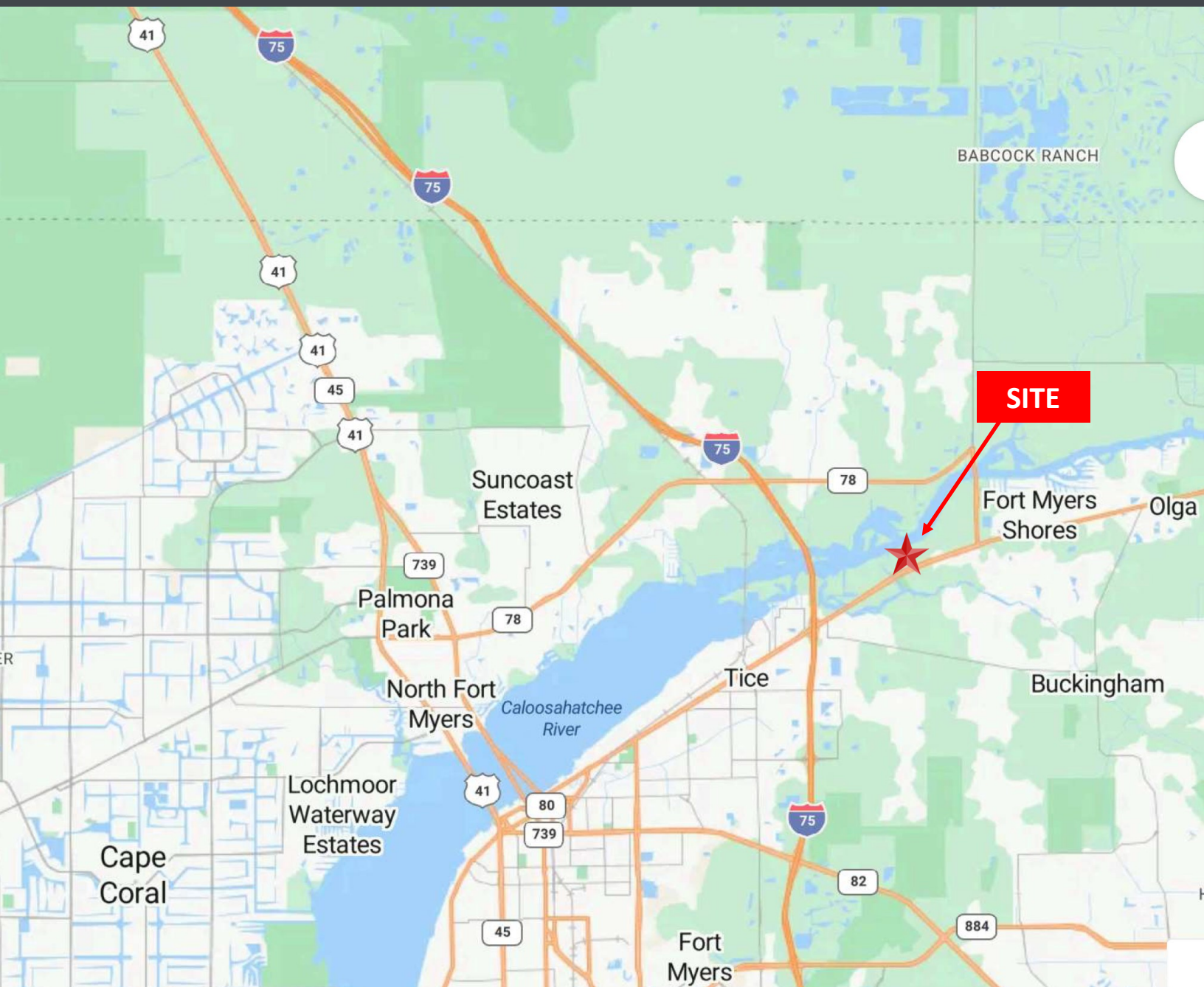
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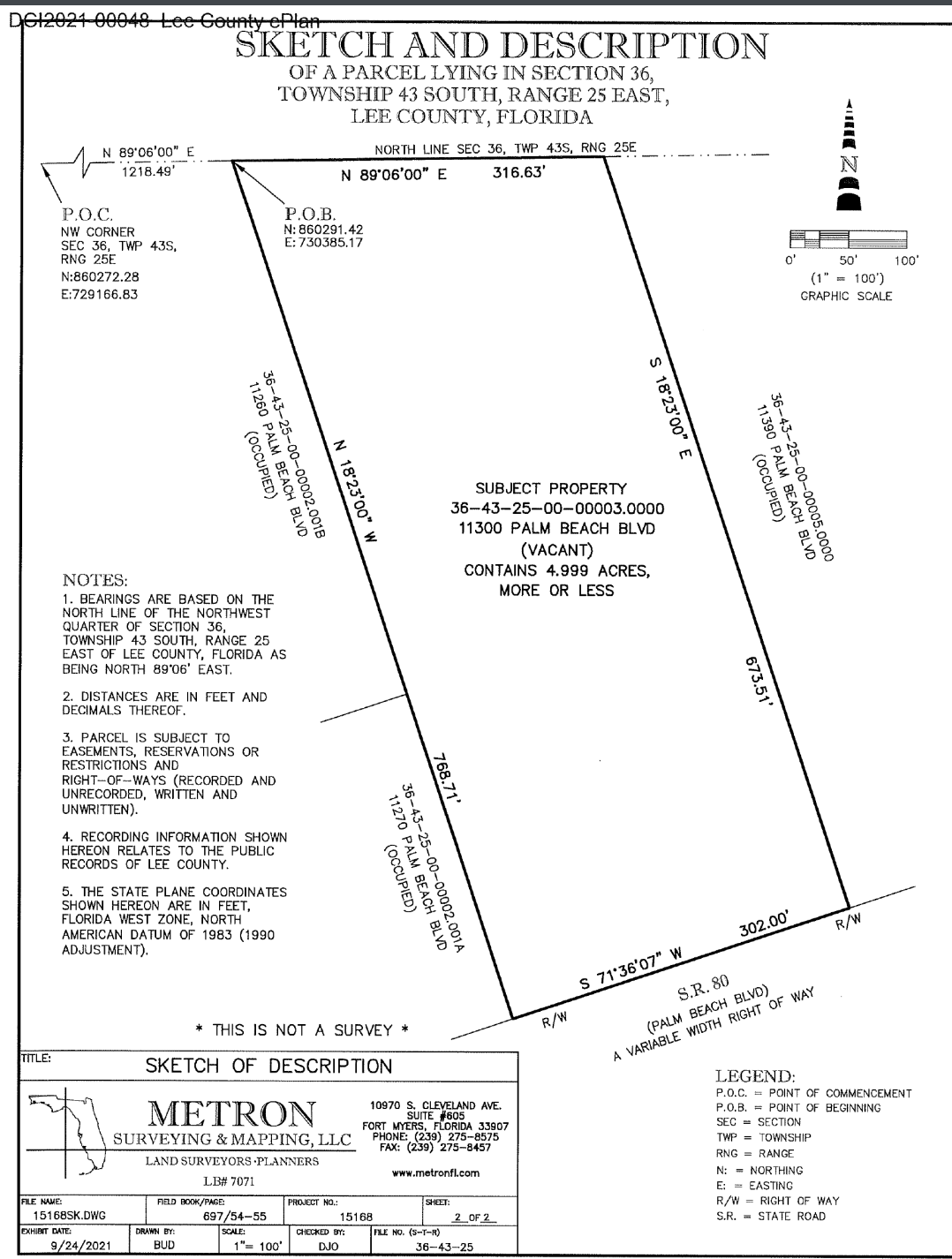
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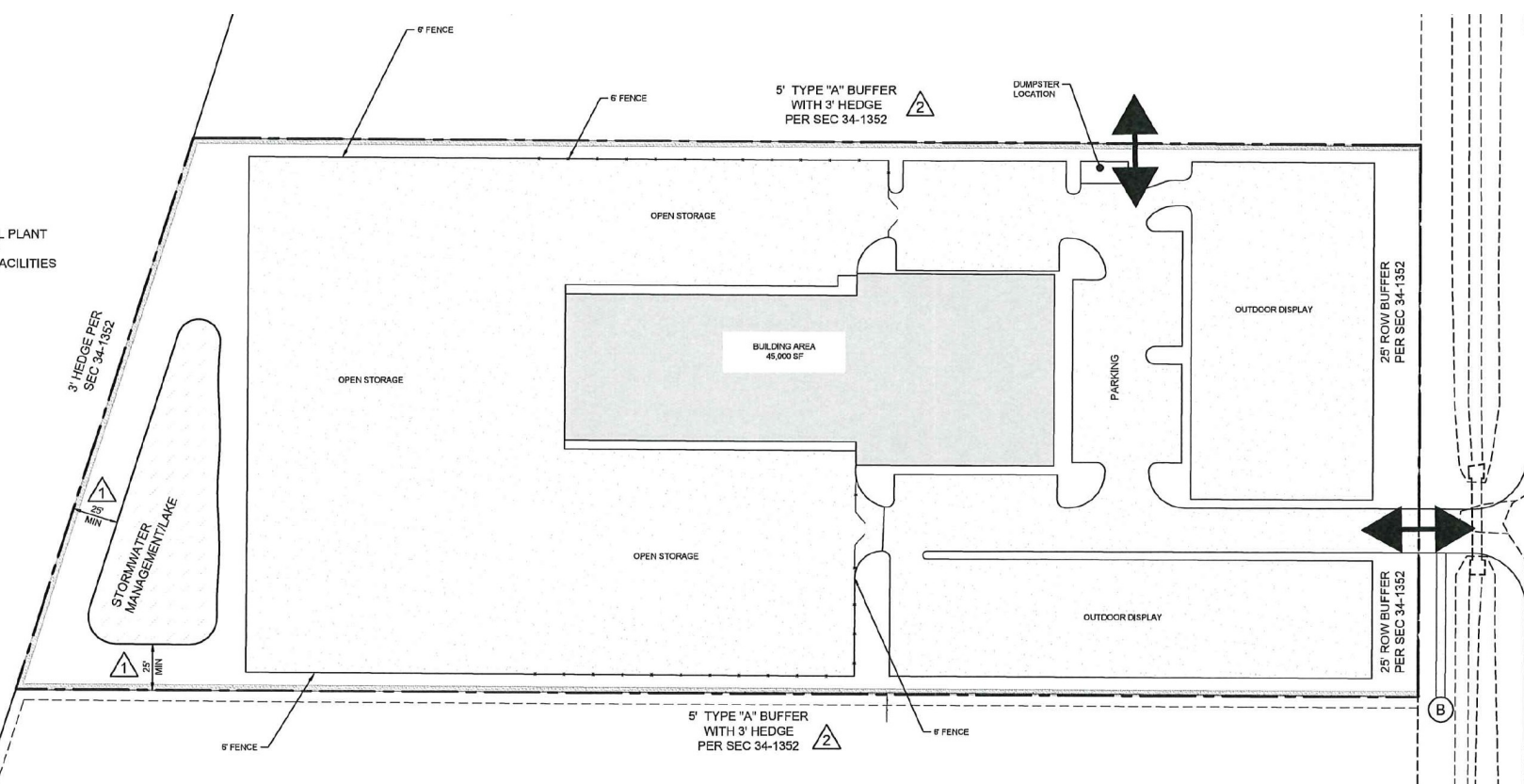
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FOR SALE

11300 PALM BEACH BLVD.

MASTER CONCEPT PLAN

45,000sf Building with Outdoor Storage/Display



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WELCOME TO WELL-CONNECTED...

Founded in 1974 in Connecticut, William Raveis is the No. 1 independent family-owned real estate company in the Northeast, Florida, and South Carolina and recognized, both locally and globally, by industry experts.

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From our global network to local knowhow, our agents specialize in addressing the complete needs of our clientele. Committed to courtesy every step of the way, we are dedicated to delivering the most respectful experience in real estate. Discover the world of William Raveis. You will receive the warmest of welcomes.

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