

COMMERCIAL LAND - 16.23 ACRES

**3811 SCHOOLHOUSE ROAD
FORT MYERS, FL 33916**



PROPERTY INFORMATION

- ◆ **SALE PRICE: \$3,900,000**
- ◆ **SIZE: 16.23+/- ACRES**
- ◆ **ZONED: COMMERCIAL INTENSIVE**
- ◆ **MOTIVATED SELLER**
- ◆ **ONLY 3 MILES FROM I-75**

FOR MORE INFORMATION CONTACT:

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DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	3,626	44,649	103,488
Average HH Income	\$42,167	\$50,463	\$59,556
Households	1,625	17,820	44,111
Employees	4,454	71,235	117,708

(DemographicsNow 2008)

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COMMENTS

16.23 +/- acres of commercial land in the City of Fort Myers. Property is zoned B-2, which offers a wide variety of uses and allows a floor area ratio of up to 1. Intensive Development Future Land Use also allots the highest density possible. Many opportunities for this site...including: Assisted Living, Multi-Family, Mixed-Use and/or Commercial. Property features 3 road access including frontage on Winkler Avenue and the new Veronica Shoemaker Boulevard. Conveniently located just off Colonial Boulevard (County Road 884) and only 3 miles from I-75, this site with good demographics offers convenient access throughout Lee County and the rest of Southwest Florida. Infrastructure and concurrency can justify high-density.

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