



Developers • Brokers • Investment Consultants  
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6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



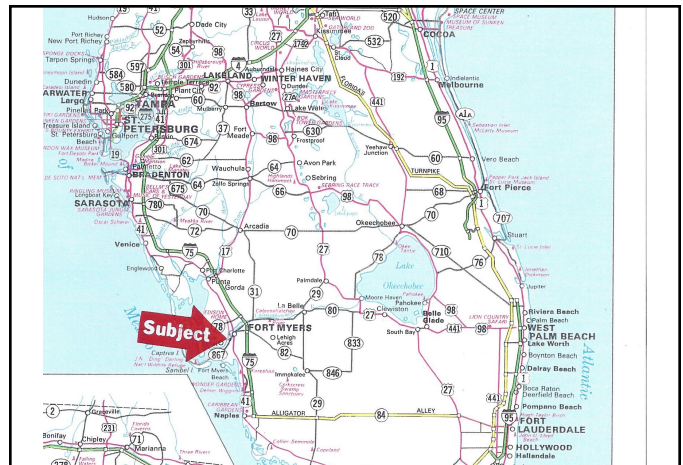
# SOLD

## 8.26+ Acres Fort Myers South Central Location \$3.75 Sq. Ft. CPD Office Site Full Median ERP Approved Zoned For Up To 66,150 Sq Ft.

Six Mile Commercial Office Site



This site located just north of the new Whole Foods Daniels road development. It will have a Corps permit with mitigation fees paid. Entitled for nearly ready to go development the site has direct access to Six Mile Cypress Parkway. Close proximity to many restaurants, grocery, and retail developments. Great physicians office location less than one mile from Gulf Coast Hospital.



Information Last Updated 07/26/2022

The information herein is believed to be true and correct but is not warranted by the Broker.  
This offering is subject to prior sale, price change or withdrawal without notice.



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## Six Mile Commercial Office Site Project Information

### **PROPERTY DESCRIPTION:**

Legal: 12700 Ben C. Prat Six Mile Cypress Parkway

Legal: STRAP# 17-45-25-00-00002.0040

Size in Acres: 8.26 Acres

Size in Sq. Ft.: 359,805

Frontage: 717

Average Depth: 700

Natural Elevation: 15'

Finish Floor El:

Flood Zone: AE

Map Number: 12071CO437F

Comments:

**LAND USE INFORMATION:**

Zoning: CPD

Ordinance #: Resolution # Z-07-069

Prelim. Dev. Ord.: No

Land Use Category: Urban Community

Spcl. Ordinances:

Zoning Comments: Dr. Offices, Pharmacy's Banks

Indoor storage etc.

Zoning Comments:

Who's District: Cecil Pendergrass

### **TAX INFORMATION:**

STRAP Number: 17-45-24-00-00002.0040

Current Yr. Taxes: \$6790.00

Spcl. Assessments: None

### **UTILITIES:**

Water: Yes

Line Size: 16'

Capacity: Yes

Dist. to Hydrant:

Sanitary Sewer: Yes

Line Size: 4" to 6" Force Main

Capacity: Yes

Franchise Dist.: Lee County

Power Company: FP&L

Fire District: South Trail

### **PRIMARY ACCESS:**

Primary Access: Ben Prat Six Mile Cypress Parkway

Number of Lanes: 4

Road Ownership: Lee County

Class: Arterial

Service Level: B

Traffic Count: 20200

Date: 2016

Growth Rate: 10% from 2015

### **SECONDARY ACCESS OR CROSS STREET:**

Secondary Access: Daniels Road

Number of Lanes: 6

Road Ownership: Lee County

Class: Arterial

Service Level: C

Traffic Count:

Date:

### **LISTING DATA:**

Offering Price: \$1,349,000

Price Per Acre: \$163,317

Price Per Front Foot: \$1,881

Price Per Square Foot: \$3.75 Sq. Ft.

Terms: Cash or acceptable terms

Comments:

### **YOUR PERSONAL NOTES:**

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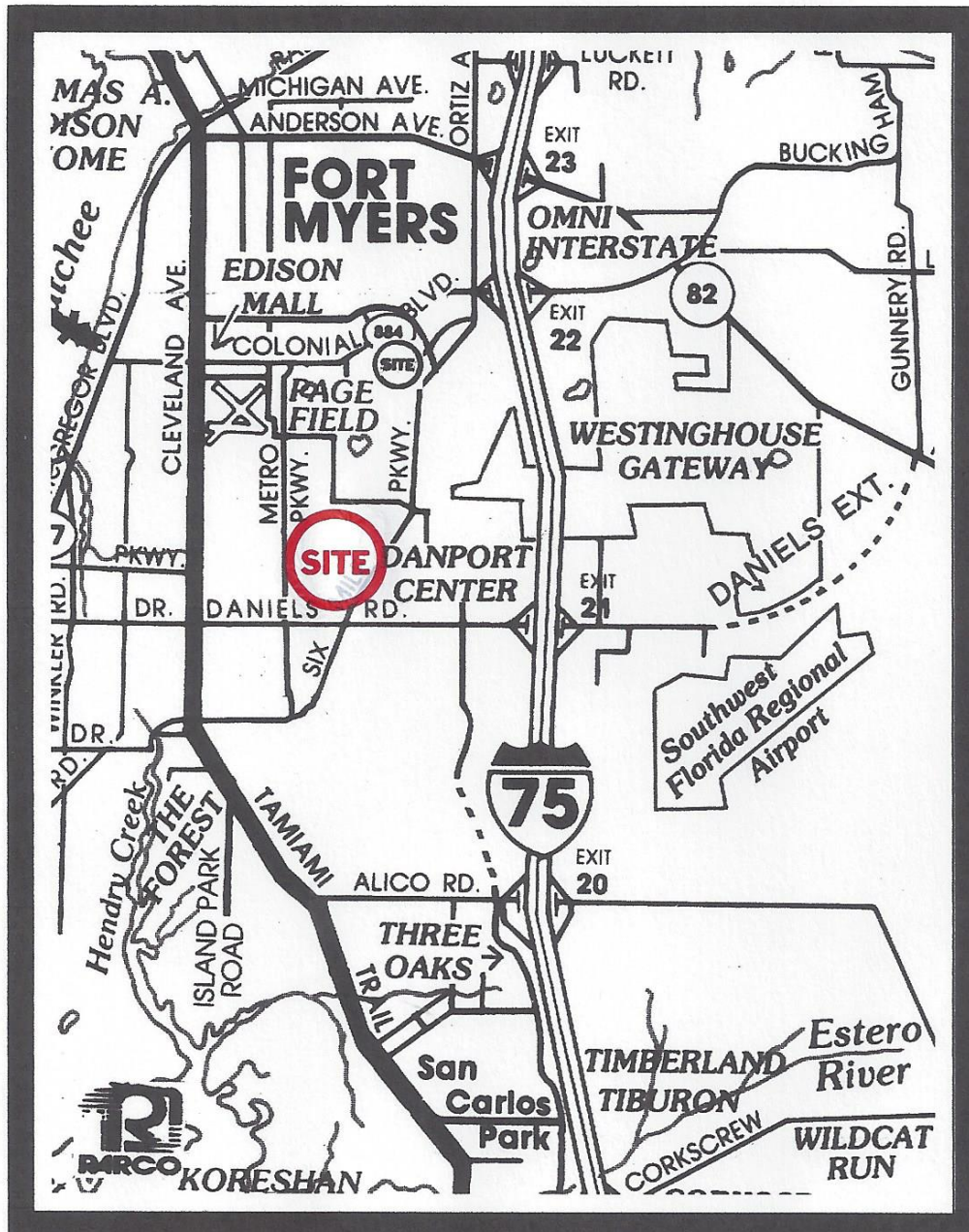
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