



**FOR  
SALE**

**OFFERED AT  
\$795,000**

## COMMERCIAL LAND WITH DEVELOPMENT ORDER IN PLACE

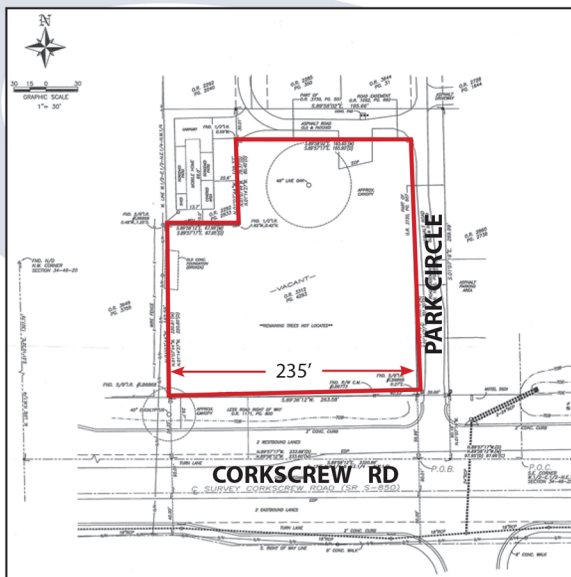
**1.17 ACRES CORKSCREW ROAD**  
9451 Corkscrew Road, Estero, FL 33928

### ■ **SIZE:**

1.17 Acres (50,965 SF)  
with 235' ± frontage

### ■ **PRICE:**

\$795,000.00 (\$15.60/SF)



### PROPERTY FEATURES

- Choice location to serve the south Lee County market between I-75 and Tamiami Trail (US 41).
- Zoned Commercial Planned Development (CPD) for office, retail, medical, etc.
- Utilities: Lee County sewer & water
- Features: Prime commercial parcel with direct access and prime frontage on Corkscrew Road. Active development order for a 10,136 SF professional building with 50 parking spaces. In addition to the current Development Order there is a full set of architectural drawings approved by the Estero Community Association.
- A rare opportunity to purchase a site that is fully permitted & ready for immediate development.
- Owner will also consider developing the building as a commercial condominium and selling individual units. Condo development requires a minimum of 5,000 sf sold to start construction.

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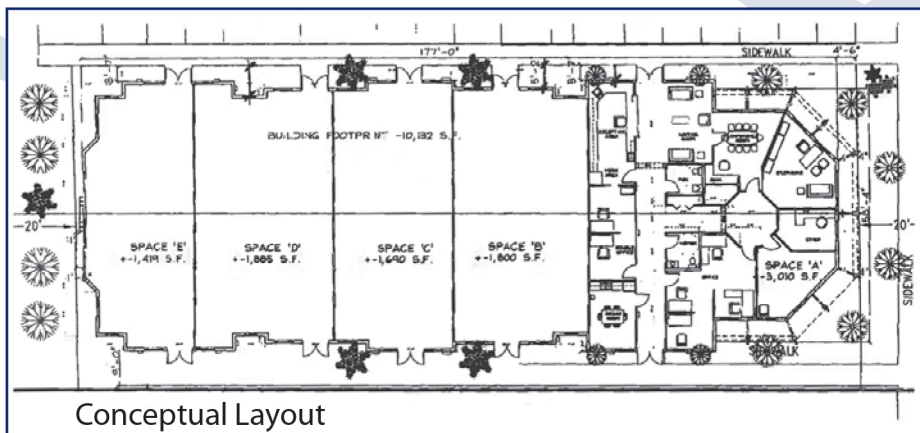
### LOCATION MAP



### Conceptual Drawing



### FLOOR PLAN



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