5± ACRE HOTEL/MIXED–USE SITE
DANIELS PARKWAY CORRIDOR

FOR SALE

8870/8891 DE LASALLE ACADEMY WAY, FORT MYERS, FL 33912

PRICE: $3,990,000 @ $17.71 PSF
SIZE: 5.17± Acres (225,341± SF)
DIMENSIONS: 681.2’± Salrose Lane x 330.8’± Apaloosa Lane
LOCATION: NW corner of Apaloosa Lane and Salrose Lane, just off Daniels Parkway
ZONING: CS-1 - Special Commercial (Lee County) Owner is in process of rezoning to CPD for 140-room, 3-story Hotel and 30,000 SF Office/Retail with maximum 45’ height
RE TAXES: $15,733.74 (2021)
PARCEL ID: 21-45-25-01-00000.0300

MIXED–USE CORNER

Former De Lasalle Academy private school site in which classes were held in portable units. The site is improved, and high and dry. It is currently being leased to a general contractor for construction material storage while they construct a multi-family project across the road. Their lease started in May 2022 and will expire in May 2023, with a month to month arrangement thereafter. The rent is currently $4,500/Month Gross but will increase to $5,000/Month Gross after May 2023. The Property is currently zoned CS-1, owner is in the process of rezoning the site to an Apaloosa Lane CPD which allows a 140-room hotel and 30,000 SF Office/Retail Use. Alternatively, the site can be used for 60,000 SF Office/Retail use with no hotel use.
5± ACRE HOTEL/MIXED-USE SITE
DANIELS PARKWAY CORRIDOR

FOR SALE
8870/8891 DE LASALLE ACADEMY WAY, FORT MYERS, FL 33912

HIGHLIGHTS
- Great location just off Daniels Parkway, near I-75, Exit 131
- Owner is in process of rezoning to CPD

ALLOWED USES
CPD Zoning will allow a Wide Variety of Uses including but not limited to:
- Administrative Offices
- Animal Clinic/Pet Services
- Auto Parts Store
- Drive-thru Facility
- Healthcare/Medical
- Hotel/Motel
- Place of Worship
- Recreational Facility
- Restaurant/QSR
- Retail
- Storage
- and more...

CONTACT
FRED KERMANI, CCIM, AIA
Partner
239.659.4960
Fred.Kermani@CREConsultants.com
www.CREConsultants.com/FredKermani

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

08/29/22