



**MAYHUGH**  
COMMERCIAL ADVISORS

**FOR SALE**

55.67 +/- Acres Commercial Land

COLONIAL BLVD. - FORT MYERS, FL 33966



**Property Description:** This prime 56 +/- acre site is cleared & partially filled and offers a master planned community of commercial/industrial, medical and office campus, apartments & other mixed uses. The site fronts and offers direct access to 3 major roadways - Colonial Blvd., Metro Pkwy. & Plantation Rd. More importantly the site has governmental agency(s) approved and installed Backbone Water Management system with onsite retention and outfall structure in place. Thereby allowing vertical development to take place with local City of Ft. Myers permitting. Additionally, the entire site has an ongoing interim use for cattle grazing, thereby qualifying the site for an Agricultural Classification of Lands. The site is situated 2.7 +/- miles West of I-75 and 1.7 +/- miles East of US-41. The property location provides existing and high supporting residential demographics and traffic counts for a Neighborhood Commercial Shopping Center with a grocery anchor as well as a variety of retail tenants and commercial out parcels for gas/convenience store, fast food and Walgreens/CVS along the Colonial Blvd & Metro Pkwy. corridors as well as professional offices, multi-family & apartments along Plantation Road and industrial flex and showroom along Metro Pkwy.

<b>Price:</b>	\$35,162,285.00
<b>Price P/S/F:</b>	\$14.50 P/S/F
<b>Acage Size:</b>	55.67 +/- Acres
<b>STRAP #:</b>	06-45-25-P1-00002.0220 06-45-25-P2-00002.0000 06-45-25-P2-00002.0160 & 0200 06-45-25-P2-00002.0210 & 0220 06-45-25-P2-00006.0010
<b>Zoning:</b>	CG & PUD (City of Fort Myers)
<b>Utilities:</b>	Water & Sewer Available
<b>Taxes:</b>	\$672.09 (2019)

\*Note to all Brokers: Buyer's Broker's Commission(s) to be paid by Buyer\*

Advisor:

**Chuck Mayhugh**  
239-823-8010 (Cell)

chuck@mayhughrealty.com

**Mayhugh Realty, Inc.**  
13690 Eagle Ridge Dr.  
Fort Myers, FL 33912

Office: 239-278-4945  
Fax: 239-278-1964

Drawing not to scale. The statements, information and figures presented herein in this offering, while not warranted or guaranteed, are secured from a source we believe to be reliable. Subject to prior sale, withdrawal and price change without notice.

MayhughCommercial.com



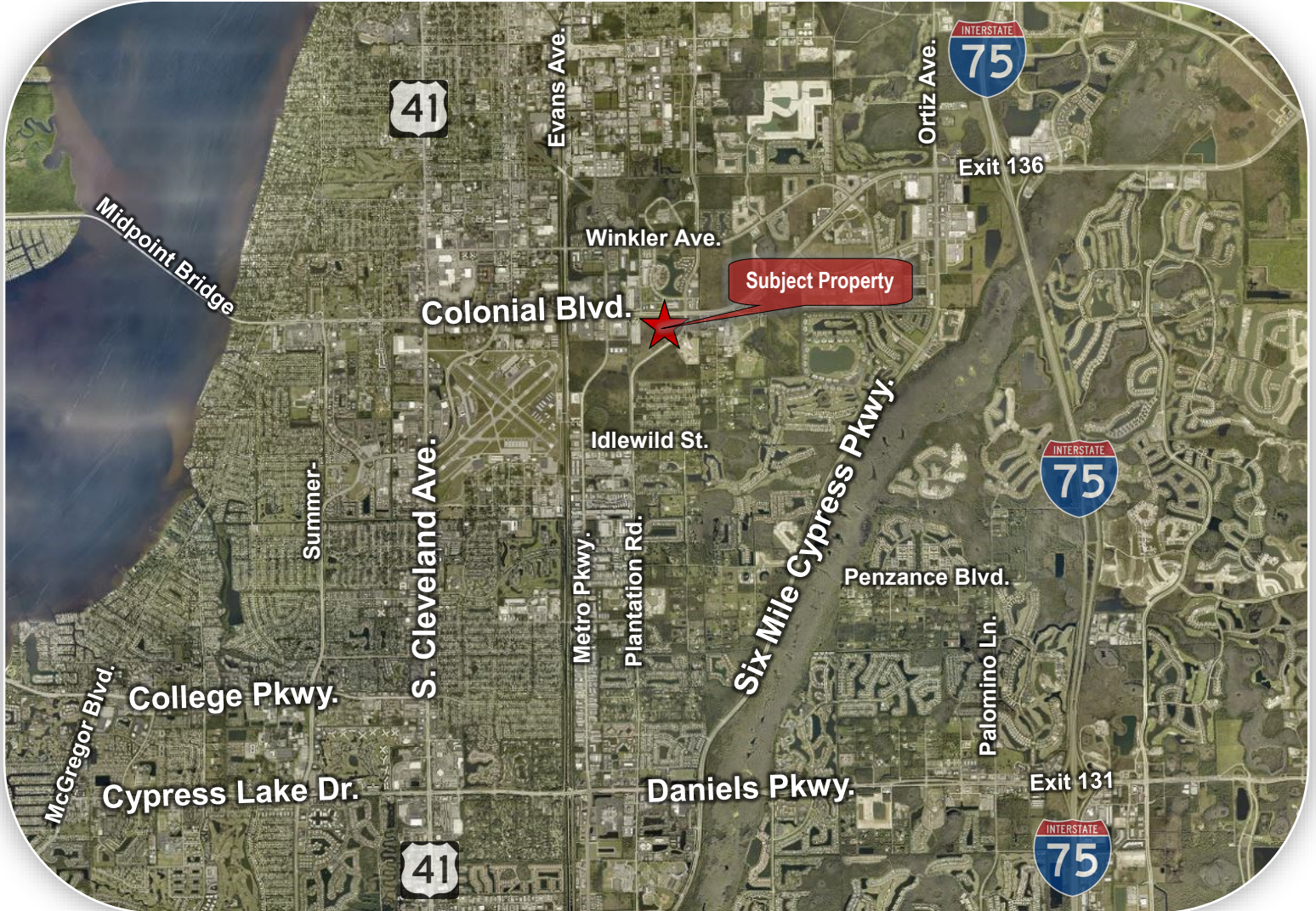
**MAYHUGH**  
COMMERCIAL ADVISORS

**FOR SALE**

55.67 +/- Acres Commercial Land

COLONIAL BLVD. - FORT MYERS, FL 33966

**Property Location:**



**Property Demographics:**

	1-MILE	3-MILE	5-MILE
Population	5,938	57,204	121,852
Average Household Income	\$45,298	\$55,283	\$65,029
Households	2,590	23,721	51,988
Median Age	32.3	37.0	41.4
Employed	7,734	56,927	113,181

Mayhugh Realty, Inc.  
13690 Eagle Ridge Dr.  
Fort Myers, FL 33912  
MayhughCommercial.com

**Chuck Mayhugh**  
239-823-8010  
chuck@mayhughrealty.com