MULTIFAMILY/ASSISTED LIVING **192 UNITS**

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FOR SALE

SCHOOLHOUSE ROAD FORT



\$1,900,000 @ \$9,896/Unit PRICE:

SIZE: Buildable 10.57 ± Acres

> 3.20± Acres Lake Preserve 17.26± Acres Total 31.03± Acres

LOCATION: North of Winkler Avenue, just west of Veronica S. Shoemaker Boulevard

ZONING: CI - Commercial Intensive (Lee County)

RE TAXES: \$20,377 (2020)

UTILITIES: Water: 12" Water Main & Sewer: 8" Gravity Main (City of Fort Myers)

31-44-25-P2-00500.0020 **PARCEL ID:**

MULTIFAMILY DEVELOPMENT OPPORTUNITY-

This 31± acre site offers the luxury of pristine preserve living, yet is only minutes from urban amenities like Eastwood Golf course, the future Top Golf, Hodges University, Lowes, BJ Wholesale, Publix, downtown Fort Myers and I-75. Children can safely walk to Colonial Elementary across from property. Fire and EMS station 6 is also next door. Superb access to the site via Schoolhouse Road, that has a full median cut on Winkler Avenue, and also Shoemaker Lane with full median cut off Veronica Shoemaker Boulevard. The engineering is done, just renew the permits and enjoy the competitive leasing advantage of this environmental gem.

PRICE REDUCED!

CONTACT

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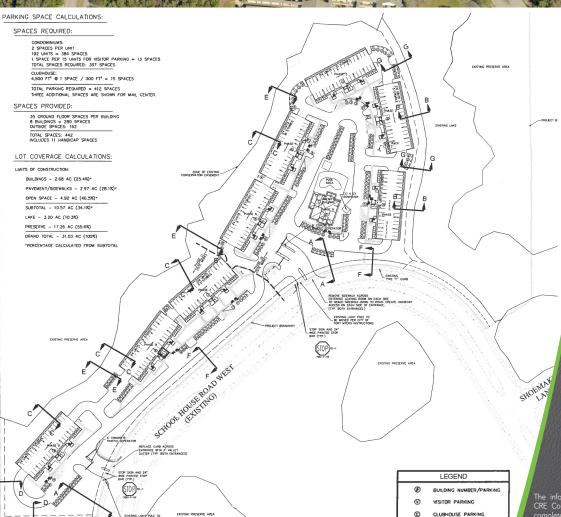
> 1100 Fifth Ave. S, Suite 100 Naples, FL 34102

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3701 SCHOOLHOUSE ROAD W, FORT MYERS, FL 33916





HIGHLIGHTS

- Hanson Street extension under construction
- Approximately 3± miles to 1-75
- SFWMD Permit expires January 29, 2021
- FM Permit SIT2015-00365 (Expired June 2016)
- Construction of 4,500± SF Clubhouse
- 192 Multifamily units
- 8 buildings
- 24 units/building
- Four-stories over parking
- 2 Bedrooms 1,360± SF 3 Bedrooms - 1,754± SF
- Gated access

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