

PRIME DEVELOPMENT SITE SUMMERLIN ROAD FRONTAGE

FOR SALE

SUMMERLIN COMMONS BOULEVARD, FORT MYERS, FL 33907



PRICE: \$2,100,000 at \$14.63 PSF

SIZE: 3.29± Acres (430'± Summerlin Road Frontage)

LOCATION: Just south of Boyscout Drive, with frontage on Summerlin Road

ZONING: NC - Neighborhood Commercial (City of Fort Myers) [Click here for zoning uses](#)

RE TAXES: \$12,339.90 (2022)

PARCEL ID: 11-45-24-P1-03600.0060 & 11-45-24-P1-03600.0070

PRIME DEVELOPMENT SITE

Benefit from Summerlin Road frontage for maximum visibility and multiple points of access to property via Summerlin Road, Boyscout Drive and Hawks Landing Drive. Conveniently located with quick and easy access to US 41, Colonial Boulevard and College Parkway. NC zoning district to provide areas for commercial activities that meet the retail, shopping and service needs of the community, to include but not limited to Banking, Convenience Store, Charter School, Hotel, Medical, Outpatient Surgery, Office, Residential Multifamily and Storage.

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HIGHLIGHTS

- 430' frontage on main arterial, Summerlin Road
- NC zoning allows a variety of uses
- Excellent visibility on high traffic corridor
- Multiple points of access via Summerlin Road, Boy Scout Drive & Hawks Landing Drive



430'
FRONTAGE ON
MAIN ARTERIAL

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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,149	68,823	167,440
EST. HOUSEHOLDS	5,836	31,225	77,720
EST. MEDIAN HOUSEHOLD INCOME	\$44,992	\$54,981	\$58,692
TRAFFIC COUNTS (2022)	33,000 AADT (Summerlin Road)		

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