

# 0.36± ACRE LOT

## STATE ROAD 82 CORRIDOR

### FOR SALE

318 BLACKSTONE DRIVE, FORT MYERS, FL 33913



**PRICE:** \$80,000 @ \$5.14 PSF or \$222,222/Acre

**SIZE:** 0.36± Acres (15,551± SF)

**DIMENSIONS:** 100'± Frontage x 155'±

**LOCATION:** Just southeast of State Road 82 and Blackstone Drive, 5 miles east of the Daniels Parkway/Gunnery Road intersection

**ZONING:** Former CPD - Commercial Planned Development (Lee County)  
May have potential of being rezoned for commercial or single-family use

**RE TAXES:** \$356.90 (2022)

**PARCEL ID:** 20-45-27-63-00239.0070

### 0.36± ACRE SITE

This 0.36± acre lot is located just off State Road 82, a major east/west artery in Lee County. While the lot currently requires rezoning for development, its strategic location adjacent to the proposed Blackstone Corporate Park MPD (Mixed-use Planned Development) positions it as an ideal opportunity for future growth. The proposed Blackstone Corporate Park, set to become the focal point of a thriving hub catering to the surrounding community, will feature 500,000 SF of commercial space and 350,000 SF of industrial use.

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## STATE ROAD 82 CORRIDOR

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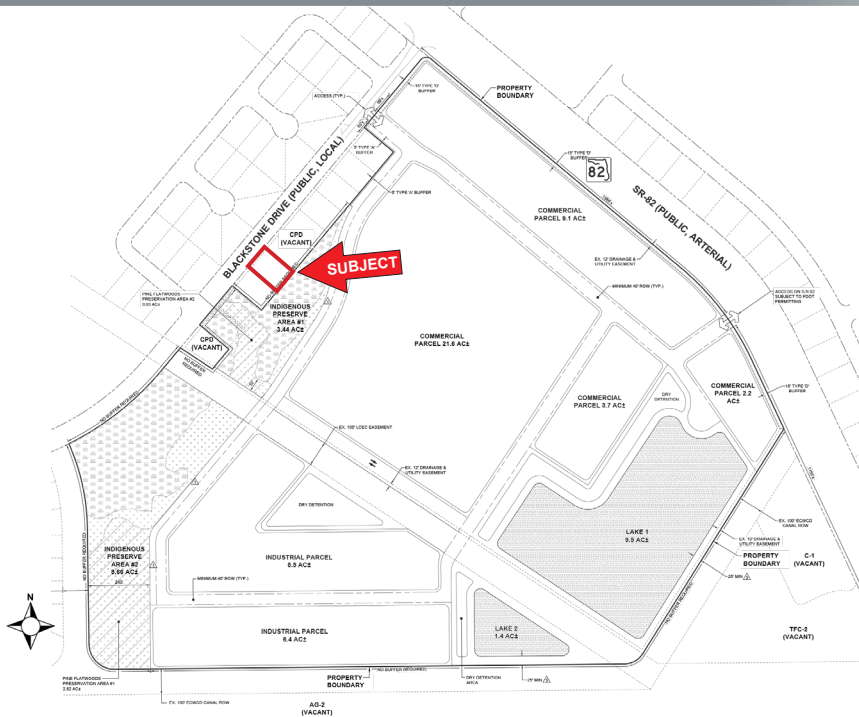
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### HIGHLIGHTS

- Just off State Road 82 on Blackstone Drive
- Ideal accessibility off State Road 82 for future development
- Adjacent to the proposed Blackstone Corporate Park MPD
- 5± miles east of the Daniels Parkway/Gunnery Road intersection

### PROPOSED BLACKSTONE CORPORATE PARK MPD



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,276	16,258	54,283
EST. HOUSEHOLDS	712	5,217	18,411
EST. MEDIAN HOUSEHOLD INCOME	\$67,088	\$59,287	\$54,579

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