



COMMERCIAL

For More Information Contact:

Mark L. Morris, Advisor

MMorris@vipcommercial.com

(239) 671-2266

www.vipcommercial.com



52.11± ACRES FOR DEVELOPMENT MULTI-FAMILY / ASSISTED LIVING / COMMERCIAL



PROPERTY DESCRIPTION

- Location: Diplomat Parkway E., North Fort Myers/Cape Coral, FL 33903/33906
- S.T.R.A.P. #'s: 34-43-24-00-00001.3030 (38.11± Acres/North), North Fort Myers
34-43-24-00-00001.303A (12.49± Acres/South), Cape Coral
34-43-24-00-00001.306A (1.51± Acres/ROW), North Fort Myers
- Total Land Size Combined: 52.11± Acres
- Mixed Zoning: RPD/CPD (Residential Planned Development/Commercial Planned Development), Lee County
- Comments: The subject parcels totaling 52.11± acres are being sold as a development package. The location is just east of the newly built VA Hospital and west of US41. This corridor between Lee & Charlotte County is expected to see significant expansion over the next 10 years due to the lack of affordable housing inventory.
 - ◆ The North parcel is zoned RPD & CPD. The RPD allows for 138 dwelling units plus a maximum of 400 ALF beds, which can be converted into regular dwelling units for a total of 238 dwelling units. The CPD allows for 50,000 SF of medical office.
 - ◆ The South parcel is zoned RPD which allows for 105 dwelling units, and an additional 21 units may be constructed if they are marketed at a price point that is affordable to moderate income households at the time of building permit application.

SALE PRICE: \$2,499,000

**VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303**

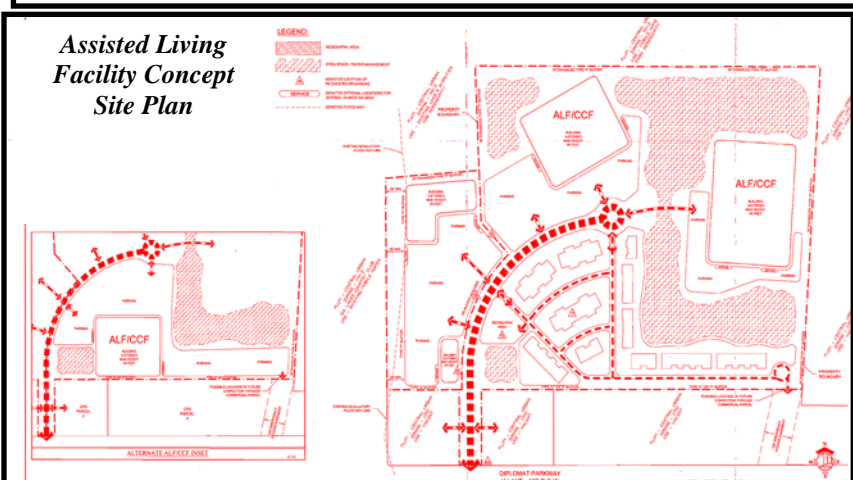
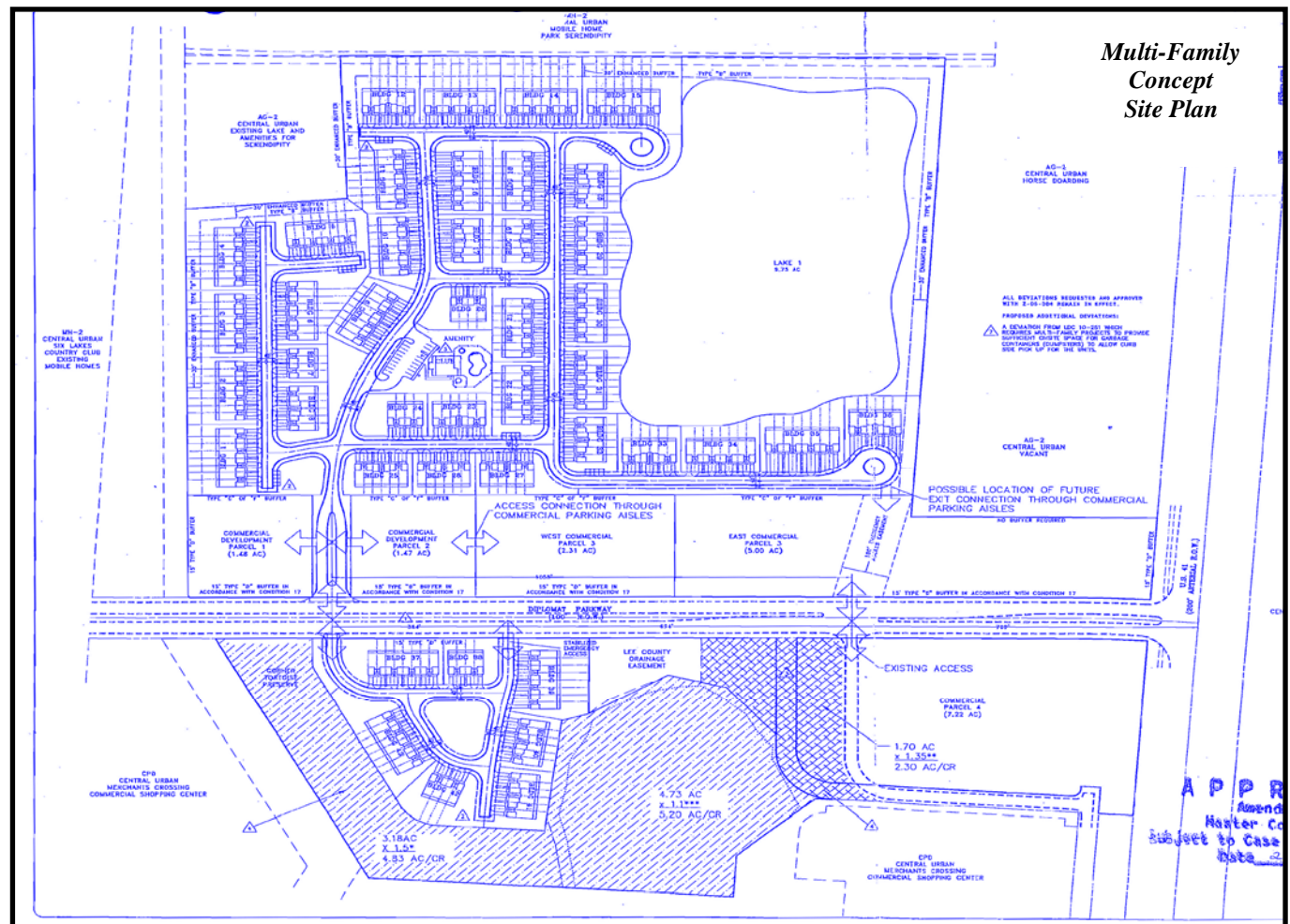


COMMERCIAL

For More Information Contact:
Mark L. Morris, Advisor
MMorris@vipcommercial.com
(239) 671-2266
www.vipcommercial.com



52.11± ACRES FOR DEVELOPMENT MULTI-FAMILY / ASSISTED LIVING / COMMERCIAL



Population	1 Mile	3 Miles	5 Miles
2015 Total Population	5,643	46,855	107,040
2020 Population	6,350	51,992	118,261
Pop Growth 2015-2020	12.53%	10.96%	10.48%
Average Age	56.7	48.4	45.10
Households			
2015 Households	2,927	21,437	45,866
Median Household Inc.	\$33,086	\$33,687	\$36,530
Housing			
Medium Home Value	\$61,654	\$76,941	\$86,853
Median Year Built	1981	1983	1985

VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303