



COMMERCIAL

For More Information Contact:

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18.81± ACRE DEVELOPMENT SITE BETSY PARKWAY / SAINT JAMES CITY



PROPERTY DESCRIPTION

- **Location:** 10300 Betsy Parkway
Saint James City, Florida 33956
- **S.T.R.A.P. #:** 28-44-22-00-00024.0000
- **Land Size:** 18.81 ± Acres
- **Zoning:** AG-2 (Agricultural)
- **Future Land Use:** Urban Community

Comments: This 18.81± acre parcel is a fantastic developers opportunity. The parcel is ideally located at the north end of Saint James City, directly off of Pine Island Road NW and just south of Pine Island Center. With it's unique Florida charm, Pine Island is growing fast and has recently added a new Publix grocery store near the corner of Betsy Parkway and Pine Island Road NW. The site has approx. 676 feet of frontage along Betsy Parkway. It is mostly level and ready to be cleared. The current AG-2 zoning has many allowable uses, and a Future Land Use of Urban Community, making this an excellent opportunity to rezone as commercial or multi-family. The following preliminary studies were done in early 2022: Environmental Assessment & Preliminary Species Survey Report, Geotechnical Engineering Services Report, and an Alta/NSPS Survey.

ASKING PRICE: \$1,400,000 (\$1.71 PSF)

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

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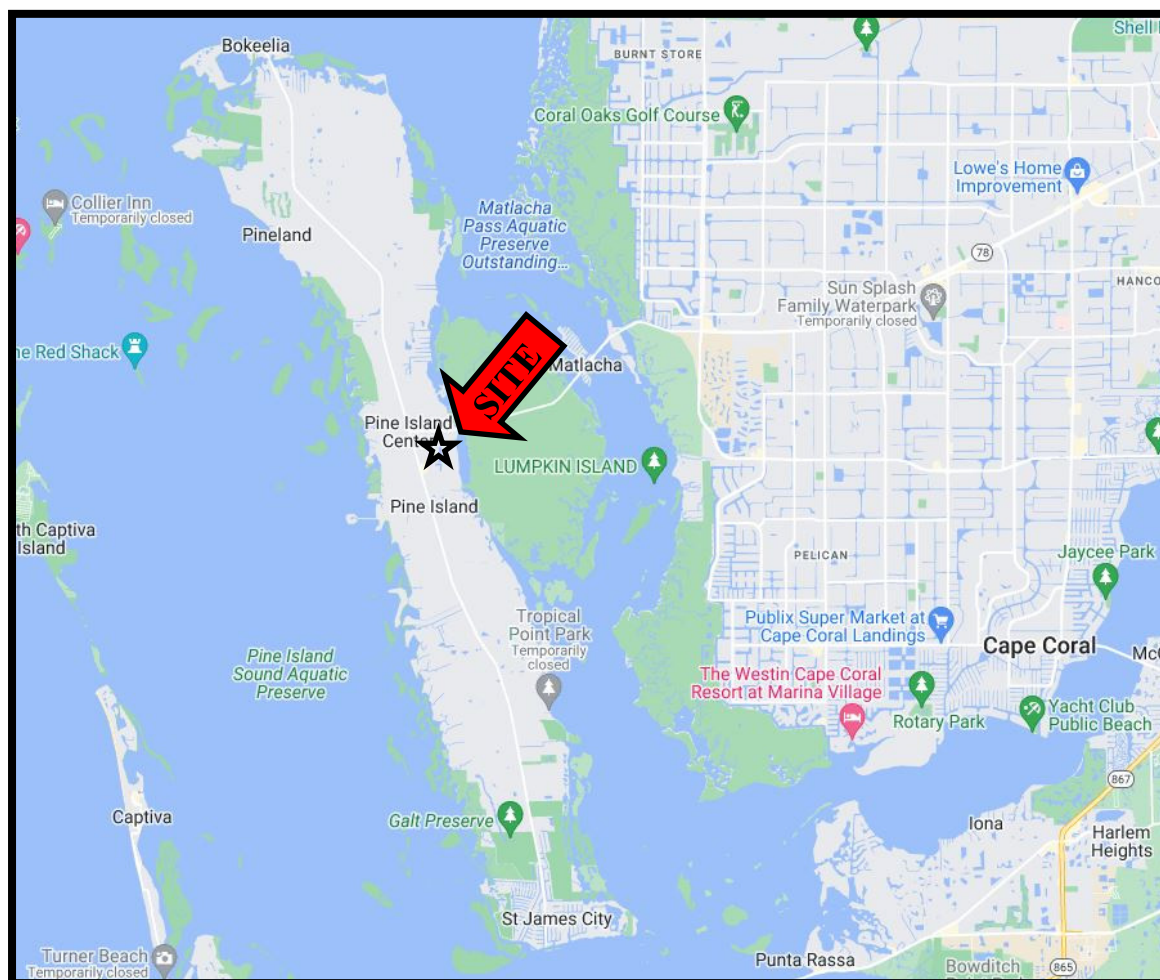
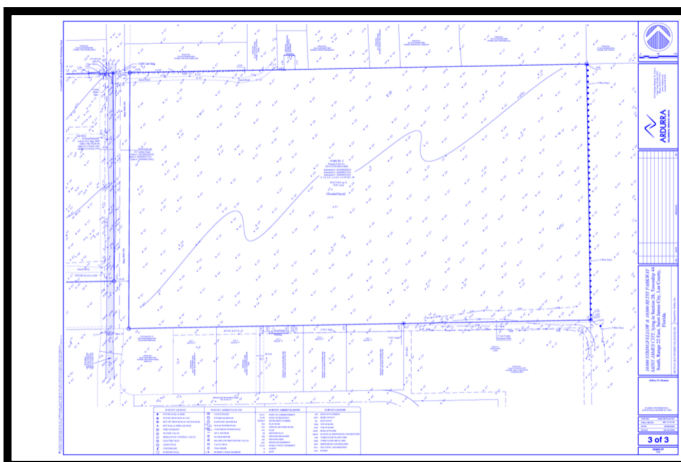
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