

Treeline Avenue - 7.5 Acres Fort Myers, FL



PROPERTY HIGHLIGHTS

- Over 1000' of frontage on Treeline Ave.
- Property is cleared, partially filled and fully improved with water and sewer at the property line.
- Full median opening is in place on Treeline at Goldenwood Drive allowing quick access in all directions.
- Traffic counts at 55,000 at Daniels Pkwy. and 26,000 AADT on Treeline Ave.
- Over 17,000 residents within 5 miles as well as SW Florida Int'l Airport and FGCU.

PRICE

\$9/sf usable acre - \$2,950,000

LOCATION

- NWQ Treeline Ave. & Daniels Pkwy.
Fort Myers, FL
- 2 minutes to I-75
 - 5 minutes to SW Florida Int'l Airport
 - 15 minutes to FGCU

LAND SIZE

7.5 Acres usable land

ZONING

Permits up to 153 MF units or up to 612 ACLF units, up to 6 stories or 75' in height, 30,000 sf of office, and 80,000 sf of retail or 82,500 sf medical office.

INFORMATION

Visit DevelopmentRealty.org for comprehensive due diligence