



## EXECUTIVE SUMMARY

- Location** The *Estates at Entrada* is located on the east side of US 41 North in North Fort Myers. The property is 10 minutes to downtown Fort Myers, 15 minutes to I-75 and 30 minutes to Southwest Florida International Airport.
- Description** The *Estates at Entrada* consists of 281 acres located in unincorporated Lee County. At build out there will be over 1,000 units of single and multifamily units along with appertunant commercial uses or alternatively, ALF/CCF/ILF and/or multifamily fronting US 41.
- Benefits** Utilities, lift station, master stormwater, street lights, curb and gutter and curb cuts are all in place along with quick access to all area amenities and major roadways for commuting.
- Permits** A Lee County Development Order is in place allowing infrastructure construction for up to 1,461 units and the project has a Certificate of Concurrency. Certification of the surface water management system has been issued by South Florida Water Management District. All permits are valid and active.
- Utilities** Mainline water, sewer and lift station are installed. Lee County Utilities and FGUA are the utility suppliers and sufficient capacity is available.
- Pricing** Attached in flyers.

**Contact**



**Jessica Russo**

**239.849.0012**








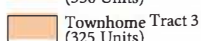
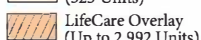
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# The Estates at *Entrada*

## THE ESTATES AT ENTRADA

Lee County Zoning Resolution Z-06-039 permits up to 1,600 units

- |  |   |
|--|---|
|  Single Family Tract (325 Units)      |  Commercial 170,000 SF Retail/Office |
|  Multi-Family Tract (300 Units)       |  Preserves                           |
|  Townhome Tract 1 (300 Units)         |  Lakes                               |
|  Townhome Tract 2 (350 Units)         |   |
|  Townhome Tract 3 (325 Units)         |   |
|  LifeCare Overlay (Up to 2,992 Units) |   |

DO 20006-00145 approved for 1,461 units

Lee County Zoning Resolutions ADD-2013-00021 permits up to 2,992 units

# Villages of Entrada by DR Horton Completion in 2021



**Subject Property**



**SOLD TO D.R. HORTON**  
Single Family Tract  
72.44 AC

**SOLD TO D.R. HORTON**  
Townhome Tract # 1  
29.77 AC

**SOLD TO D.R. HORTON**  
Townhome Tract # 2  
29.79 AC

**GC@B**  
Multi-Family Tract #2 /  
Townhome Tract # 3  
21.59 AC

**SOLD**  
Multi-Family Tract #4  
16.74 AC

**AVAILABLE**  
Commercial  
12.35 AC

Artist's Conception

## Pricing Summary

### Commercial Parcel • \$4,142,000 - \$7.70 psf

12.35 acres fronting US 41 zoned for 170,000 square feet of Retail, Office, Warehouse, Assisted Living, Skilled Nursing, Continuing Care and Independent Living units. Cleared with utilities to the property line, master stormwater, landscape buffers in place. Potential Multifamily use with RPD zoning.

### Townhome Tract #1 • \$4,000,000 (SOLD TO D.R. HORTON)

Lee County Development Order in place for 300 units on 29.77 acres. Zoning permits 300 units.

### Townhome Tract #2 • \$4,700,000 (SOLD TO D.R. HORTON)

Lee County Development Order in place for 293 units. Zoning permits 350 units and up to 600 Assisted Living, Skilled Nursing, Continuing Care and Independent Living units on 29.79 acres.

### Townhome Tract #3 / MF Tract #2 • (SOLD)

Lee County Development Order in place for 320 units. Zoning permits 325 units and up to 1,300 Assisted Living, Skilled Nursing, Continuing Care and Independent Living units on 21.59 acres. Site is cleared, partially filled, water management lakes completed, and utilities to the property line.

### Multi-Family Tract #1 (SOLD)

Lee County Development Order in place for 240 units. Zoning permits 300 units and up to 1,200 Assisted Living, Skilled Nursing, Continuing Care and Independent Living units on 16.74 acres. Site is cleared, filled, water management lake completed, and utilities to the property line.

### Single Family Tract • \$6,700,000 (SOLD TO D.R. HORTON)

Lee County Development Order in place for up to 279 units. Zoning permits 325 units on 72.44 acres.





## PROPERTY HIGHLIGHTS

- Zoned for 170,000 square feet for a wide range of commercial uses & up to 492 ALF/ILF/CCF
- Height Limit is 50 feet.
- Cleared, utilities to property line, master stormwater, two curb cuts & landscape buffers in place.
- More than 500 FF on US 41

## PRICE

\$4,142,000 - \$7.70 psf

## LOCATION

- Playa Del Sol Blvd. & US 41 N. Fort Myers, FL
- Mins to shopping, schools, healthcare
- 10 min to downtown Fort Myers, 15 min to I-75 & 30 min to SWFL Int'l Airport

## LAND SIZE

12.35 Acres

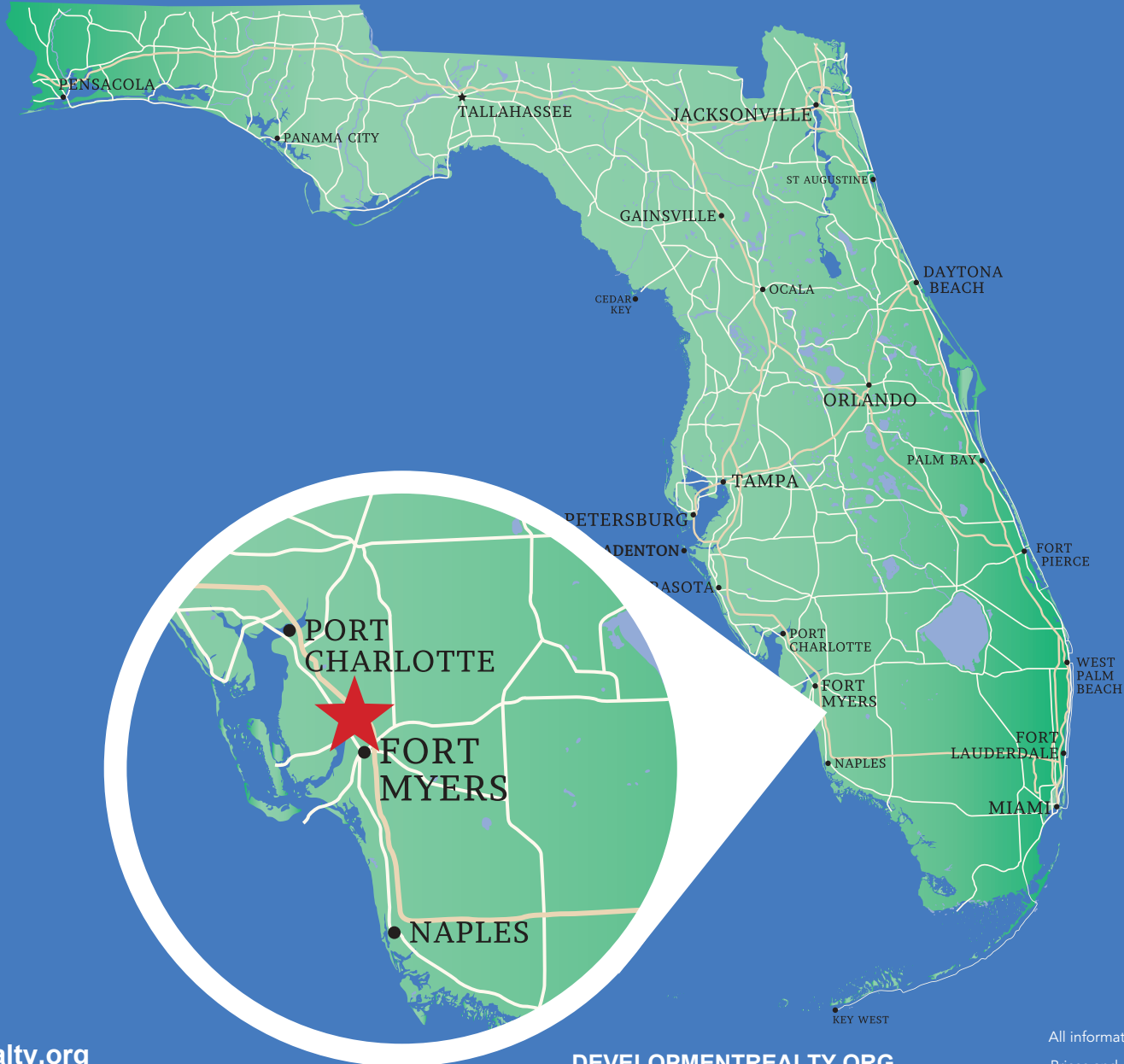
## ZONING

CPD, up to 492 ALF/ILF/CCF. Potential Multifamily use with RPD.

## CONTACT



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All information is deemed accurate but not guaranteed.  
Prices and availability subject to change without notice.