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**Treeline Ave 7.5 Acres - Fort Myers, FL 33913**  
**Retail/Office/Multifamily/ACLF Land**

Interstate 75

**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 Dr. allowing quick access in all directions.
- Traffic counts are 55,000 at Daniels Pkwy and 26,000 AADT Treeline Ave.
- Over 17,000 residents within 5 miles as well as SW FL Int'l Airport and FGCU.

**LOCATION** Treeline Ave and Daniels Pkwy., NWQ - Minutes to I-75, SW FL Int'l Airport and FGCU

**LAND SIZE** 7.5 acres usable land  
**ZONING** Permits up to 153 multi-family units or up to 612 ACLF units permitted up to 6 stories of 75' in height, 30,000 sf of office, and 80,000 sf of retail or 82,500 sf medical office.



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