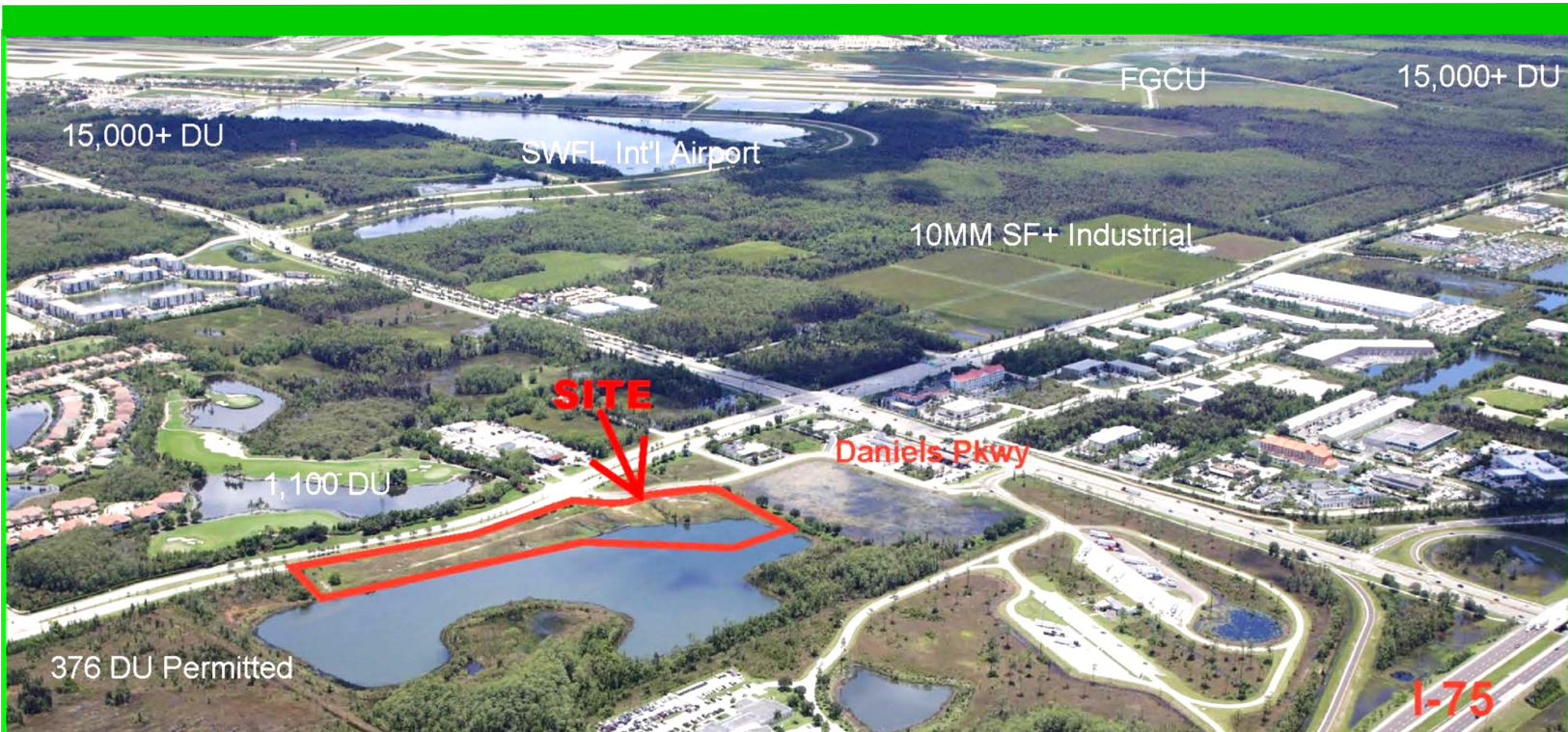


7.5 ACRES COMMERCIAL LAND



MULTIFAMILY - RETAIL - OFFICE - MEDICAL

- 10.98 acre parcel, 7.54 acres usable.
- SFWMD approval to fill 3.44 acres of lake.
- 1,000+ frontage feet on Treeline and 18-acre lake
- Cleared, part filled. Utilities at property line.
- 154 Multifamily units or up to 612 Assisted Living/ Congebrate Care units **AND/OR** 110,000 sf Commercial/Medical uses
- Height limit 6 stories / 75 feet.
- Less than a mile to I-75 on ramps.
- Full median opening Treeline @ Goldenwood
- I-75 N & S-118,500 & 125,280 AADT
- Daniels Parkway 55,000 AADT
- 100,000+ affluent residents within 5 miles
- Minutes to Gulf Coast Medical Center, SWFL International Airport & FGCU.
- 30 min drive to Naples, 2 hrs to Tampa or Fort Lauderdale, 2.5 hrs to Miami

\$20 PSF - \$6.56MM



Arborwood CPD Tract 1 OFFERING MEMORANDUM

- [Location Maps](#)
- [Aerial Photos](#)
- [Master Concept Plan](#)
- [Permitted Uses & Development Standards](#)
- [Demographics](#)
- [South Lee County Multi-Family Submarket Data](#)
- [Site Plans – Multi-Family](#)
- [Site Plans – Mixed Use](#)
- [Active Permits](#)