

## **EXECUTIVE SUMMARY**

### **Location**

This 53 +/- acre parcel is situated along the exploding Bayshore Road corridor and is benefited by the planned new Publix Shopping Center and CVS breaking ground soon. This property is approximately halfway between US 41 and Interstate 75 with the newly widened, continuous 4 lane divided highway connection. This is unincorporated Lee County.

### **Zoning**

This property is rapidly obtaining all required entitlements for development into a Residential, single and multi-family development. The Residential Planned Development (RPD) Zoning is complete and includes a mixture of **195 Single Family Homes** and **60 Townhouses**. The master concept plan has tremendous marketing appeal, 105 of the lots are considered premium and all of the planned townhouses back up to either preserve or retention areas. Lot sizes include 143 at 50' x 100' and 52 at 45' x 100'.

### **Utilities**

North Fort Myers Utilities (water and sewer) are being extended to the site. Electric and cable pass along Donald Road.

### **Permitting**

The Environmental Resource Permit (ERP) is in progress and the Eagle Management Plan has been approved. The Development Order (DO) team is being established and the DO application should be initiated soon.

### **STRAP numbers**

- a. 30-43-25-00-00023.0000
- b. 30-43-25-00-00024.0030

**Listing Price:                    \$7,500,000.00**