

2.35± ACRES WITH 425 FT. OF FRONTAGE
ON 4-LANE METRO PARKWAY



\$1,750,000

ABOUT THE PROPERTY

Prime corner parcel is situated within the **Lee County Mixed Use Overlay**, which provides extensive benefits (see back for details). The property is located in a fast expanding Medical/Office corridor with a heavy concentration of Medical Offices and Services within minutes to Gulf Coast Medical Center.

PROPERTY FEATURES

- ☐ Utilities: Water & Sewer
- ☐ Off-site Water Retention
- ☐ Zoning: CS-1 (Lee County)
- ☐ Real Estate Taxes: \$9,452 (2017)
- ☐ Corner Parcel with High Visibility
- ☐ Easy Access to All Major Roads
- ☐ Possible uses include Medical/Professional Office, School, Medical Facility, Vet Clinic
- ☐ Traffic: 31,000 (AADT) - Metro Parkway
- ☐ Strap # 19-45-25-00-00004.0030

COMING SOON!
275-Bed Expansion at
Gulf Coast Medical Center



American House Senior Living

JIM BOBACK, CCIM
Broker/Owner

C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com

A STRATEGIC LOCATION FOR COMMERCIAL DEVELOPMENT



WHAT IS MIXED USE OVERLAY?

The Mixed Use Overlay are areas where mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities are encouraged in order to provide:

- Diversified land development
- Variety of housing types
- Greater connectivity between housing, workplaces, retail businesses, and other destinations
- Increased transit service, internal trip capture, and reduced travel distance
- Pedestrian and bicycle-friendly environments

(Information provided by Lee County EDO)

2017 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	4,340	50,387	128,073
# HOUSEHOLDS	2,105	23,986	59,064
MEDIAN HH INCOME	\$68,523	\$56,906	\$58,470
MEDIAN AGE	42.9	53.1	49.4

BENEFITS OF MIXED USE OVERLAY

- ▶ No maximum lot coverage
- ▶ Simplified site plan requirements
- ▶ Increased height potential
- ▶ More flexibility
- ▶ Less regulations
- ▶ Bonus density
- ▶ No minimum lot size
- ▶ No minimum setbacks Lower fees
- ▶ 40% - 60% reduction in parking requirements
- ▶ 50% less open space requirement
- ▶ 33% - 50% reduction in development time savings*

* Based on conventional vs. planned development rezoning

JIM BOBACK, CCIM
Broker/Owner

C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com