

# INDUSTRIAL LAND WITH DEVELOPMENT ORDER

10090 AMBERWOOD RD, FORT MYERS, FL 33913



**FOR SALE: \$599,900 @ \$6.65 PSF**

## ABOUT THE PROPERTY

2.07± Acres with 1.37± Acres upland to accommodate a 19,000± SF Industrial building. Located within the Airport Woods Industrial Park on Treeline Rd near Daniels Pkwy and I-75 with easy access to all major roads.

Property includes a 0.72± Acre on-site retention lake. Development Order in hand for a 19,000± SF building. Plans complete for a 14,000± SF building. Just need building permits.

Owner will include engineering and completed Development Order with purchase.

## PROPERTY FEATURES

- ❑ Utilities: Water & Sewer
- ❑ Real Estate Taxes: \$3,079.84 (2020)
- ❑ Zoning: IPD - Industrial Planned Development (Lee County)
- ❑ Strap # 14-45-25-01-0000C.0020

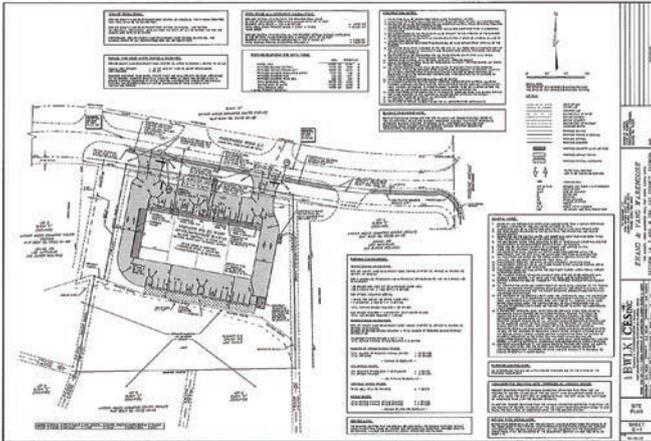
**JIM BOBACK, CCIM**  
Broker/Owner

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## SITE PLAN



## RENDERING



## AREA AERIAL



| 2020 DEMOGRAPHICS | 1 MILES  | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| POPULATION        | 3,948    | 27,185   | 82,120   |
| # HOUSEHOLDS      | 1,669    | 12,385   | 33,497   |
| MEDIAN HH INCOME  | \$93,869 | \$89,140 | \$66,660 |
| MEDIAN AGE        | 61.3     | 56.9     | 42.1     |

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