

For Sale

Cypress Point Plaza

NE Corner Metro Parkway & Six Mile Cypress, Ft. Myers, FL 33912



STRENGTHS:

- Strategic 46.3 +/- acres vacant land corner parcel located at the intersection of three major roads in South Lee County.
- Extensive road work improvements ongoing on Metro Parkway.
- Parcel appears high and dry and suitable for development.
- Currently fenced and with cattle in place to secure agricultural assessment status.

COMMENTS:

- **PRICE:** \$10,400,000
- Excellent in-fill location at the corner of Ben C Pratt Six Mile Cypress Parkway and Metro Parkway.
- Frontage on Metro Parkway, Plantation Road and Six Mile Cypress Parkway.

For more information please contact:

GARY TASMAN
 Executive Director
 (239) 489-3600
gtsman@cpswfl.com

FLY ALPHA LETTER / Folder Name Here / Street address name on Folder

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

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Status of Entitlements

17.94 acres (17.85 acres per zoning resolution) – Zoned IPD on June 20, 1994 for 278,961 SF, of which not more than 25% or 69,740 SF could be commercial uses. Master Concept Plan expired on June 20, 1999.

13.48 acres (14.5 acres per zoning resolution) – Zoned CPD on October 27, 1988 for golf course driving range, pitch and putt, miniature golf, convenience restaurant with beer and wine service & other recreational facilities. Master Concept Plan expired August 15, 1995.

14.93 acres This parcel was conventionally zoned IL (Light Industrial) on October 28, 1980 and remains so zoned.

Conclusion: Latest Rezoning request was for the entire property and was withdrawn on June 24, 2009. The request was to rezone to CPD for up to 40,000 S.F. of medical office, 40,000 S.F. of general office, 396,000 S.F. of retail commercial uses, up to 110 assisted living facility beds, and up to 200 hotel rooms.

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VISIT THIS PROPERTY AT WWW.CPSWFL.COM

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**COMMERCIAL
PROPERTY**
SOUTHWEST FLORIDA, LLC

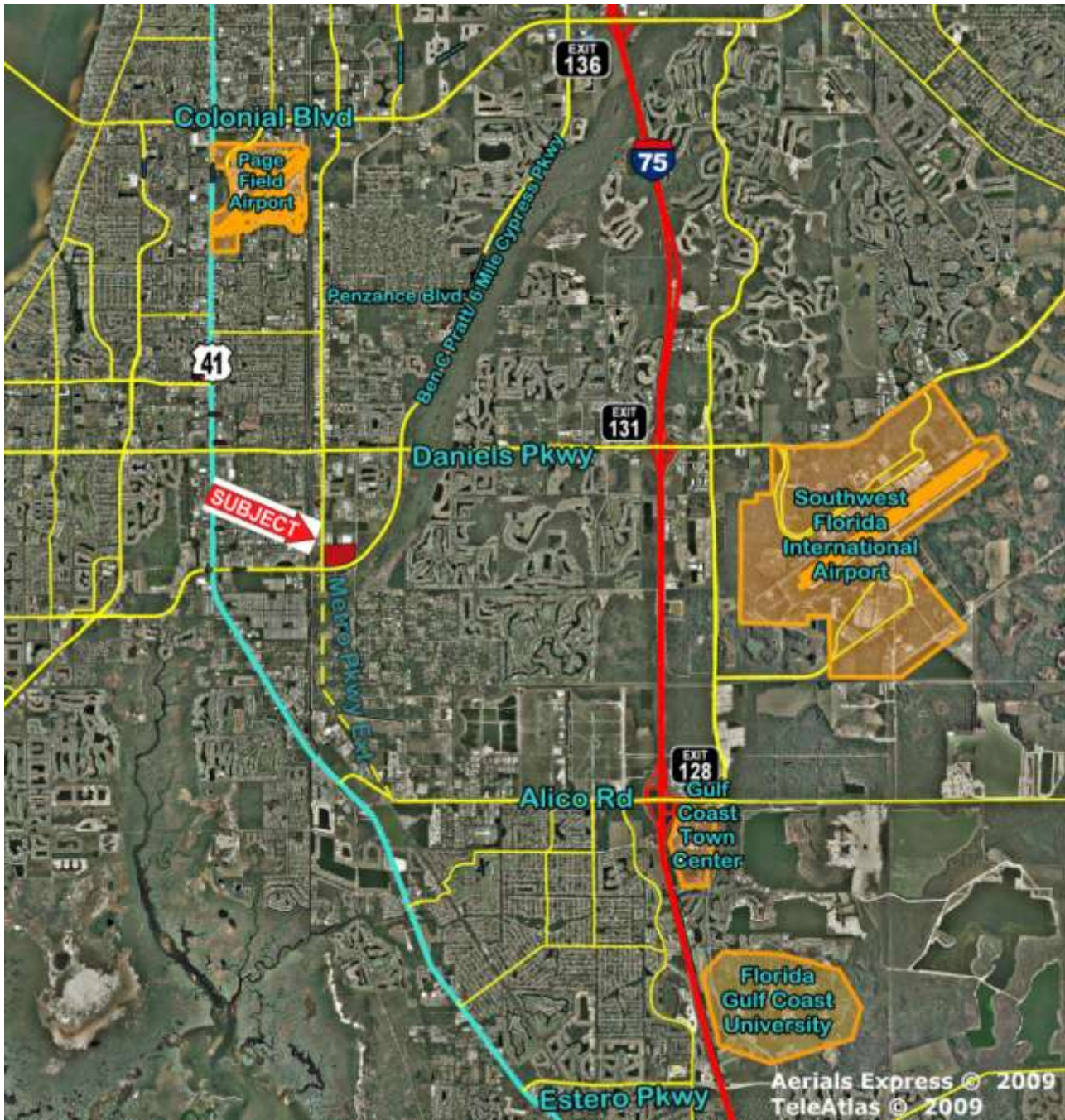
An independently owned and
operated member of the
**CUSHMAN &
WAKEFIELD**
ALLIANCE

13241 University Drive, Suite 101, Fort Myers, Florida 33907

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