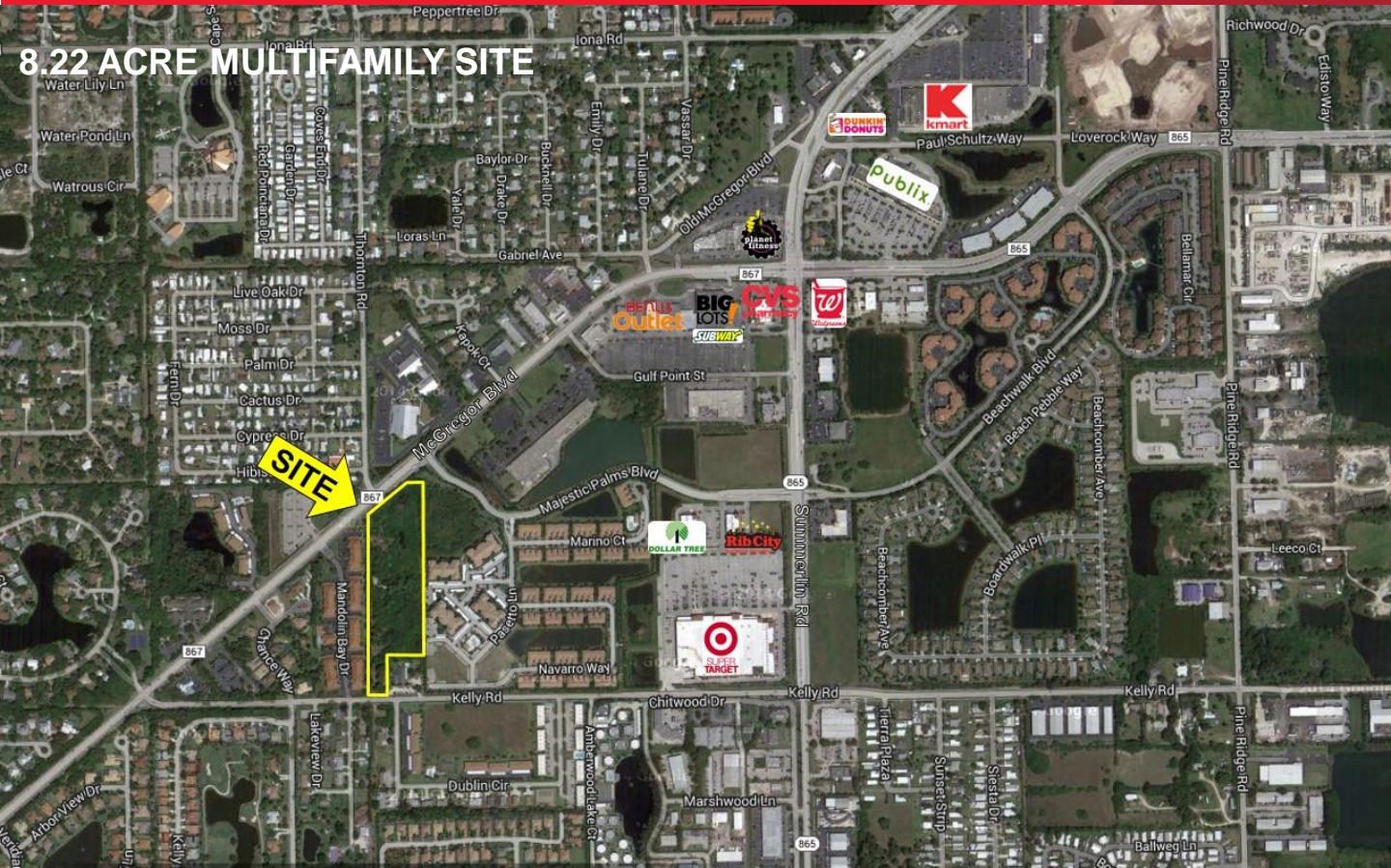


**8.22 ACRE MULTIFAMILY SITE**

**LAND FEATURES**

AVAILABLE SIZE	8.22 Acres
ASKING PRICE	\$1,325,000.00
ZONING	RM-8 & AG-2
STRAP #	31-45-24-00-00018.0000 31-45-24-00-00011.0020

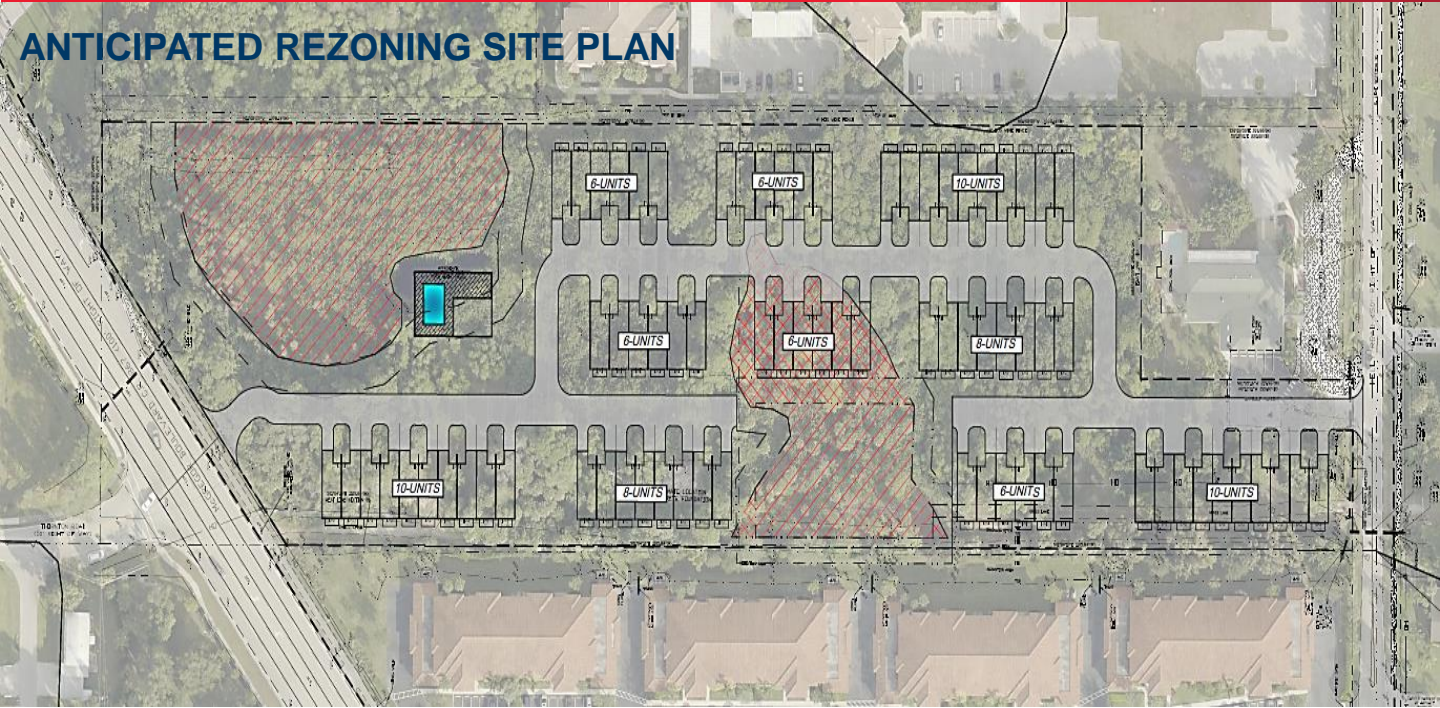
**PROPERTY INFORMATION**

- 2 Parcels totaling approximately 8.22 acres
- 5 Acres that front McGregor currently zoned RM-8 Family
- Rear 3.81 acres zoned AG-2 and is in late stages of rezoning to conform with RM-2 zoning
- Density allows up to 8 units per acre
- Entitled for up to 76 coach home units
- High exposure on coveted McGregor Blvd corridor of high end communities
- Situated between Majestic Palms and Magnolia Point communities

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## ANTICIPATED REZONING SITE PLAN



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	8,013	35,893	92,589
AVG. HOUSEHOLD INCOME	\$71,202	\$76,881	\$71,692
TOTAL HOUSEHOLDS	4,297	18,125	46,844
EMPLOYEES	3,044	14,527	38,894

## ADDITIONAL INFORMATION

- Walking distance to Super Target Island Pass Plaza
- Under 5 miles to High End Retail, Restaurants, Fort Myers Beach, Sanibel Island, and more
- Street to Street Frontage (McGregor Blvd and Kelly Rd)

LAND USE BREAKDOWN: PHASE 1			
TOTAL SITE AREA	363,863 SF	8.35 AC.	100.00%
BUILDING AREA (76 UNITS)	86,545 SF	1.99 AC.	23.79%
PAVEMENT AREA	61,884 SF	1.42 AC.	17.01%
PAVEMENT AREA ADDED	0 SF	0.00 AC.	0.00%
CONCRETE AREA	0 SF	0.00 AC.	0.00%
OPEN SPACE	215,434 SF	4.95 AC.	59.21%
			100.00%
TOTAL WETLANDS AREA	80639 SF	1.85 AC.	22.16%
TOTAL WETLANDS IMPACTED AREA	16419 SF	0.38 AC.	4.51%
TOTAL WETLAND AREA PRESERVED	64220 SF	1.47 AC.	17.65%