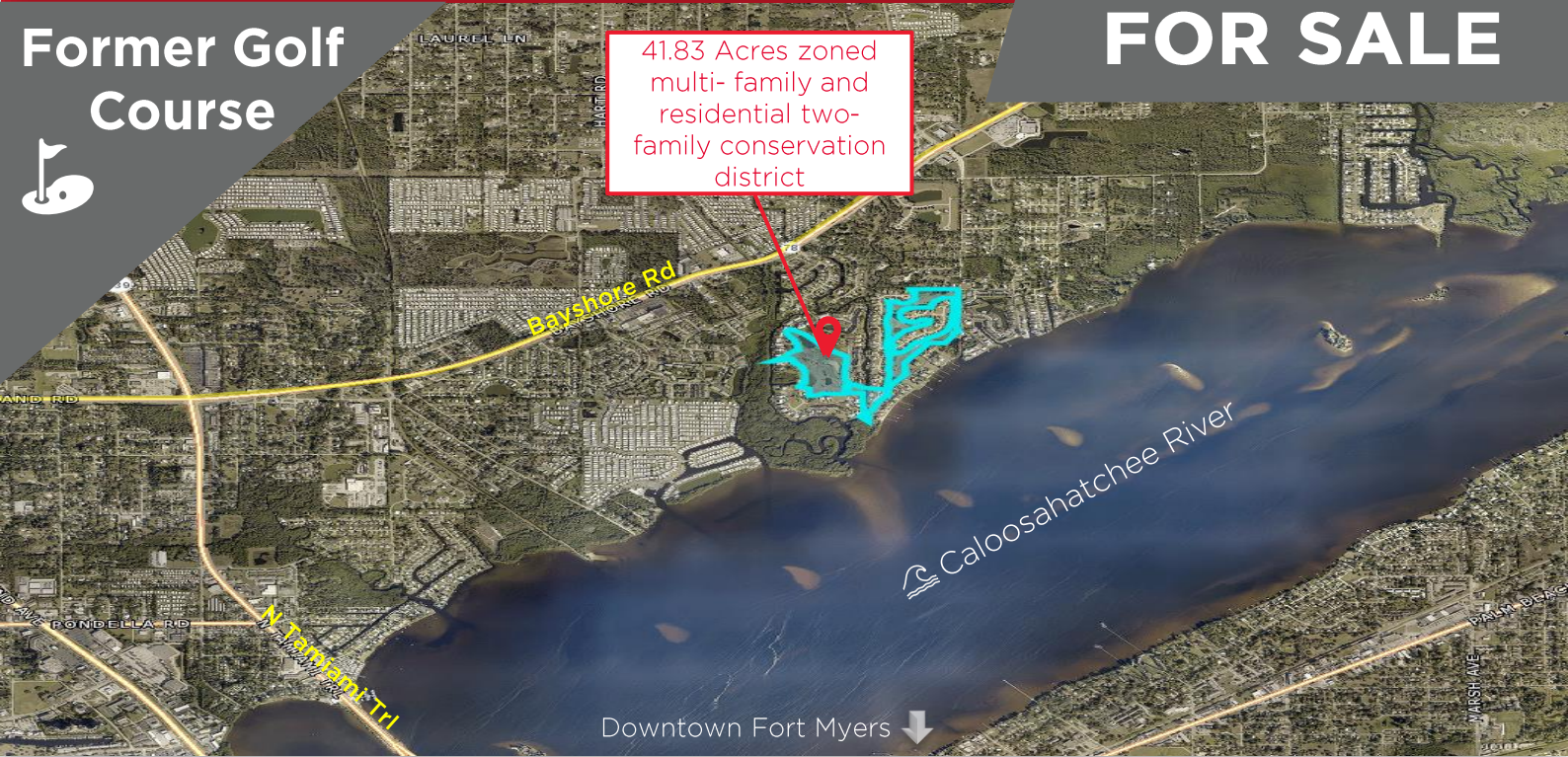


Former Golf Course



FOR SALE



Property Highlights

- Surrounded by opulent homes
- Utilities to site
- Land is mostly cleared and level
- Canal front lots with bay views
- Increasing population and traffic counts
- Current entitlements allows for up to 252 residential units
- Assemblage opportunity to increase density (100-140 units)
- Located within a 212-acre community
- Existing clubhouse w/ pool - approx. 5,088 SF.

PROPERTY	DETAILS
Sale Price	\$3,800,000
Price PSF	\$2.09/SF
Lot Size	+/- 41.83 AC or 1,822,115 SF
Improvements	Golf Course & 5,088 SF Clubhouse
Year Built	1983
Zoning	RM-2 & TFC-2
County	Lee
Submarket	North Fort Myers
Parcel #	31-43-25-00-00022.0000

For more information, please contact:

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POPULATION	2 Miles	5 Miles	10 Miles
2020 Total Population	18,910	102,259	357,638
2025 Projected Population	20,821	112,116	394,056
Population Growth 2020-2025	2.0%	1.6%	2.0%
HOUSEHOLDS	2 Miles	5 Miles	10 Miles
2020 Households	8,299	41,532	144,680
Owner Occupied	5,972	26,670	97,207
Avg Household Income	\$51,548	\$53,875	\$68,007


Aerial View

Existing Clubhouse