

**Multi-Family Development Site
Near Edison Mall, Ft. Myers, FL
FOR SALE**



LOCATION: 2313 & 2337 East Mall Drive, Fort Myers, FL 33901

STRAP: 36-44-24-P4-00017.0010 & .0020

SIZE: 2.07± Acres or 90,169± Sq. Ft.

ZONING: CI - Commercial Intensive

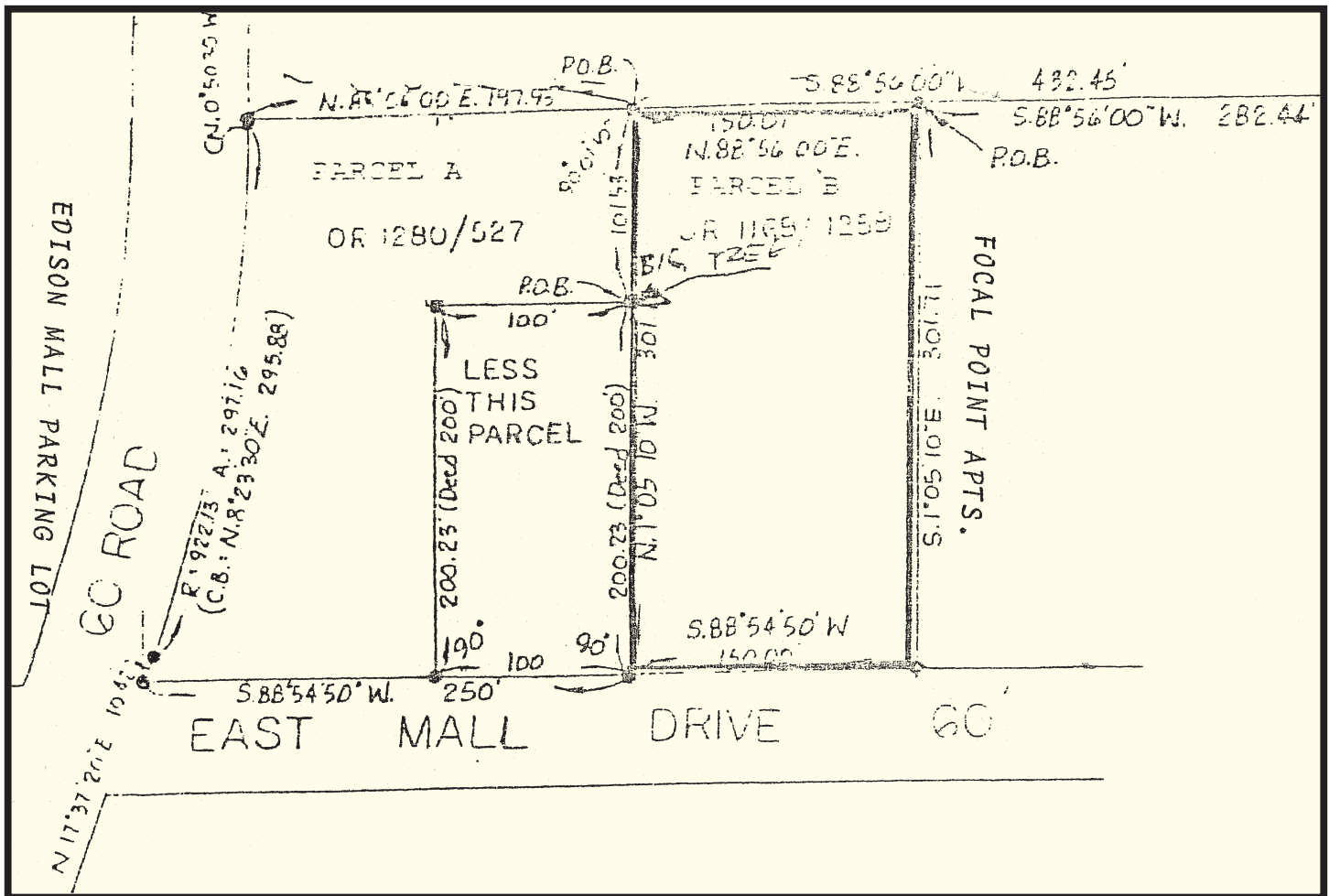
PRICE: \$770,000 or \$8.54 PSF

COMMENTS: 2.07± acre multi-family development site (building not included) located just north of Colonial Blvd. at the corner of Solomon Blvd. and East Mall Dr., adjacent to the 1.3± Million SF Edison Mall. Up to 25 units per acre allowed. Water/Sewer, Public Transportation available. Several other MF communities in the immediate area. Solomon Blvd. has signalized intersections at Colonial Blvd. and Winkler Ave. Colonial Blvd. is a service corridor connecting Cape Coral, with a population of 216,992 and Lehigh Acres, with a population of 114,287. Zoning also allows a variety of commercial / professional uses.

CONTACT: TOM WOODYARD
PHONE: (239) 425-6011
E-MAIL: twodyard@wa-cr.com

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

2313 & 2337 East Mall Drive, Fort Myers, FL



The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.