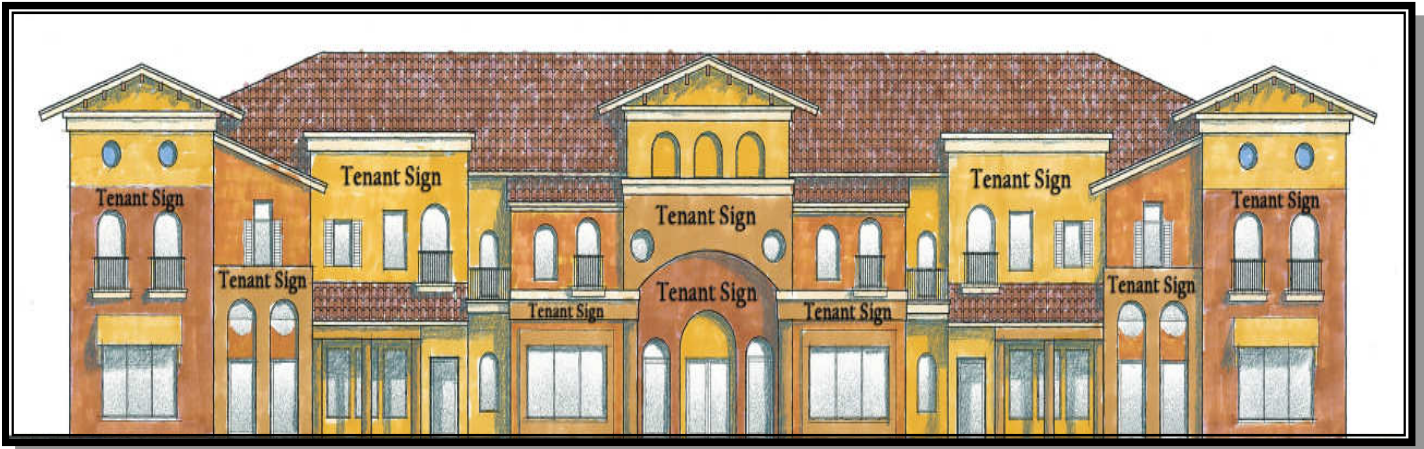


Cypress View

Two 5 Acre Development Ready Parcels For Sale
Northwest & Northeast Corner of Cypress View Drive and Estero Parkway



Two five-acre commercial parcels Zoned for 114,138sf of Retail, Medical & Office

Description: The two 5 AC Parcels are located along Estero Parkway just west of the Three Oaks intersection and the newly completed I-75 overpass. Estero Parkway extends 2 miles between US 41 and Ben Hill Griffin Pkwy. and runs parallel to Corkscrew Road. Cypress View is adjacent to proposed 36-acre upscale lifestyle center approved for a variety of retail and office space. Couple of miles from the Florida Gulf Coast University and three regional malls: Gulf Coast Town Center, Miromar Outlets and Coconut Point Mall.

Uses: Retail, Medical & Office

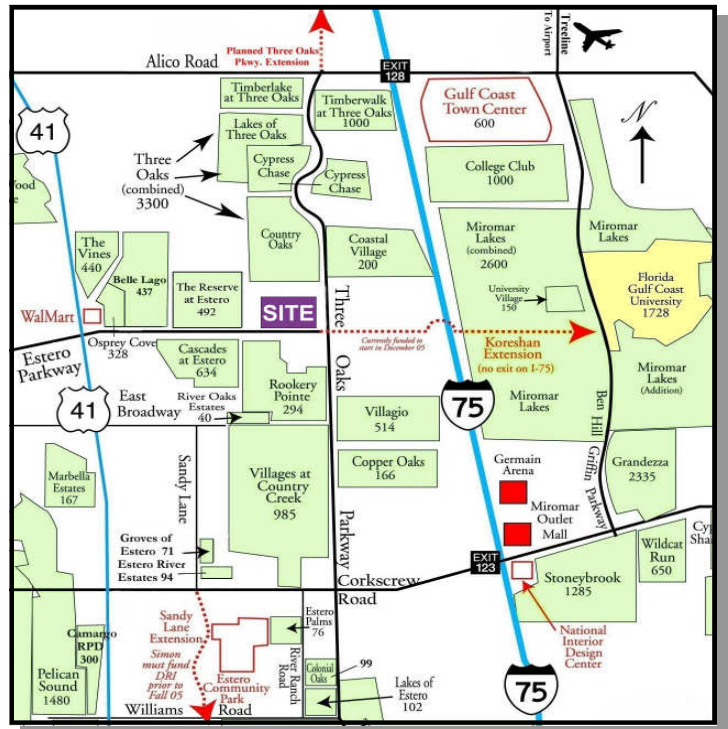
Zoning: CPD: Commercial Planned Development
 Approved for 57,069 +/- commercial space per parcel. Development Order and Building Plans have been approved but Can be revised to meet your needs.

Sale Price: \$3,750,000 per parcel
 \$7,500,000 for both parcels
 Additional 5.73 acres available

Demographics:

	3 mile	5 mile	10 mile
Avg. Household Income	\$80,400	\$77,573	\$86,080

Strap No: 22-46-25-00-01001.1100
 22-46-25-00-01001.1090



Leasing, Sales and
 Property Management

Broker/Owner
 Contact Information
 800.830.7771 | 239.277.1515
 239.277.0868 Fax
 www.SelectRE.net

CYPRESS VIEW

- Located on Estero Parkway & Cypress View Drive just west of Three Oaks Parkway in South Fort Myers on the Estero border
- Zoned CPD; Commercial Planned Development
- +/-47,505 sf of Retail/Restaurant space available
+/- 66,633 sf of Office or Medical Office available
- Parking ratio 4.5/1000
- The Estero area is expected to be the premier marketplace in Southwest Florida
- The three regional malls in the area – Gulf Coast Town Center, Miromar Outlets, and Coconut Point have reached virtually 100% occupancy. Cypress view is situated in between Gulf Coast Town center and Coconut Point.
- At build out, the surrounding area will consist of approximately 42,200 units.
- The relocation from the Midwest and East Coast, the proximity to the international airport and the rapidly expanding Florida Gulf Coast University are bringing more and more young people to the area.
- The Estero Parkway Extension to Ben Hill Griffin Pkwy. Has been completed, which puts this site 1 mile from Florida Gulf Coast University.

