

Three Oaks Pkwy North of Alico/ 73 Acres For Sale / Lease / Build to Suit



This Location, midway between Lee & Collier counties, is ideal for any business. The extension of Three Oaks Pkwy, Alico Rd north to Daniels Pkwy, opens a new market for commercial; office, retail, light industrial & flex space development. The properties' mixed use capabilities will serve the expanding International Airport & Florida Gulf Coast University. Quick, easy access to I-75 is assured at Exit 128 the Alico Interchange. The airport entrance is less than 2 miles from this site. An additional new access point is planned even closer.

Oriole Road Extension will divide the site and intersect with Three Oaks providing additional road frontage.

Location: On Three Oaks Parkway Extension. North of Alico Road at the intersection of Oriole Road in South Ft. Myers, Florida just north of Naples.

Ingress/Egress: Full median cuts on Three Oaks Parkway & Oriole Road Extensions

Zoning: Uses expected to include: Professional/medical office, banks, retail, restaurants, light industrial/flex office space. Agricultural- Currently in re-zoning process.

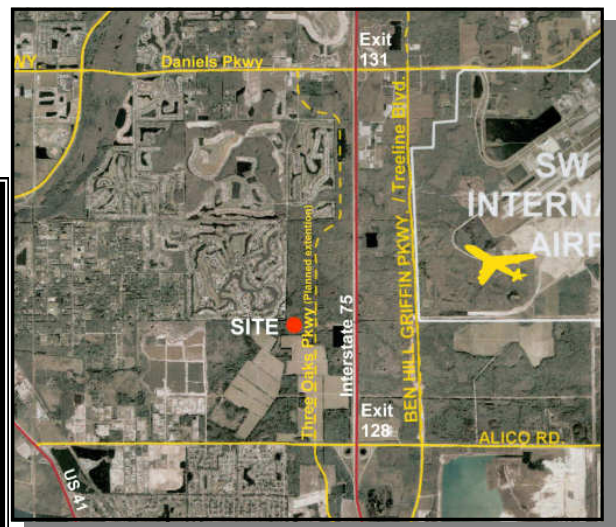
Utilities: Water, sewer and electrical service available as the roads are extended.

Total Size: 73 +/- acres

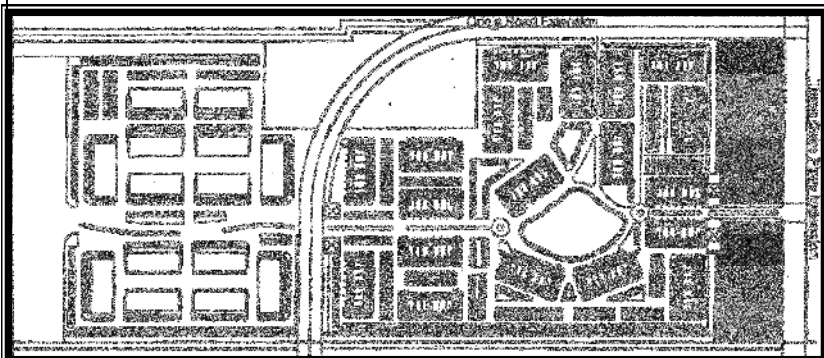
Sale Price: \$29,413,890

Lease Rates: Negotiable

Location Map:



-Proposed Site Plan-



Leasing, Sales and
Property Management:

Owner
Contact Information:
(800) 830- 7771 * (239) 277- 1515
(239) 277- 0868 Fax
www.SelectRE.net

All information regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease of financing or withdrawal without notice. No liability of any kind is to be imposed on the broker.

11/20/09