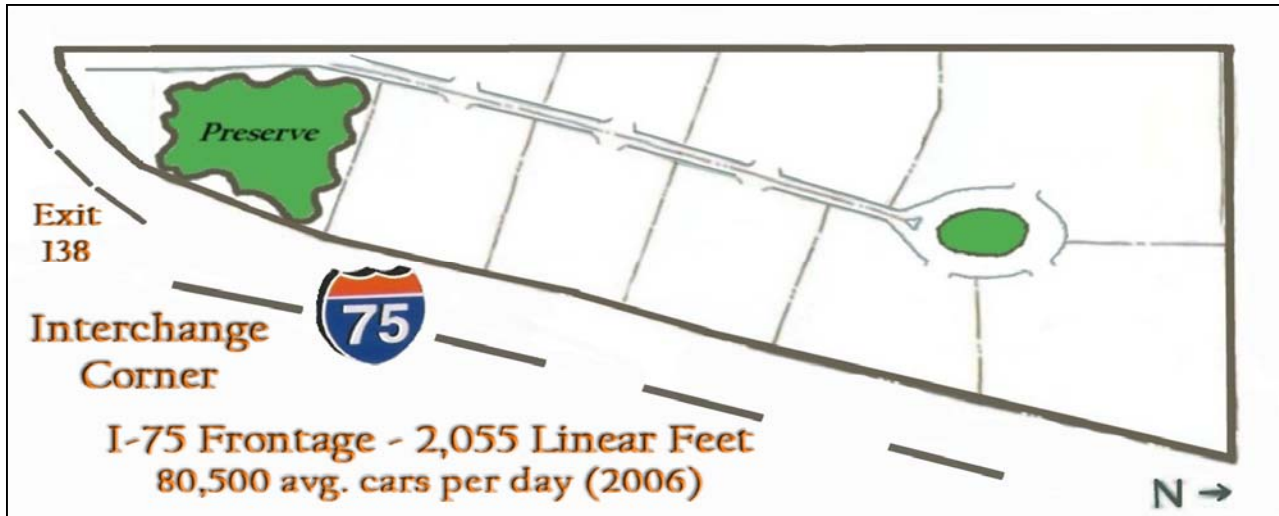


Northwest Corner I-75 & SR 82

19.5 +/- Acres at I-75, Exit 138



Price: \$10,617,750.00 or \$12.50 per Sq. Ft.

Size: 19.5 Acres

Location: Northwest corner of I-75 & SR 82 (exit 138) in the City of Fort Myers.

Already at this I-75 Interchange: 700 Acres of shopping centers, office, industrial, residential and golf course development. State Road 82 is undergoing reconstruction to seven lanes as the gateway to Fort Myers.

Traffic Count: 80,500/Day 2006 I-75; 38,700/Day 2006 Rt. 82

Zoning: The highest possible zoning which allows every type of use including retail, restaurant, hotel, convenience store & showroom.
I-2 in the City of Ft. Myers.

Frontage: 2,055 +/- linear ft. of frontage on I-75

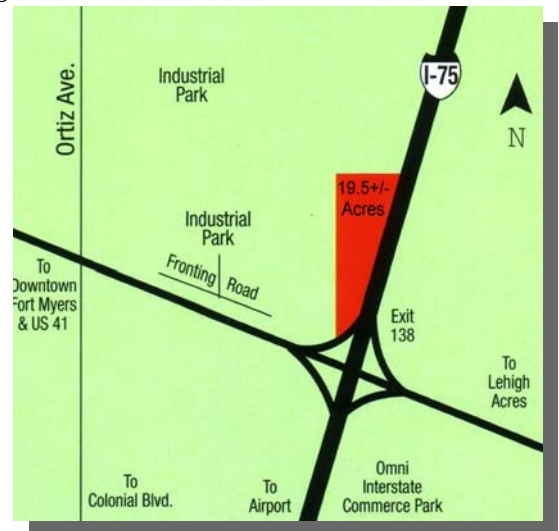
Utilities: City Water & Sewer Assessments Paid

Strap No: 22-44-25-PI-00066.0000

Enterprise Zone: Benefits include various tax credits

Billboard Lease: Income \$12,000 annually

AG Lease: Potential tax savings annually



Leasing, Sales, and
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Broker/Owner
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