

FOR SALE

9541 & 9553 Teter Rd

Fort Myers, FL 33905



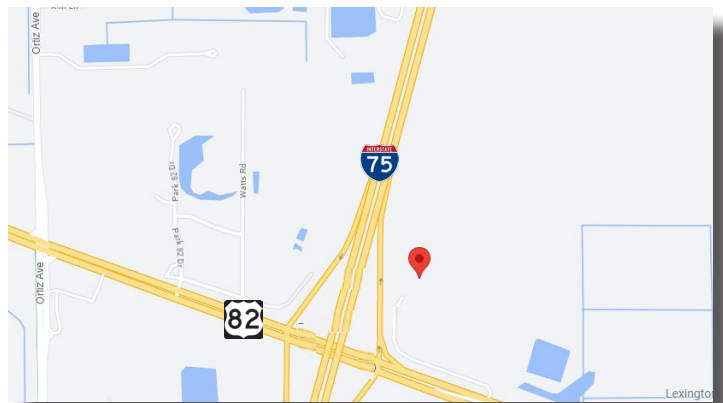
CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Property Details

| | |
|-------------------|--|
| Address | 9541 & 9553 Teter Rd Fort Myers, FL 33905 |
| Land Size (AC) | ±10.35 AC |
| Land Size (SF) | ±450,846 SF |
| Sale Price | \$5,635,575 |
| Price/sf | \$12.50 |
| Additional Income | Billboard |
| Zoning | Vacant Commercial |
| Parcel Numbers | 22-44-25-P1-00007.0000 22-44-25-P1-00006.0000 |
| Submarket | City of Fort Myers |



5220 Summerlin Commons Blvd. Suite 500
Fort Myers, FL 33907
239 489 3600
www.cpswfl.com

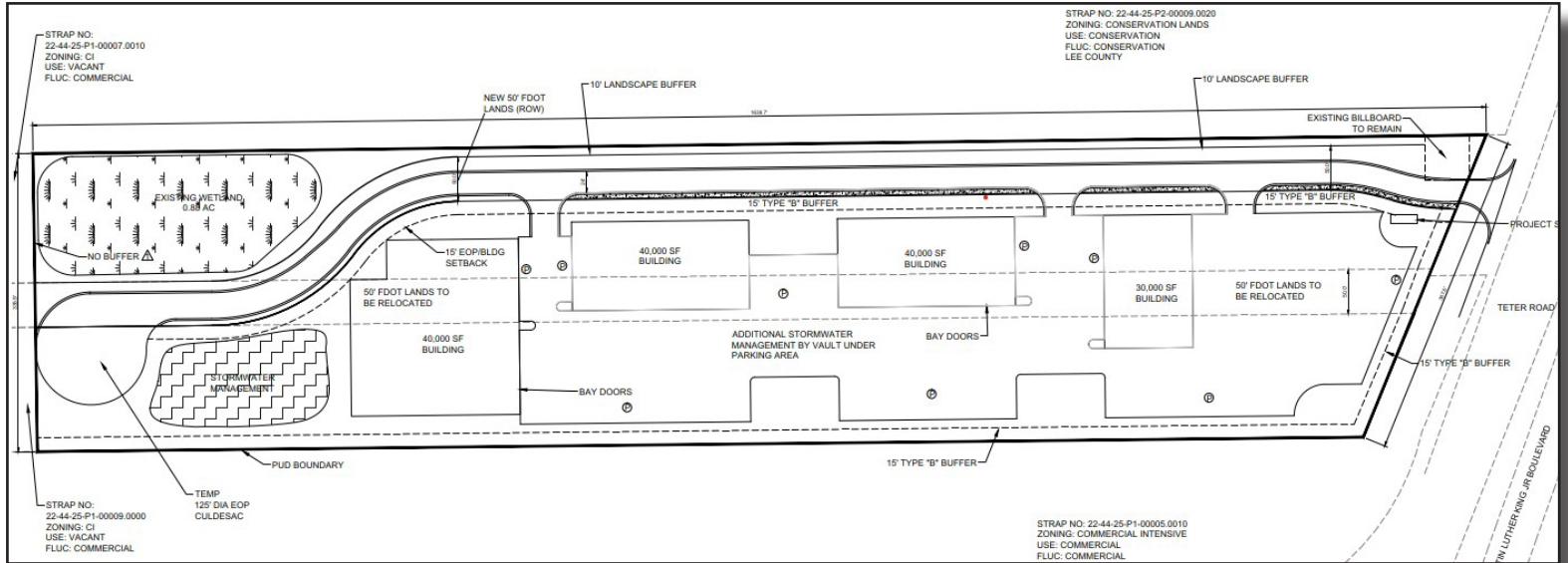
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Proposed Industrial Site-Plan



| LEGEND | |
|--------|-----------------------|
| | ENHANCED WETLAND |
| | STORMWATER MANAGEMENT |
| | DEVIATION LOCATION |
| | PARKING AREA |

| EXISTING LAND USE SUMMARY | | |
|---------------------------|--|---------|
| LAND USE | | ACREAGE |
| VACANT/OPEN SPACE | | 10.35 |
| FDOT ROW | | 1.80 |
| TOTAL | | 12.15 |

| PROPOSED LAND USE SUMMARY | | |
|----------------------------|--|---------|
| LAND USE | | ACREAGE |
| INDUSTRIAL/COMMERCIAL | | 8.92 |
| WATER MANAGEMENT AREA | | 0.71 |
| OTHER OPEN SPACE / BUFFERS | | 2.60 |
| FDOT ROW | | 1.92 |
| TOTAL | | 12.15 |

Property Highlights

- Zoning allows for a multitude of developments including but not limited to industrial, multi-family, and retail
- Located right off I-75 offering visibility from interstate and quick access
- Direct frontage on SR 82
- Land Size is 12 +/- Acres
- Next to new residential developments
- High Traffic Counts
- Easy access from 82 onto to Teter Road
- Growing Demographics
- Income producing billboard with annual income of \$7,000

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