

# SOPHOMORE LANE 10± AC

13933 SOPHOMORE LN  
FORT MYERS, FL 33912



**10± AC**



**LAND FOR SALE**



**\$1,099,000**

## PROPERTY INFORMATION

**Sale Price:** \$1,099,000  
**Site Size (AC):** 10 AC ±  
**Property Zoning:** AG-2  
**Use:** Outlying Suburban Future Land  
**Daniels Pkwy AADT:** 60,706 CPD

- Highly desirable location off Daniels Parkway
- Minutes from the new Whole Foods Shopping Center and other major retail and dining locations.
- Minutes from the Minnesota Twins Spring Training Facility



## DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
<b>Total Population</b>	6,617	27,189	106,614
<b>Five-Year Increase</b>	1.9%	1.7%	1.7%
<b>Avg Household Inc.</b>	\$99,351	\$93,035	\$73,567
<b>Total Households</b>	3,061	12,485	48,477
<b>Daytime Employees</b>	2,388	18,785	86,109

(Applied Geographic Solutions 2019)

[LQWEST.COM/SOPHOMORE-LANE-10-AC](http://LQWEST.COM/SOPHOMORE-LANE-10-AC)

**MIKE PRICE, ALC** @ DIRECTOR-LAND DIVISION

LandQwest Commercial Real Estate Services

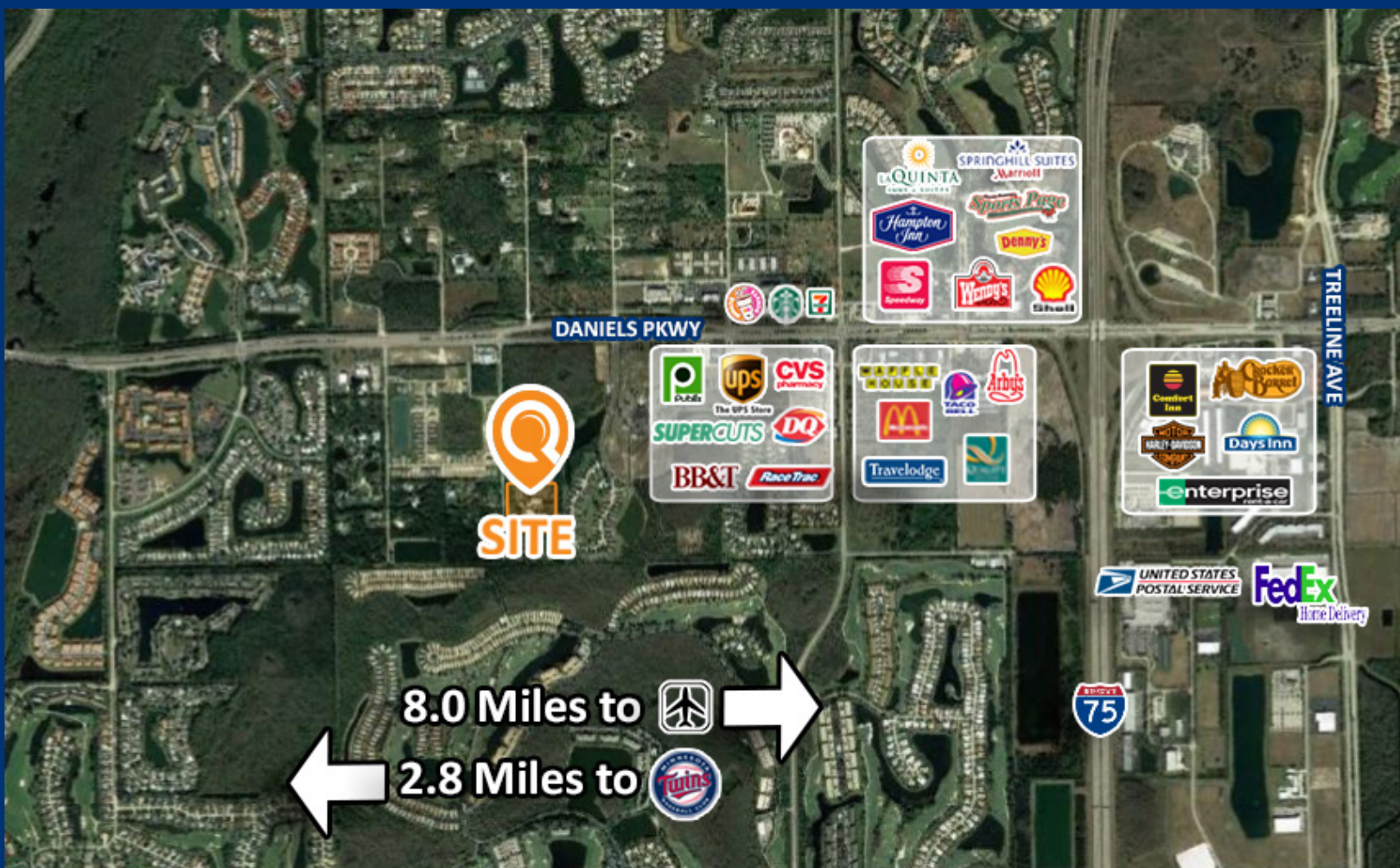
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A rare find, this 10 +/- acre lot sits in a desirable, central location with proximity to all shopping, dining and entertainment needs in Fort Myers. The property is just minutes away from a new Whole Foods Shopping Center, the Minnesota Twins Spring Training Complex, Bell Tower Shops and Southwest Florida International Airport. The property is easily accessible from Daniels Parkway and roughly just one mile East to I-75. With favorable site features, the property is well suited for future single-family development, single or multiple estates, or other uses.



1614 Colonial Blvd. Suite 101, Fort Myers, FL 33907

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