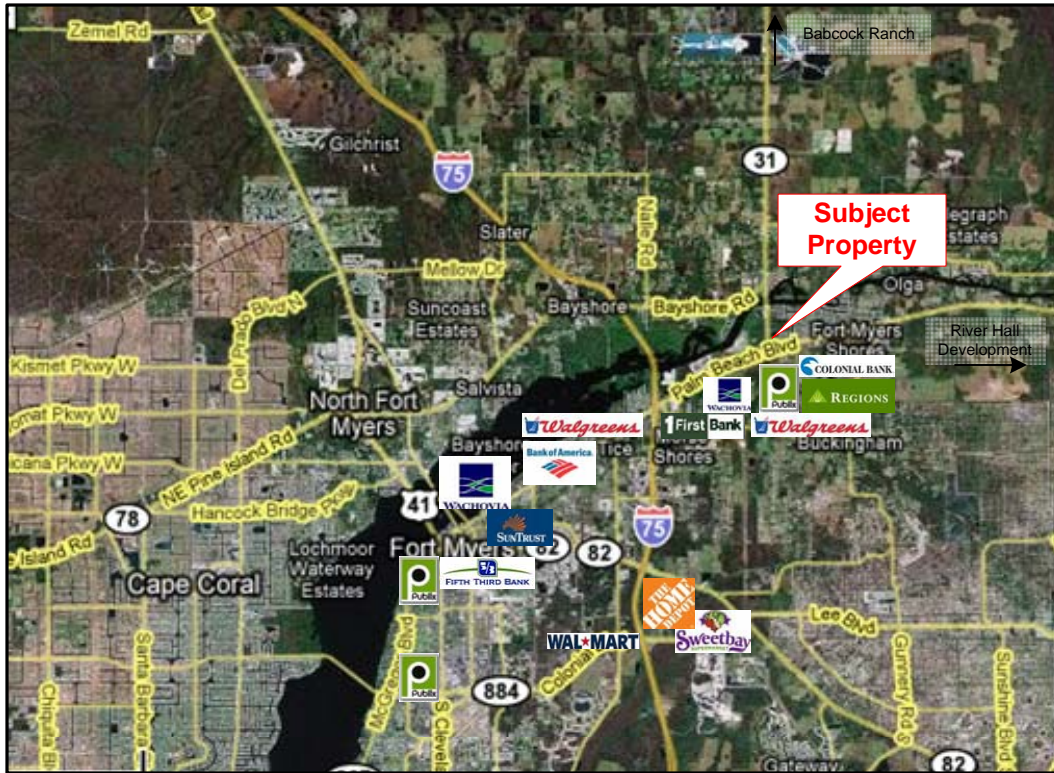


North East Corner of SR 80/Palm Beach Blvd & SR 31
Ft Myers, Florida



Corner Lot
Planned for Development

Lighted intersection of
SR 80 and SR 31

Located across from the Veranda Country Club community, a 1,500 acre master planned golf course community developed by Bonita Bay Group. Other new housing projects include River Hall and Babcock Ranch.



Information contained herein deemed reliable but not warranted



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Just the facts:

- .80 Acres +/-, Zoned C-1
- Approx. 2.75 miles to I 75
- In center of rapidly growing area
- 157.48' Frontage on SR 80
- 261.64' Frontage on SR 31
- 2008 DOT Traffic Count for SR 80 of 30,000 and for SR 31 of 8,500
- 2009 Est. Population 37,348 within 5 miles
- 2009 Est. Average Household Income \$63,545 within 5 miles

Information contained herein deemed reliable but not warranted