

Pine Shadows North Fort Myers, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



+33.15 acres

Property Highlights

- Approximately 33.15 acres (1,444,014 square feet) of vacant agricultural land
- Current zoning permits the development of up to 66 single-family residential units
- Adjacent to Pine Shadows Air Park
- Proximity to Tamiami Trl/US-41
- Positioned within the path of growth, driven by residential construction that increases demand for commercial uses

FOR SALE

\$828,750

STRAP
NUMBERS

14-43-24-00-00001.0000
15-43-24-00-00004.001A

PROPERTY
TYPE

Vacant Agricultural Land

LAND AREA

± 1,444,014 SF / 33.15 AC

ZONING

AG-2 - Agricultural

FUTURE LAND
USE

Suburban

SUBMARKET

North Fort Myers

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2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	5,336	33,388	73,130
Total Households	2,847	15,693	32,041
Annual Population Growth 2024-2029	3.9%	3.9%	3.8%

Better never settles

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