

INTERCHANGE OUTPARCEL #3

BONITA BEACH ROAD & I-75 EXIT 116

FOR SALE

28120 QUAILS NEST LANE, BONITA SPRINGS, FL 34135

**READY
TO BUILD**



PRICE: \$968,000 @ \$20.00 PSF

SIZE: 1.11± Acres (218' x 175')

LOCATION: SW Corner of I-75, exit 116 and Bonita Beach Road

ZONING: Bonita Exchange MPD (Lee County), allows up to 4,200± SF of commercial building

RE TAXES: \$7,998.46 (2019)

PARCEL ID: 06-48-26-B1-28000.0030

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This 1.11± acre prime outparcel with Bonita Beach Road and I-75 on ramp exposure, is located at the SW corner of I-75 and Bonita Beach Road, just west of the existing Waffle House. The subject is located in the "Interchange Commercial Future Land Use Category" as designated by the City of Bonita Springs Comprehensive Plan, it can accommodate up to 4,200± SF commercial building. Outparcel 3 is part of the 26.4± acre, "Bonita Exchange MPD," with a variety of allowable commercial uses, including 264 dwelling units under construction on Tract 'F' at rear and 14,500 SF of commercial with a maximum height of 35' at the three outparcels in front. The subject property currently has access on the north end via Quails Nest Lane and on the south end is connected by Saradrienne Lane to the Home Depot Center.

CONTACT

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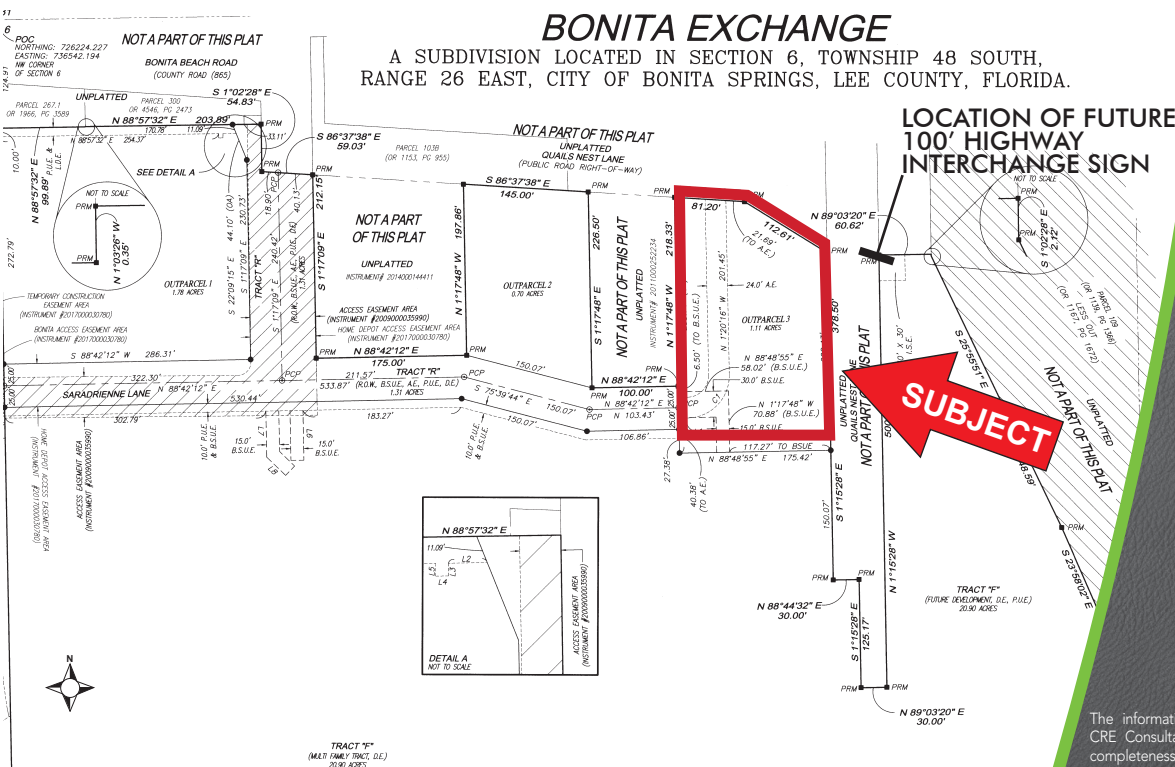
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HIGHLIGHTS

- I-75 and Bonita Beach Road exposure
- Starbucks & Five Guys recently opened
- Zoned "Bonita Exchange MPD" allows up to 4,200± SF commercial building
- 264 Dwelling Units adjacent to be delivered December 2019
- Subject property is connected to the Home Depot center to the west
- Moratorium exempt
- 100' highway interchange sign allowable

SURVEY | BONITA EXCHANGE MPD



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THE CREST AT BONITA SPRINGS UNDER CONSTRUCTION



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