

**FOR SALE**  
**20± ACRE SITE / Multifamily PUD**

Cypress Woods - Challenger Boulevard, Fort Myers, FL 33966



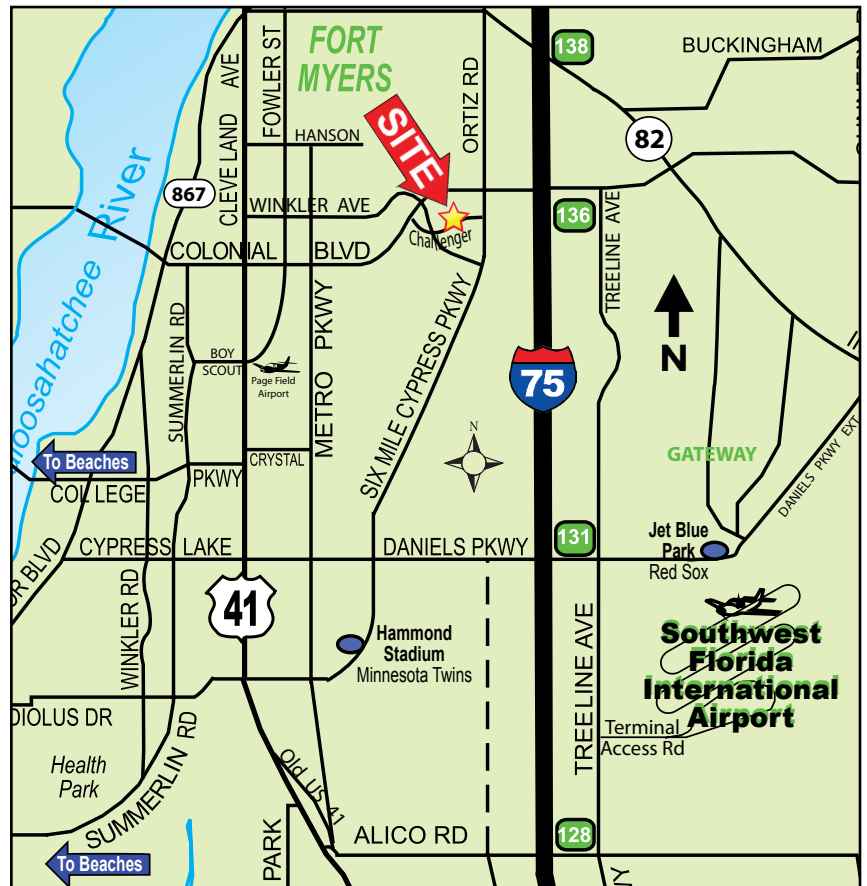
**PROPERTY DETAILS**

- SIZE:** 20± Acres
- PRICE:** \$3,850,000 or \$4.63 Per Sq. Ft. (\$201,993 Per Acre)
- ZONING:** CG, Multifamily
- STRAP #:** 33-44-25-P2-19000-00L0
- COMMENTS:**

Cypress Woods is a 20± acre multifamily site that is currently zoned CG, which can accommodate 25 units per acre.

This property is centered within walking distance of all the new retail and commercial offerings along Six Mile Cypress Pkwy.

The 5.40 acre lake, the homes will surround, is already in place and the property is entitled with the Environmental Resource Permit (ERP).



For more information please contact:

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### LOCATION:

Just two miles from I-75 interchange & 12 minutes to the Southwest Florida International Airport. It is just one minute from Colonial Blvd., which is the largest east-west artery in Lee County & the direct route into Cape Coral.

The Boston Red Sox and Minnesota Twins spring training facilities are both within a short 10 minute drive. It is also just minutes to the beaches & shopping at the Gulf Coast Town Center & Coconut Point in Estero, as well as a short 12 mile drive to Florida Gulf Coast University.



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## YOUR LOCAL MARKET EXPERT