



**Lot & Land Customer Financial Report w/Photos**  
**Lot & Land Customer Financial Report**



**General Information**

**List Price:** \$4,500,000  
**MLS#:** 222066141  
**Address:** 8870/8891 DE LASALLE ACADEMY WAY  
 FORT MYERS, FL 33912  
**GEO Area:** FM08 - Fort Myers Area  
**County:** Lee  
**Property ID:** 21-45-25-01-00000.0300  
**Lot:** 0  
**Lot Type:** Commercial Lot  
**Block/Bldg:** 0  
**Parcels:**  
**Zoning:** CPD  
**Legal Unit:** 1  
**Potential Short Sale:** No  
**Virtual Tour URL:**  
**Land Use Code:** 10-Vacant Commercial  
**Other PIDs:**

ML# 222066141  
**Status:** Active (08/24/22)  
**Trans Type:** Sale  
**Property Class:** Lot and Land  
**Subdivision:** NOT APPLICABLE  
**Development:** NOT APPLICABLE  
**Sec/Town/Rng:** //  
**Foreclosed REO:** No

**Detailed Property Information**

**Property Information:** Former De Lasalle Academy private school site in which classes were held in portable units. The site is improved, and high and dry, with all infrastructure available and is built-in. The Property is currently zoned Apalooza Lane CPD (Commercial Planned Development) which allows a 140-room hotel and 30,000 SF Office/Retail Use. Alternatively, the site can be used for 60,000 SF Office/Retail use with no hotel use. The northern three five-acre, zoned AG-2 lots, may also be available.

**Approx. Lot Size:** 681x331x681x331  
**Lot Size:** 5.17 (acres) / 225,205 (sqft)  
**Approx Sqft.Land:**  
**Rear Exposure:** N  
**Elevation:**  
**Lot Desc.:** Corner, See Remarks  
**Restrictions:** None/Other  
**Utilities:** Electric, Sewer, Water  
**Usage:** Commercial  
**Road:** Paved Road  
**Sewer:** Central  
**Water:** Central  
**Subdivision Info:**

**Gas YN:** No  
**Gas Description:**  
**Trees:**  
**Ground Cover:**  
**Land:**  
**Avail. Documents:** See Remarks  
**View:** None/Other  
**Dock:** None  
**Boat/Dock Info:** None  
**Waterfront:** No  
**Waterfront Desc.:** None  
**Gulf Access:** No  
**Canal Width:** None

**Financial/Transaction Information**

**Total Tax Bill:** \$15,734  
**Tax Year:** 2021  
**Tax Desc:** County Only  
**HOA Fee:**  
**HOA Description:**  
**Master HOA Fee:**  
**Condo Fee:**  
**Transfer Fee:** \$0

ML# 222066141  
**Spec Assessment:**  
**Land Lease:**  
**Mandatory Club Fee:**  
**Rec. Lease Fee:** \$0

**One Time Fees**  
**Spec Assessment:**  
**Land Lease:**  
**Mandatory Club Fee:**  
**Rec. Lease Fee:** \$0  
**Other Fee:** \$0

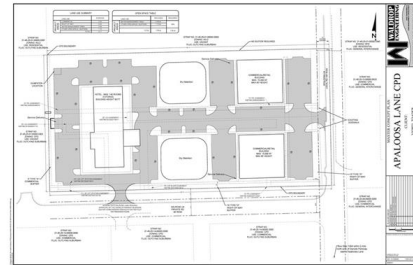
**Approval:**  
**Terms:** Buyer Finance/Cash  
**Maintenance:** None  
**Possession:** At Closing  
**Special Info:**  
**Property Location:** Not Applicable  
**Legal Desc:** THE S 1/2 OF NW 1/4 OF SE 1/4 OF NE 1/4  
**Listing Broker:** NRT Commercial LLC



**Zoomed-Out**



**Zoomed-In**



**Site Plan**

**Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.**

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