



**WOODCREST
CAPITAL, LLC**

2.28 Acres N Fort Myers FL

4055 Hancock Bridge Pkwy | N Fort Myers FL



Traffic Counts	
Hancock Bride Pkwy	21,480 VPD
Orange Grove Blvd	9,390 VPD
Skyline Dr	6,520 VPD

Demographics	1-mile	3-mile	5-mile
Population	8,615	49,769	154,822
Households	3,529	21,034	63,221
Average HH Income	\$72,972	\$63,727	\$60,805

*Demographics provided by CoStar Group, www.costar.com, 2020 dataset

**LAND FOR
SALE**

(817) 927-0050

**ACRES:
+/- 2.28**

WILL SUBDIVIDE

**ZONING:
“CPD” Commercial
Planned Development**

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109
www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

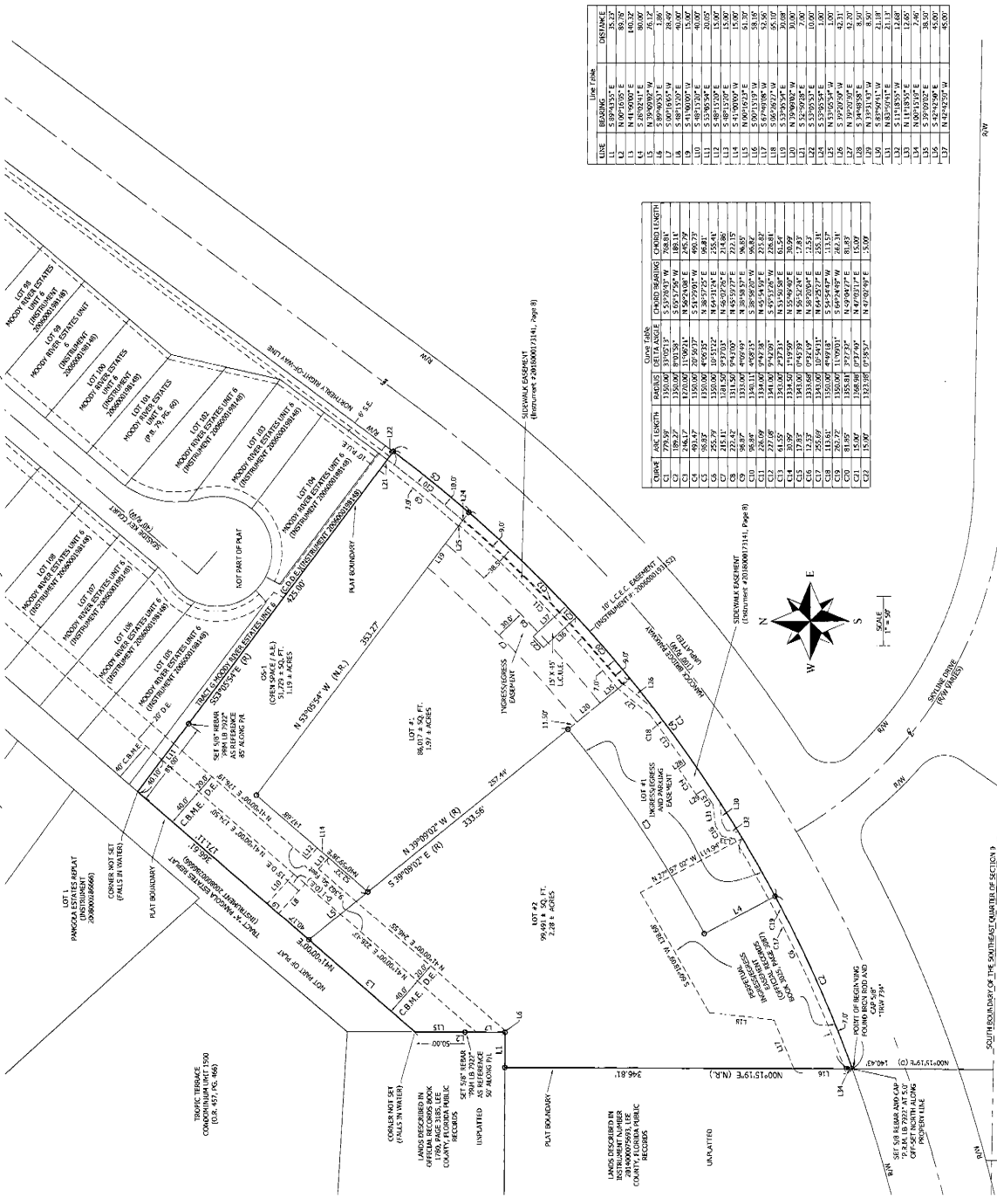
(817) 927-0050 | woodcrestcapital.com

KING ENGINEERING ASSOCIATES, INC.
 324 NICHOLAS PARKWAY WEST, SUITE A
 CAPE CORAL, FLORIDA 33991
 PHONE: 239-673-9541 | FAX: 239-424-8181
 FLORIDA AUTHORIZATION NO. LB 2610

COMMERCIAL CENTER AT MOODY RIVER

A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 44
 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

INSTRUMENT # 201800036370
 SHEET 2 OF 2



LEGEND

- FOUND IRON AND TAP
- SET 5/8" IRON ROD AND CAP
- ▲ FOUND IRON AND TAP
- FOUND IRON AND TAP
- CONCRETE MONUMENT
- SQUARE FEET
- CONCRETE
- MONUMENT
- RIGHT OF WAY
- CENTERLINE
- EASEMENT
- PUBLIC UTILITY EASEMENT
- ACCESS FOREIGHT
- SUBDIVISION EASEMENT
- CONCRETE EASEMENT
- COMMON ELEMENTS EASEMENT
- USE OF UTILITY EASEMENT
- OFFICIAL RECORDS BOOK
- PAGE
- RADIUS
- CHORD BEARING
- CURVE NUMBER (TYPICAL)
- CURVE NUMBER (TYPICAL)
- PROPERTY LINE

CHORD BEARING	CHORD LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
N 89° 50' 00" E	56.51	154° 13' 00"	N 89° 50' 00" E	56.51
S 89° 50' 00" W	56.51	26° 07' 30"	S 89° 50' 00" W	56.51
N 89° 50' 00" E	56.51	154° 13' 00"	N 89° 50' 00" E	56.51
S 89° 50' 00" W	56.51	26° 07' 30"	S 89° 50' 00" W	56.51
N 89° 50' 00" E	56.51	154° 13' 00"	N 89° 50' 00" E	56.51
S 89° 50' 00" W	56.51	26° 07' 30"	S 89° 50' 00" W	56.51
N 89° 50' 00" E	56.51	154° 13' 00"	N 89° 50' 00" E	56.51
S 89° 50' 00" W	56.51	26° 07' 30"	S 89° 50' 00" W	56.51
N 89° 50' 00" E	56.51	154° 13' 00"	N 89° 50' 00" E	56.51
S 89° 50' 00" W	56.51	26° 07' 30"	S 89° 50' 00" W	56.51
N 89° 50' 00" E	56.51	154° 13' 00"	N 89° 50' 00" E	56.51
S 89° 50' 00" W	56.51	26° 07' 30"	S 89° 50' 00" W	56.51