

Lee County Area 4-5

SR 31 & Saw Palmetto Parkway, Babcock Ranch, FL



Property Highlights



CLICK TO VIEW
LISTING VIDEO

- Proposed ±500,000 SF Power Center
- Box/Grocery and outparcel opportunities available
- Seeking anchors, restaurants, out-parcel users
- Great visibility to State Road 31, expansion underway for new four-lane path
- Signalized access connecting to The Shoppes at Yellow Pine and Crescent B Commons
- Babcock Ranch is an 18,000 acre, 50,000 person “new town” development in Southwest Florida
- Entitled for 19,500 residential units and 6 million square feet of commercial space
- Babcock Ranch is a top 10 selling master-planned community in the country
- First city in the United States powered by Solar Energy
- Join nearby retailers: Publix, Marshalls, HomeGoods, Ulta Beauty, Five Below, Panera Bread, Tampa General and more

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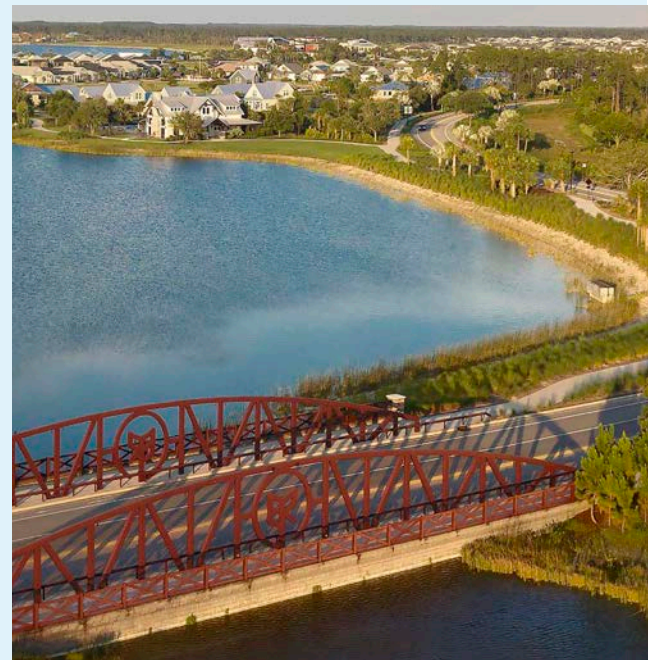
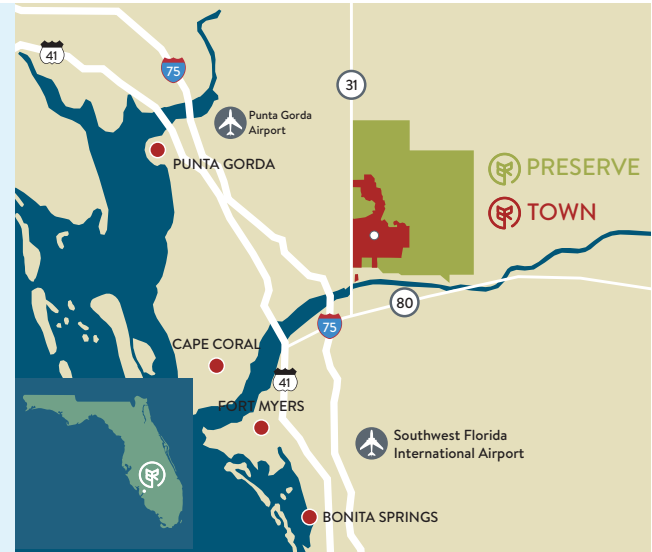
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Property Location



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The map displays the Midtown area in Lee County, Florida, with various land use zones and proposed developments. Key features include:

- Midtown Mixed Use District:** Located in the upper right, featuring Midtown Parcel 5, 6, and 7, and the 125,000 SF Florida Gulf Coast University Campus.
- Proposed Class A Office Complex:** Located in the center, featuring a 255,000 SF Flex/Industrial Delivery Q3 2025 and a 255,000 SF Flex/Industrial Delivery Q3 2025.
- Proposed Class A Office/Medical Complex:** Located in the center, featuring a 255,000 SF Flex/Industrial Delivery Q3 2025 and a 255,000 SF Flex/Industrial Delivery Q3 2025.
- Proposed 400,000 SF Power Center:** Located in the lower left, near the intersection of Saw Palmetto and Cypress Pkwy.
- Proposed 200,000 SF Power Center:** Located in the lower left, near the intersection of Saw Palmetto and Cypress Pkwy.
- Other Land Use Zones:**
 - Residential Development:** Includes areas like Parkside 1 Phase 1B2, Parkside 2 Phase 1B3, Trails Edge 3 Phase 2C, Trails Edge 2 Phase 2B, Trails Edge 4 Phase 2D, and Palmetto Landing Village II Parcel 6.
 - Non-Residential Development:** Includes areas like B Street 120,000 SF Mixed Use Lifestyle Center, Midtown Parcel 5, Midtown Parcel 6, Midtown Parcel 7, and Lee County Parcel 3.
 - Commercial Development:** Includes areas like Midtown Parcel 5, Midtown Parcel 6, Midtown Parcel 7, and Lee County Parcel 3.

The map also shows the location of the proposed 400,000 SF Power Center and the proposed 200,000 SF Power Center. The map includes a legend for land use types, such as Residential Development, Non-Residential Development, and Commercial Development.

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Property Site Plan

TOTAL GLA: 93,372 SF



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Close Aerial



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High Altitude Aerial View



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