

131 ACRE MIXED USE PROJECT

LEE COUNTY AREA 11-12

Saw Palmetto Parkway, Babcock Ranch, FL



CLICK TO VIEW LISTING VIDEO




THE FLATWOODS
246 HOMES


CURRY COMMERCE CENTER
255,000 SF FLEX/INDUSTRIAL
DELIVERING Q3 2025


FUTURE
TOWNHOMES


TERRAWALK
BY DIVOSTA
1,000 HOMES

LEE COUNTY
AREA 6

LEE COUNTY
AREA 4-5

31


PROPOSED


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ROUTE 31 IS BEING EXPANDED
TO 4 LANES BY 2026



EXCLUSIVE RETAIL LEASING
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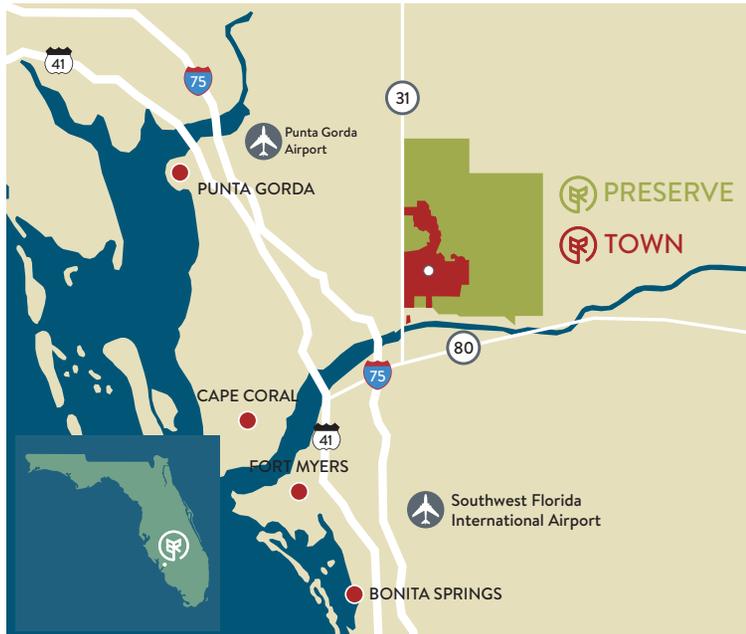


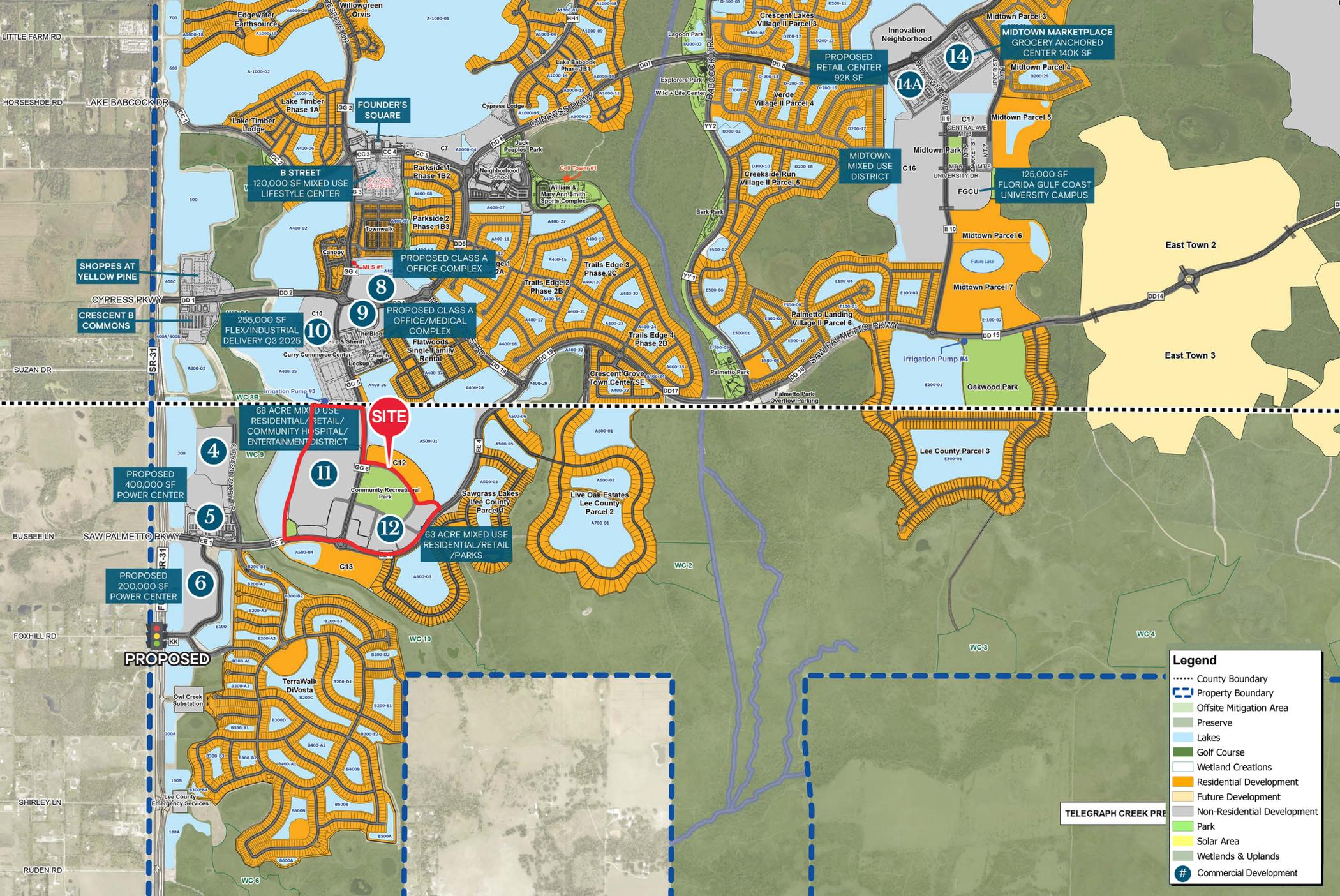
BABCOCK RANCH
KITSON
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Property Overview

HIGHLIGHTS

- 131-acre mixed use project with residential, hotel, free-standing out-parcel pads, community center, park, etc.
- Ground lease or build to suit, box or out-parcel users
- Seeking car wash, auto uses, and typical service retailers
- Located off Saw Palmetto, the Southern most entrance into Babcock Ranch
- Babcock Ranch is an 18,000-acre, 50,000 person “new town” development in Southwest Florida
- Babcock Ranch is a top 10 ranked top selling master-planned community in the country





Legend

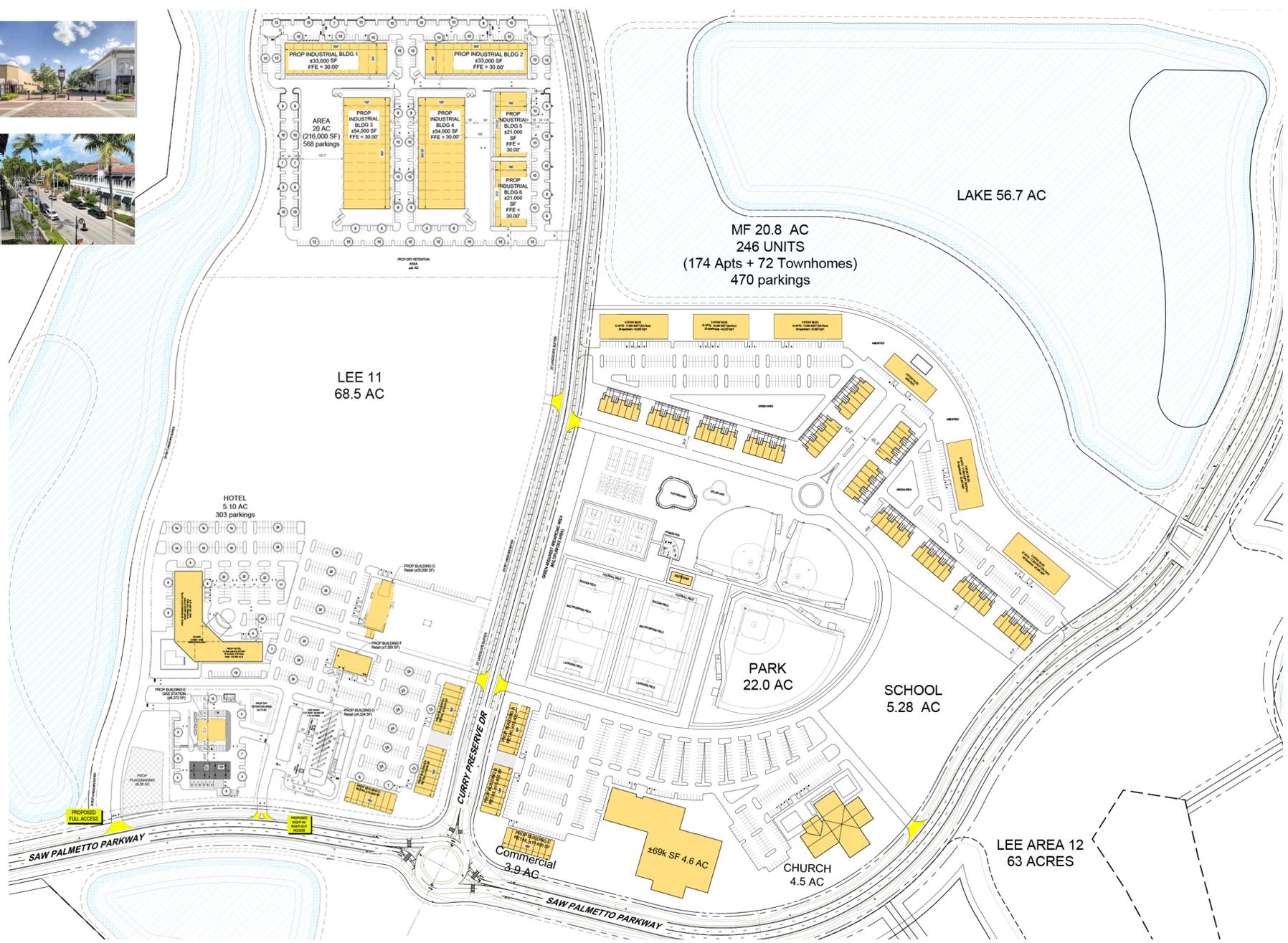
- County Boundary
- Property Boundary
- Offsite Mitigation Area
- Preserve
- Lakes
- Golf Course
- Wetland Creations
- Residential Development
- Future Development
- Non-Residential Development
- Park
- Solar Area
- Wetlands & Uplands
- # Commercial Development

LEE COUNTY AREA 11-12
BABCOCK RANCH MAP

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Disclaimer: The information contained in this brochure is provided for general informational purposes only. The estimated rentable area of the space is approximate and subject to verification. While every effort has been made to ensure the accuracy of the information presented, neither the landlord, property manager, nor their agents make any representation or warranty as to the actual rentable area. Prospective tenants are encouraged to independently verify the actual dimensions and square footage of the space prior to entering into any lease agreement. All information is subject to change without notice.

LEE COUNTY AREA 11-12
SITE PLAN

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 01.06.26

