

PRIME DEVELOPMENT SITES

4.5 TO 41 ± ACRES AVAILABLE



FOR SALE

10200, 10260 & 10500 METRO PARKWAY, FORT MYERS, FL 33966



*Possible 10500 lot split sizes are approximate and should be verified by buyer.

ADDRESS	ACRES	SF	PRICE	PRICE/ACRE	PRICE PSF	DIMENSIONS	2023 RE TAXES	PARCEL ID
10200 Metro Pkwy	5.23	227,818	\$2,900,000	\$554,493	\$12.73	330'± x 900'±	\$11.85 (AG Exemption)	06-45-25-P1-00063.0020
10260 Metro Pkwy	5.23	227,818	\$2,600,000	\$497,132	\$11.41	330'± x 900'±	\$9.21 (AG Exemption)	06-45-25-P1-00063.0030
10500 Metro Pkwy Lot A	4.50	196,020	\$1,550,000	\$344,444	\$7.91	350'± x 560'±		
10500 Metro Pkwy Lot B	13.95	607,662	\$6,000,000	\$430,108	\$9.87	700'± Frontage		
10500 Metro Pkwy Lot C	12.46	542,758	\$6,230,000	\$500,000	\$11.48	450'± Frontage		
10500 Metro Pkwy Lots A-C Total if Purchased Individually	30.91	1,346,440	\$13,780,000	\$445,810	\$10.23			
10500 Metro Pkwy Lots A-C Total if Purchased as a Bulk Sale	30.91	1,346,440	\$11,500,000	\$372,048	\$8.54	1,150'± Frontage	\$159.14 (AG Exemption)	06-45-25-P1-00063.0070
TOTAL FOR ALL AVAILABLE	41.37	1,802,076	\$17,000,000	\$410,926	\$9.43	1,810'± Frontage	\$180.20 (AG Exemption)	

LOCATION: Just south of the intersection of Metro Parkway and Colonial Blvd

ZONING: CI - Commercial Intensive, Allows a variety of commercial uses such as hotel/motel, and 40 dwelling units/acre, subject to restrictions (City of Fort Myers)

F.L.U.: CC - Commercial Corridor

DEVELOPMENT SITES

Three lots totaling 41.37± Acres are available. CI zoning is suitable for a variety of commercial uses including but not limited to self storage, car dealership, auto repair, gas station, carwash, hotel, motel, inn, extended stay facility, as well as 40 residential units/acre, subject to Port Authority restrictions. Ideal location with each parcel offering frontage on Metro Parkway, just south of the Colonial Boulevard intersection and quick and easy access to all major corridors. This area is experiencing explosive residential and commercial growth with many single-family and apartment developments just moments away. High retail concentration area with a mix of top national brands offering shopping, dining and entertainment venues.

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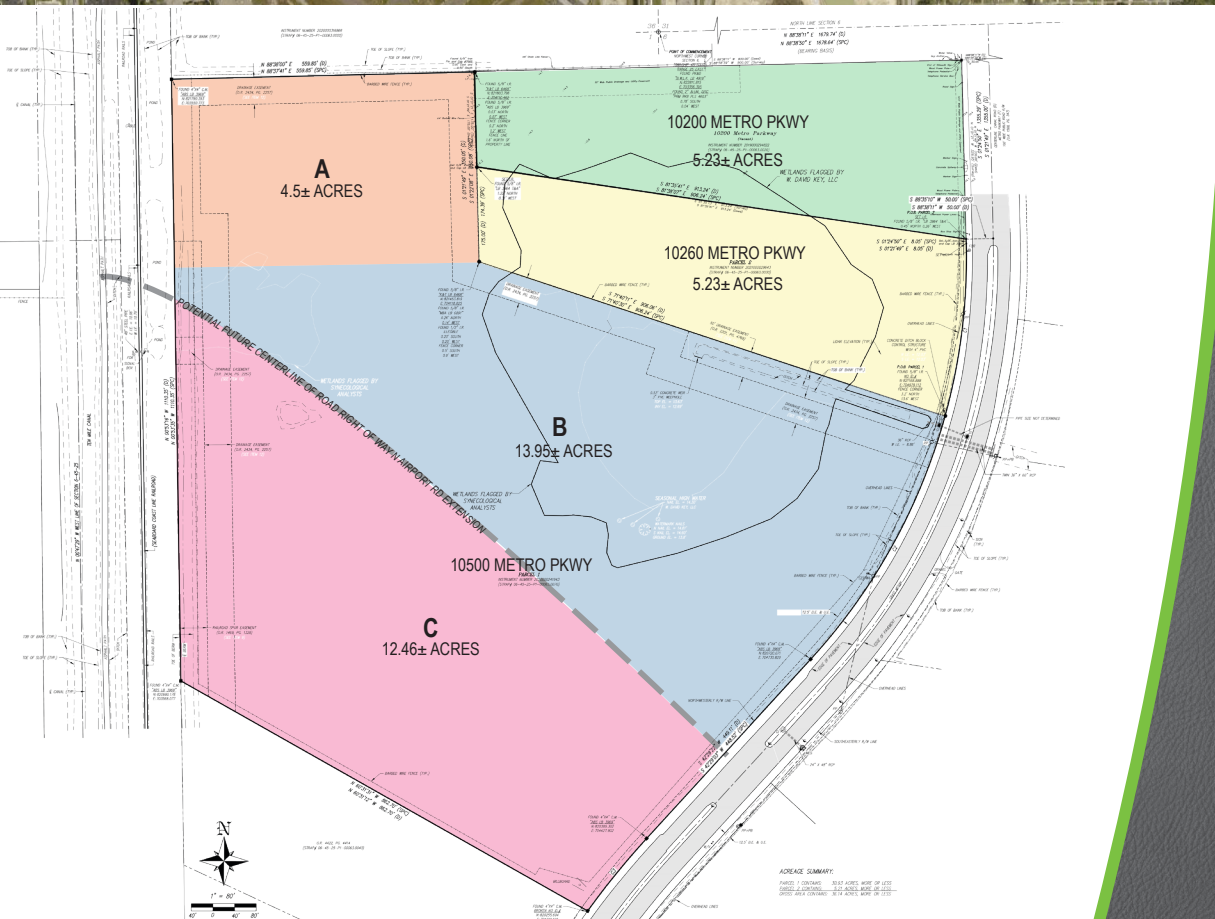
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HIGHLIGHTS

- Three parcels offer 1,810'± frontage on Metro Parkway
- Central location within close proximity to Page Field Airport, Southwest Florida International Airport, I-75 and US 41
- Certain development restrictions apply by Lee County Port Authority
- Rezoning is recently approved for CI (Commercial Intensive), allowing for a variety of commercial uses as well as 40 Units/Acre MF
- 10500 Metro Pkwy can be split into Lots A, B and C



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,031	75,345	151,309
EST. HOUSEHOLDS	3,122	32,465	67,512
EST. MEDIAN HOUSEHOLD INCOME	\$47,917	\$53,588	\$59,278
TRAFFIC COUNTS (2022)		37,000 AADT	

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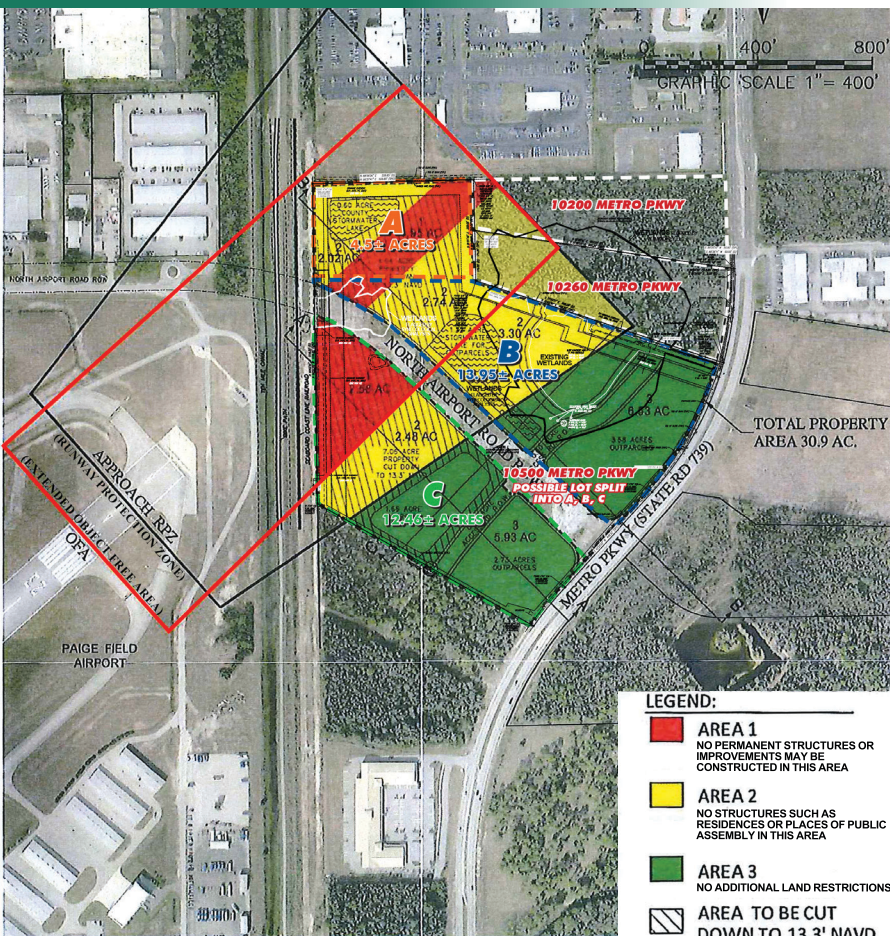
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HEIGHT RESTRICTIONS



BUILDING RESTRICTIONS



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