

1211 SEABOARD STREET



OFFERING SUMMARY

Location: 1211 Seaboard Street
Fort Myers, FL 33916

County: Lee

Property Size: 1.70± Acres

Property Type: Commercial

Zoning: CI (Commercial Intensive)

Future Land Use: C/C (Corridor Commercial)

Utilities Available: Water and Sewer are available to
the property

STRAP NUMBER: 184425P1000340000

2020 Tax: \$4,998.10

PRICE:

\$950,000 | \$12.83 PSF

LSI
COMPANIES

WWW.LSICOMPANIES.COM



SEABOARD STREET

YOUR LEAD TEAM



Justin Thibaut, CCIM
President & CEO



Hunter Ward, CCIM
Sales Associate

PLEASE DIRECT ALL OFFERS TO:

Hunter Ward, CCIM
hward@lsicompanies.com | 239.489.4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



EXECUTIVE SUMMARY

- Excellent re-development opportunity within close proximity to downtown Fort Myers
- 1.7± acres of Commercially zoned land along Seaboard Street and Palm Beach Blvd.
- Roadwork construction is currently occurring which will deliver better access to the site. *(See construction update on page 6.)*
- The site consist of a building that is currently vacant and uninhabitable. Buyer will assume responsibility for the demolition of the building
- Commercial Intensive zoning in place which allows for a wide variety of Commercial uses within the City of Fort Myers
- Water, sewer, and electric are available to the site.
- This is a rare opportunity to secure a sizable land tract in the rapidly growing, downtown Fort Myers sub-market

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LIST OF APPROVED USES

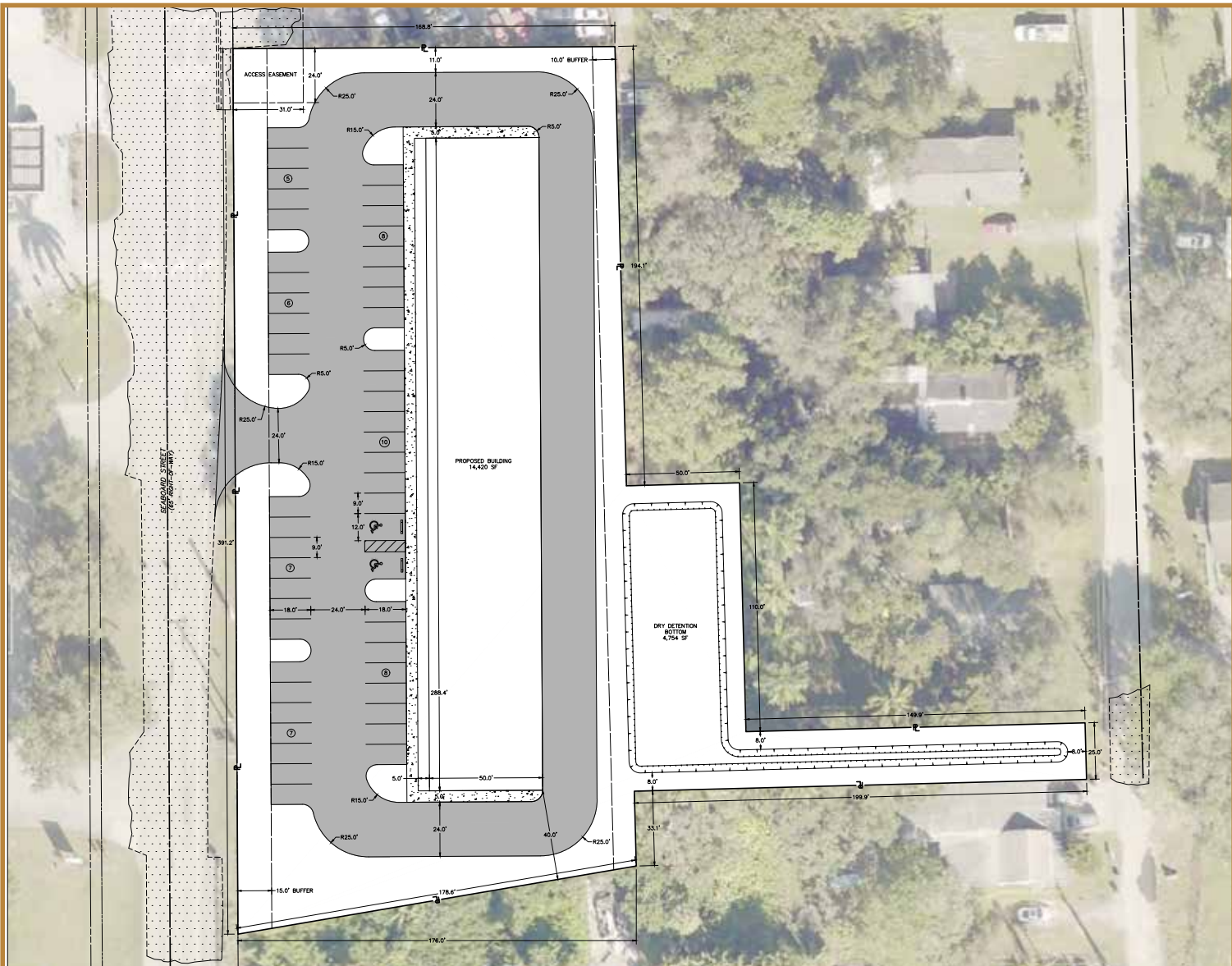
- Animal boarding and Veterinary clinics
- Assisted living facility
- Bank
- Bar/Nightclub
- Car Wash
- Convenience Store with or with out Pumps (Gas Station)
- Greenhouse
- Hotel/Motel
- Laundromat/Dry-cleaning
- Medical Office
- Offices: Business/Professional
- Parking structures
- Pharmacy
- Religious Institutions
- Residential Multifamily and Town Home
- Restaurant
- School
- Self-Storage
- Vehicle Service and repair
- Vehicle Sales

For complete list of allowable uses contact LSI Companies.

PALM BEACH BLVD.

SEABOARD STREET

CONCEPT PLAN



CONSTRUCTION UPDATE OF ROADWAY EXPANSION PROJECT



“Roadwork Construction is currently occurring in front of the site which will deliver better access to the site. Traditionally First Street, Seaboard Street, and Second Street were all one way roads. In Mid 2021 construction began to convert each of these roadways from a one-way street to a two-way street. Construction is scheduled to be completed in summer of 2022. The roadway expansion will deliver quicker and better access to the Seaboard parcel.



LOCATION HIGHLIGHTS

- 1.4± miles to Downtown Fort Myers
- 3.8± miles to I-75
- 15.7± miles to Southwest Florida International Airport (RSW)

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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

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