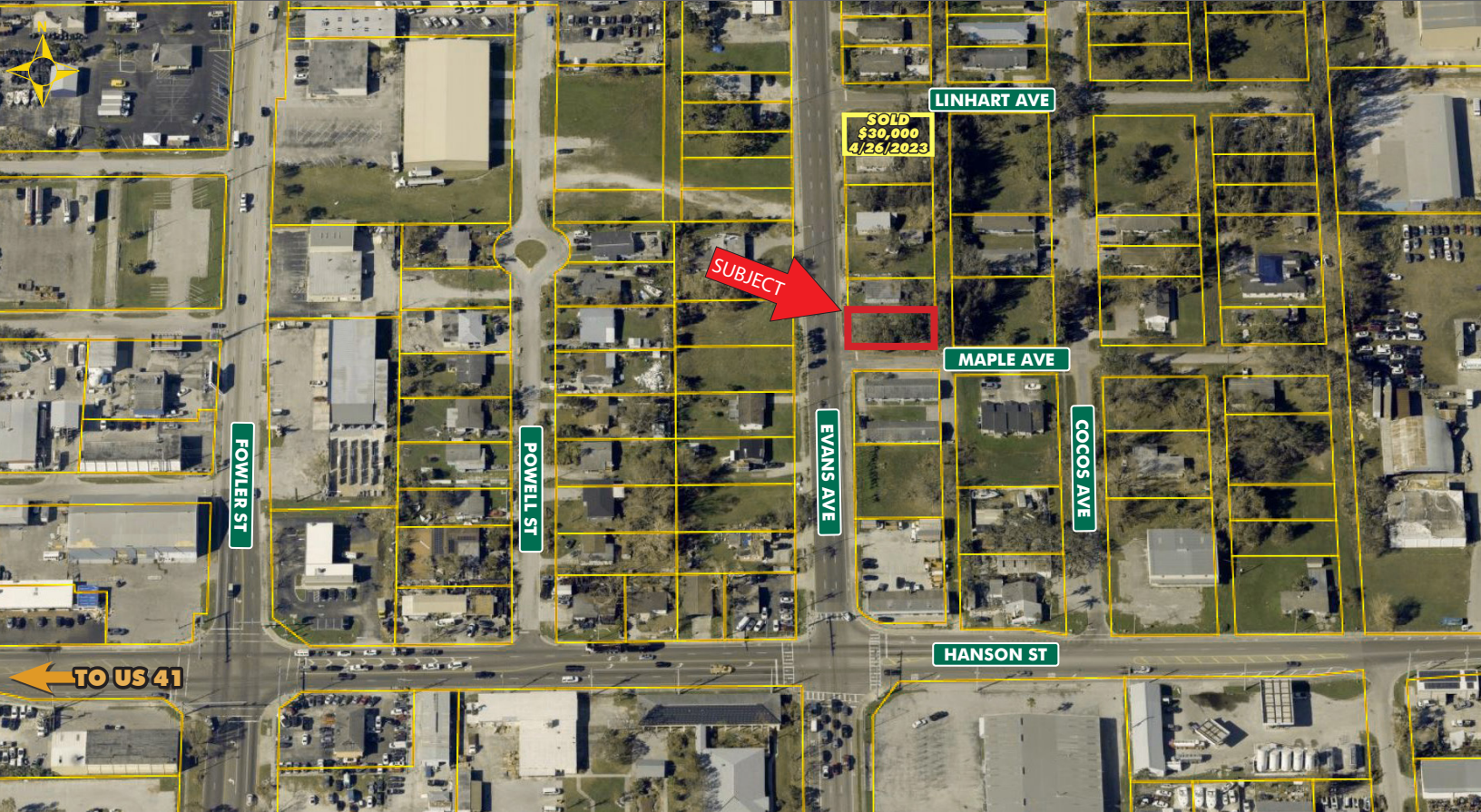


AFFORDABLE CORNER LOT

EVANS AVENUE FRONTAGE

FOR SALE

2931 EVANS AVENUE, FORT MYERS, FL 33901



PRICE: \$28,000 @ \$4.54 PSF or \$198,000/Acre

SIZE: 0.14± Acres (6,171± SF)

LOCATION: Located on Evans Avenue, at the corner Maple Avenue, one block north of Hanson Street, close to Downtown Fort Myers

ZONING: CG - Commercial General (City of Fort Myers) [Click here for zoning uses](#)
Potential homesite due to original residential zoning. Lot would have to be assembled with adjacent lot(s) to be suitable for Commercial Use or Multifamily (triplex/fourplex/townhomes up to 25 Units/acre).

RE TAXES: \$256.49 (2022)

UTILITIES: Water & Sewer (not connected)

PARCEL ID: 25-44-24-P2-0030D.0070

VERSATILE ZONING POTENTIAL

Situated within the bustling Business Redevelopment District of Fort Myers, this 0.14± acre corner lot at the intersection of Evans Avenue and Maple Avenue presents an excellent opportunity for those seeking an affordable piece of real estate close to downtown. The property's original residential zoning offers potential for use as a homesite, while combining it with adjacent lots could create exciting opportunities for commercial or multifamily development.

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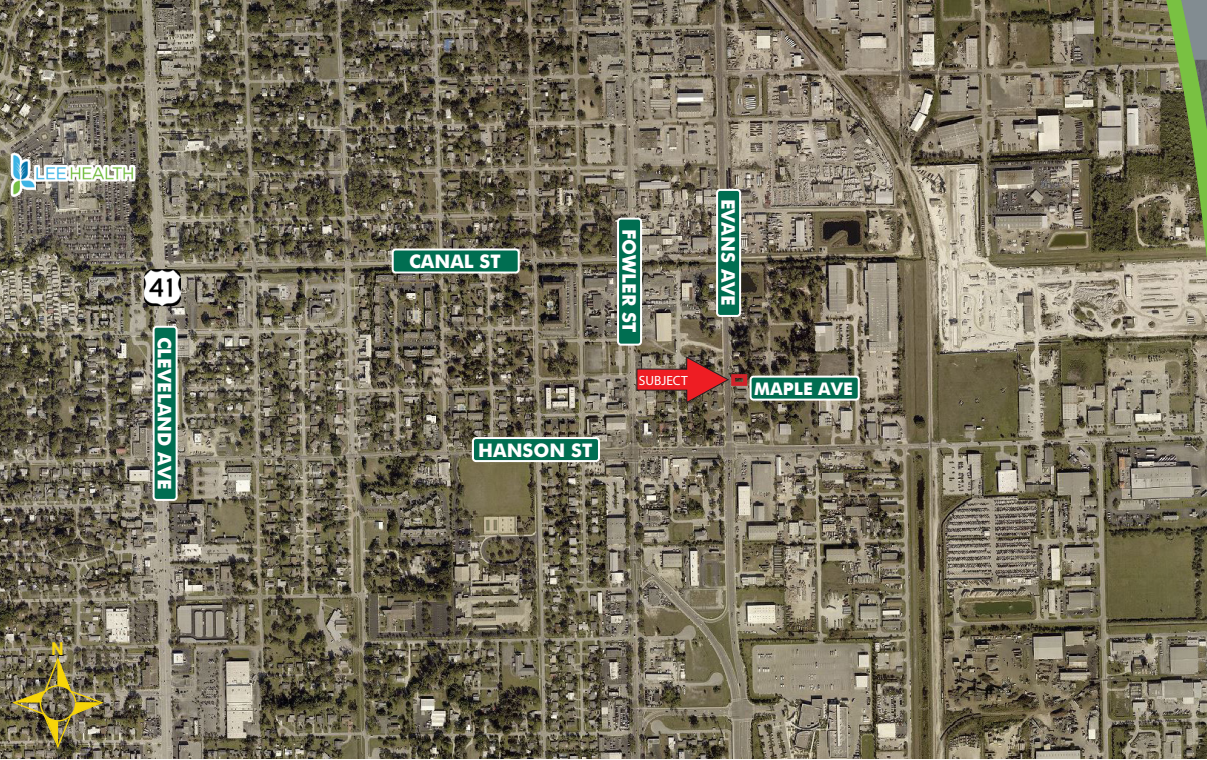
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AFFORDABLE CORNER LOT

EVANS AVENUE FRONTAGE

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HIGHLIGHTS

- Central location near Downtown Fort Myers
- Situated at the corner of Evans Avenue and Maple Avenue
- Potential for a redevelopment project
- Zoned CG but due to the original residential zoning, potential homesite use

ZONING MAP



CONTACT

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2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,682	61,118	156,300
EST. HOUSEHOLDS	3,294	26,523	66,706
EST. MEDIAN HOUSEHOLD INCOME	\$26,971	\$47,809	\$54,180
TRAFFIC COUNTS (2022)	8,900 AADT		

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