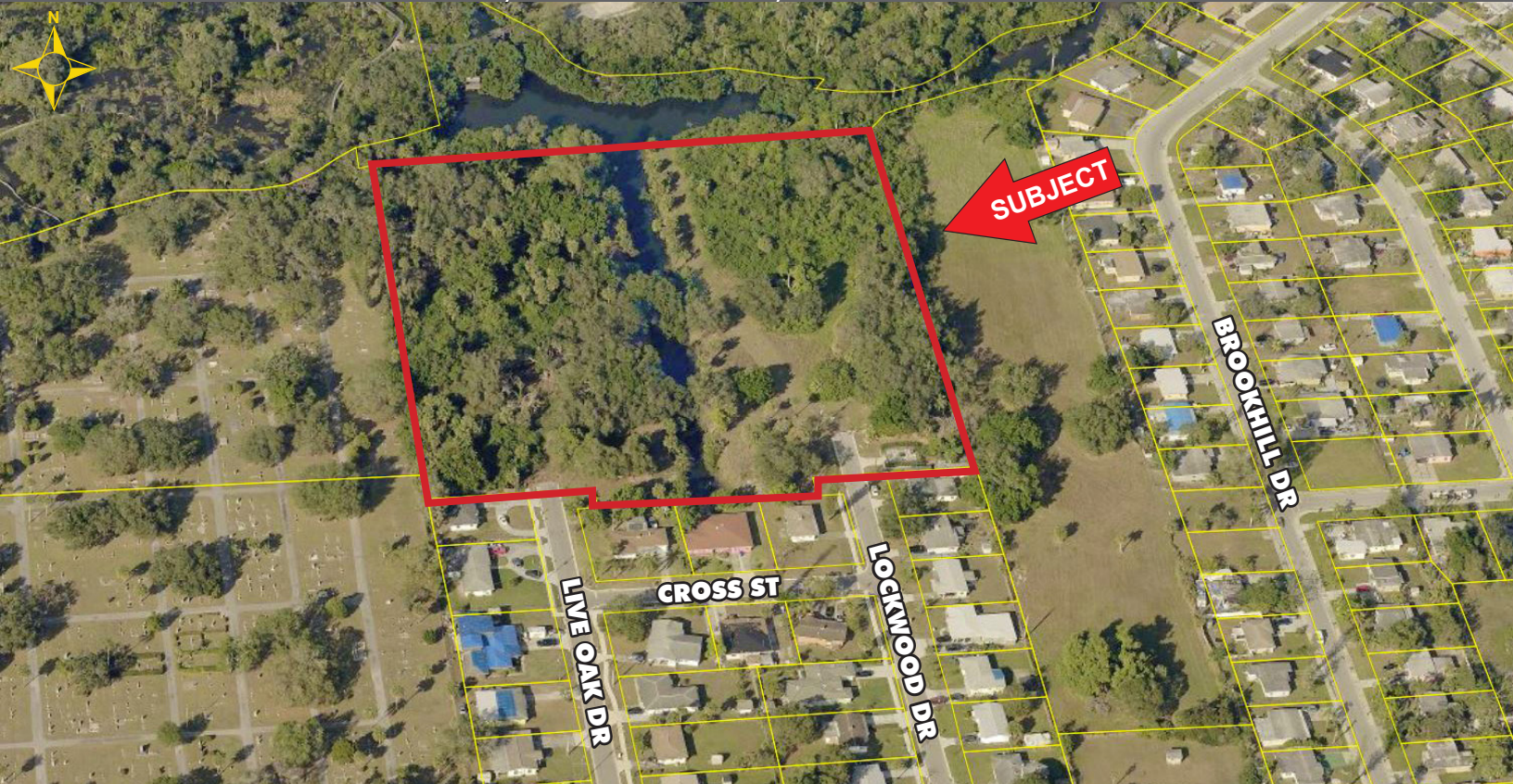


56-97 UNIT WATERFRONT SITE

8.11 ± ACRES

FOR SALE

1455 LOCKWOOD DRIVE, FORT MYERS, FL 33916



- PRICE:** \$1,150,000 @ \$3.26 PSF or \$141,800/Acre
(\$20,500/Single-Family Unit & Potential \$11,850/Multi-Family Unit)
- SIZE:** 8.11± Acres (580' x 610')
- LOCATION:** Off Michigan Avenue, between Veronica Shoemaker Boulevard and Seaboard Street
- ZONING:** RS-7 – Residential Single Family (City of Fort Myers)
Up to 7 Units/Acre allowing up to 56 Single Family Units
Potential for 12 Units/Acre allowing up to 97 Multi-Family Units
- F.L.U.:** RLD (Residential Low Density), potential to change it to RMD (Residential Medium Density)
- RE TAXES:** \$4,364.72 (2022)

PARCEL ID: 18-44-25-P2-00026.0000

8.11 ± ACRE WATERFRONT LOT

8.11± acres off Michigan Avenue, zoned RS-7 with canal frontage. The site's future land use designation of RLD (Residential Low Density) allows single-family detached, zero lot line structures and single-family attached structures. The maximum densities permitted is 7 dwelling units per acre. Potential to increase the density to 12 multi-family units/acre subject to amendment of the Comprehensive Plan to change the FLU to RMD (Residential Medium Density).

CONTACT

FRED KERMANI, CCIM, AIA
Partner

239.659.4960

Fred.Kermani@CREConsultants.com
www.CREConsultants.com/FredKermani

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404
Naples, FL 34102

56-97 UNIT WATERFRONT SITE

8.11 ± ACRES

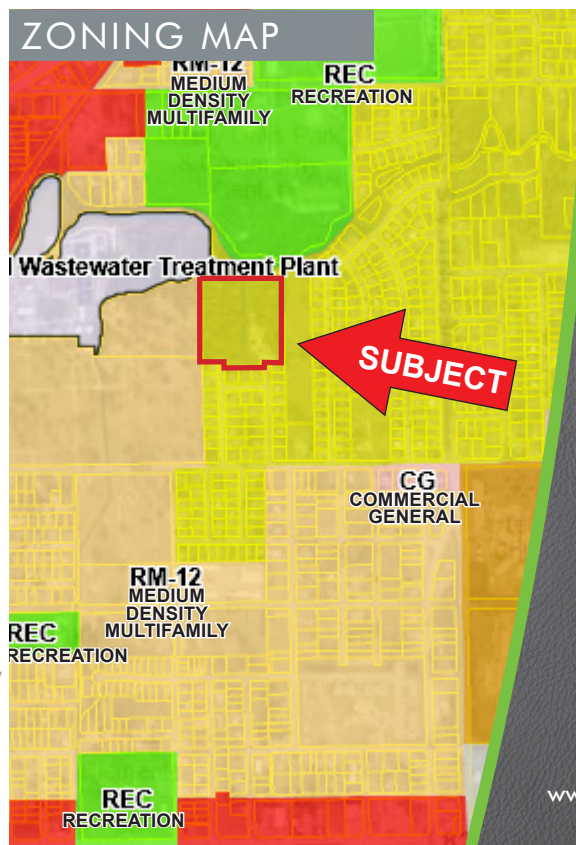
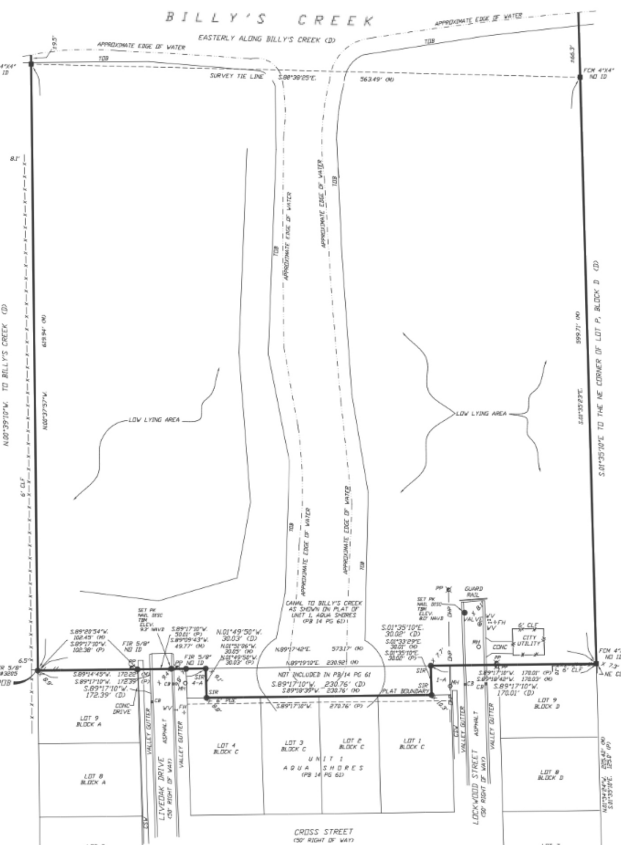
FOR SALE

1455 LOCKWOOD DRIVE, FORT MYERS, FL 33916



HIGHLIGHTS

- Canal front property
- Approximately 580' x 610'
- Future land use designation of Residential Low Density, potential to amend the Comprehensive Plan to change the FLU to Residential Medium Density
- Maximum density permitted is 7 dwelling units per acre, potential to change it to 12 multi-family units/acre
- 56 single-family units with current zoning, potential to increase it to up to 97 multi-family units



CONTACT

FRED KERMANI, CCIM, AIA

Partner

239.659.4960

Fred.Kermani@CREConsultants.com

www.CREConsultants.com/FredKermani

2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,739	57,805	129,173
EST. HOUSEHOLDS	3,772	23,053	55,139
EST. MEDIAN HOUSEHOLD INCOME	\$40,836	\$42,593	\$50,859

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.