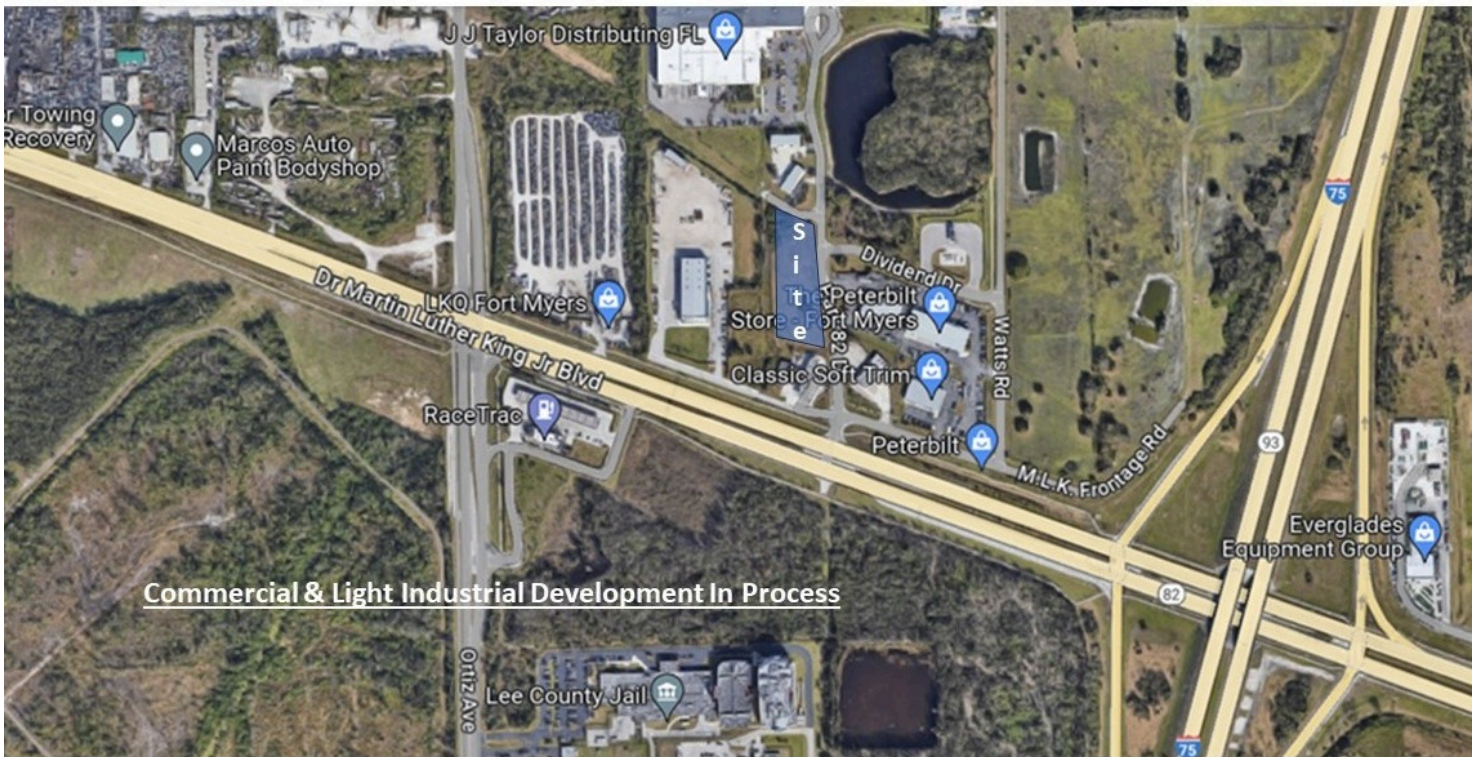


Prime Light Industrial Development Opportunity
 Interstate 75 & MLK Blvd | Fort Myers

2.16 Acres for Sale
 \$1,149,000



Park 82 Drive is ideally located near MLK and I75-One of the last nice parcels with Commercial Intensive/Light Industrial uses.

2.16 acres • 94,090 total sq ft • 495' on Park 82 Drive • Easy access to I75 • Electric, City Water-Sewer, Natural Gas • Improvements & Zoning valued at \$5 sq ft

- Ideally suited for Light Industrial Flex space Warehouse, Light Manufacturing, Service Companies, Contractors, Showroom with Distribution, etc.



Don Droke
 REALTOR-GRI
 (239) 770-3002

dondroke@outlook.com

COMMERCIAL DIVISION

BERKSHIRE HATHAWAY | FLORIDA REALTY
 HOMESERVICES

COMMERCIAL

Berkshire Hathaway HomeServices Florida Realty
 24880-1 Tamiami Tr. Ste. 1 Bonita Springs, FL 34134

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Property Highlights-Park 82 Drive Fort Myers Florida

Park 82 Drive is Ideally located near MLK and I75-One of the last nice parcels with Commercial Intensive/Light Industrial uses.

Prime development Opportunity with variety of approved uses. Ideal to build Flex or Specialty Units, 1 or 2 Warehouse/ Distribution buildings.

Land-94,090 total sq ft

- Commercial, Industrial, Office, R&D, Flex & More-Contact Don Droke 239-770-3002 for list of approved uses.
- 495' on Park 82 Drive
- Easy access to I75
- Electric, City Water-Sewer, Natural Gas at Site
- Improvements & Zoning valued at \$5 sq ft
- Good exposure on Martin Luther King Blvd.
- Traffic Count Martin Luther King Blvd 42,355 per day.
- Close to RSW Airport via I75.
- Moderate to Low-Risk Flood Zone.
- Population growth within a mile expected to be up over 15% in the next 5 years.
- Strong Industrial & Commercial growth in the area.
- Strong lease rates for these types of buildings as well as low vacancy rates make for an ideal investment opportunity.
- Martin Luther King Blvd is considered the Gateway to the City of Palms (Fort Myers and City of Fort Myers Downtown & Popular River District with Shopping, Dining & More)

Park 82 Commercial & Light Industrial

Park 82 Dr, Fort Myers, FL 33905

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Description	2010		2023		2028	
Population	12,332		16,233		16,962	
Age 0 - 4	1,009	8.18%	1,002	6.17%	1,021	6.02%
Age 5 - 9	887	7.19%	1,052	6.48%	1,054	6.21%
Age 10 - 14	824	6.68%	1,109	6.83%	1,099	6.48%
Age 15 - 19	872	7.07%	1,077	6.63%	1,122	6.61%
Age 20 - 24	1,060	8.60%	1,014	6.25%	1,098	6.47%
Age 25 - 29	1,173	9.51%	1,079	6.65%	1,087	6.41%
Age 30 - 34	1,070	8.68%	1,233	7.60%	1,149	6.77%
Age 35 - 39	978	7.93%	1,301	8.01%	1,246	7.35%
Age 40 - 44	866	7.02%	1,217	7.50%	1,277	7.53%
Age 45 - 49	740	6.00%	1,073	6.61%	1,207	7.12%
Age 50 - 54	659	5.34%	991	6.10%	1,095	6.46%
Age 55 - 59	580	4.70%	937	5.77%	995	5.87%
Age 60 - 64	484	3.92%	864	5.32%	905	5.34%
Age 65 - 69	405	3.28%	739	4.55%	793	4.68%
Age 70 - 74	306	2.48%	622	3.83%	661	3.90%
Age 75 - 79	195	1.58%	448	2.76%	506	2.98%
Age 80 - 84	134	1.09%	268	1.65%	341	2.01%
Age 85+	89	0.72%	206	1.27%	307	1.81%
Age 15+	9,611	77.94%	13,069	80.51%	13,789	81.29%
Age 20+	8,739	70.86%	11,992	73.87%	12,667	74.68%
Age 65+	1,129	9.16%	2,283	14.06%	2,608	15.38%
Median Age	32		37		38	
Average Age	33.30		37.60		38.50	
Population By Race	12,332		16,233		16,962	
White	6,982	56.62%	9,167	56.47%	9,573	56.44%
Black	4,783	38.79%	6,122	37.71%	6,395	37.70%
Am. Indian & Alaskan	184	1.49%	214	1.32%	223	1.31%
Asian	158	1.28%	342	2.11%	365	2.15%
Hawaiian & Pacific Islander	17	0.14%	25	0.15%	27	0.16%
Other	197	1.60%	362	2.23%	379	2.23%

Park 82 Commercial & Light Industrial

Park 82 Dr, Fort Myers, FL 33905

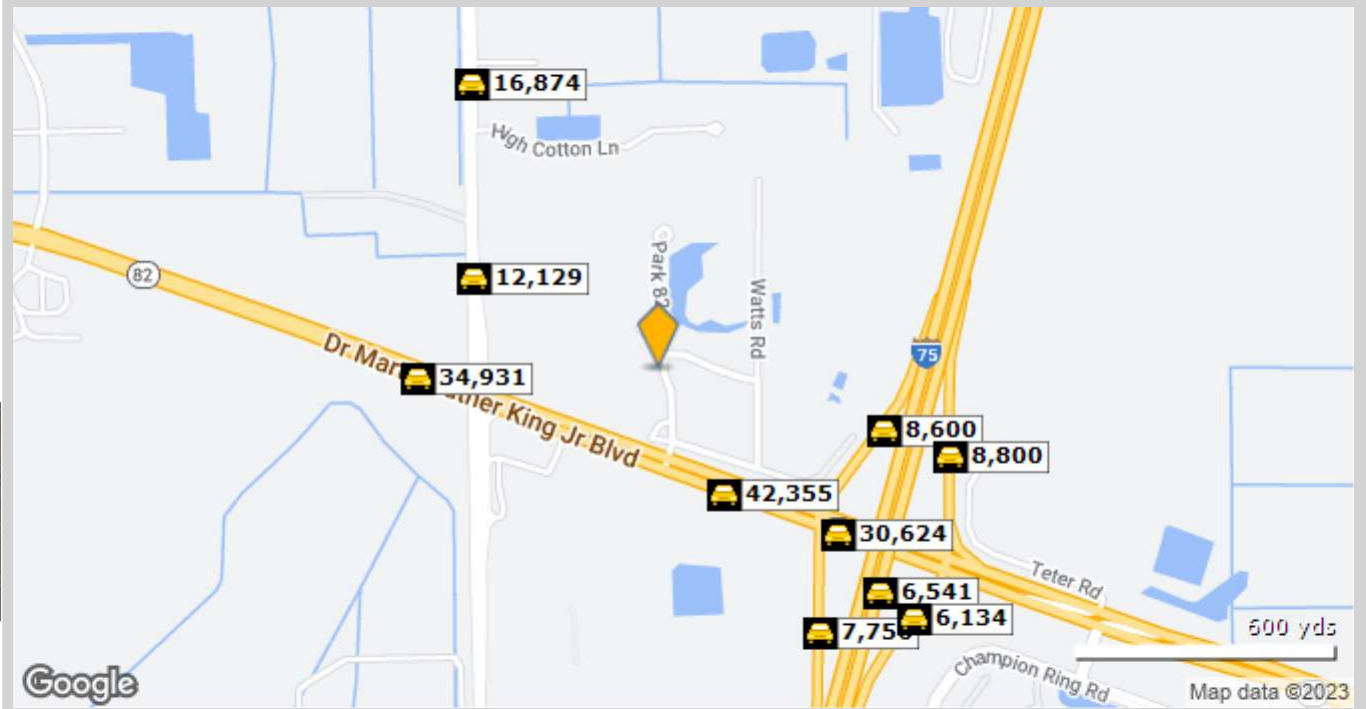
Description	2010	2023	2028
Population by Race (Hispanic)	3,557	5,604	5,828
White	3,064 86.14%	4,812 85.87%	5,003 85.84%
Black	262 7.37%	463 8.26%	484 8.30%
Am. Indian & Alaskan	153 4.30%	178 3.18%	183 3.14%
Asian	11 0.31%	18 0.32%	18 0.31%
Hawaiian & Pacific Islander	9 0.25%	16 0.29%	17 0.29%
Other	58 1.63%	118 2.11%	123 2.11%
Household by Household Income	3,829	5,275	5,523
<\$25,000	1,507 39.36%	1,534 29.08%	1,588 28.75%
\$25,000 - \$50,000	1,122 29.30%	1,398 26.50%	1,446 26.18%
\$50,000 - \$75,000	462 12.07%	800 15.17%	843 15.26%
\$75,000 - \$100,000	462 12.07%	575 10.90%	600 10.86%
\$100,000 - \$125,000	91 2.38%	483 9.16%	525 9.51%
\$125,000 - \$150,000	69 1.80%	189 3.58%	203 3.68%
\$150,000 - \$200,000	76 1.98%	214 4.06%	230 4.16%
\$200,000+	40 1.04%	82 1.55%	88 1.59%
Average Household Income	\$45,616	\$59,782	\$60,505
Median Household Income	\$32,273	\$45,852	\$46,366

Traffic Count Report

Park 82 Commercial & Light Industrial

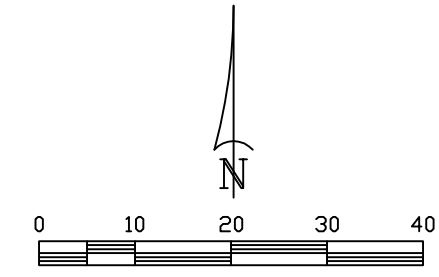
Park 82 Dr, Fort Myers, FL 33905

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Dr Martin Luther King Boulevard	Divdend Dr	0.05 NE	2022	42,355	MPSI	.18
2 Ortiz Ave	Dr Martin Luther King Blvd	0.15 S	2018	12,129	MPSI	.27
3 I-75	Dr Martin Luther King Blvd	0.14 S	2020	8,600	AADT	.31
4 Dr Martin Luther King Blvd	Ortiz Ave	0.08 E	2022	34,931	MPSI	.31
5 Dr Martin Luther King Blvd	I-75	0.05 E	2022	30,624	MPSI	.32
6 Dr Martin Luther King Blvd	I-75	0.13 SW	2020	8,800	AADT	.40
7 I-75	Dr Martin Luther King Blvd	0.14 NE	2020	7,756	MPSI	.41
8 I-75	Dr Martin Luther King Blvd	0.05 N	2020	6,541	MPSI	.41
9 Ortiz Avenue	Kim Ln	0.03 N	2022	16,874	MPSI	.45
10 Not Available	Not Available	0.00 No	2020	6,134	MPSI	.47

BOUNDARY SURVEY OF
**LOT 24, INTERSTATE PARK 82,
 PHASE 1**
 (PLAT BOOK 41, PAGE 78)
 AND
**LOT 18, INTERSTATE PARK 82,
 PHASE 2**
 (PLAT BOOK 45, PAGE 33)
 SECTION 21, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



LEGEND:

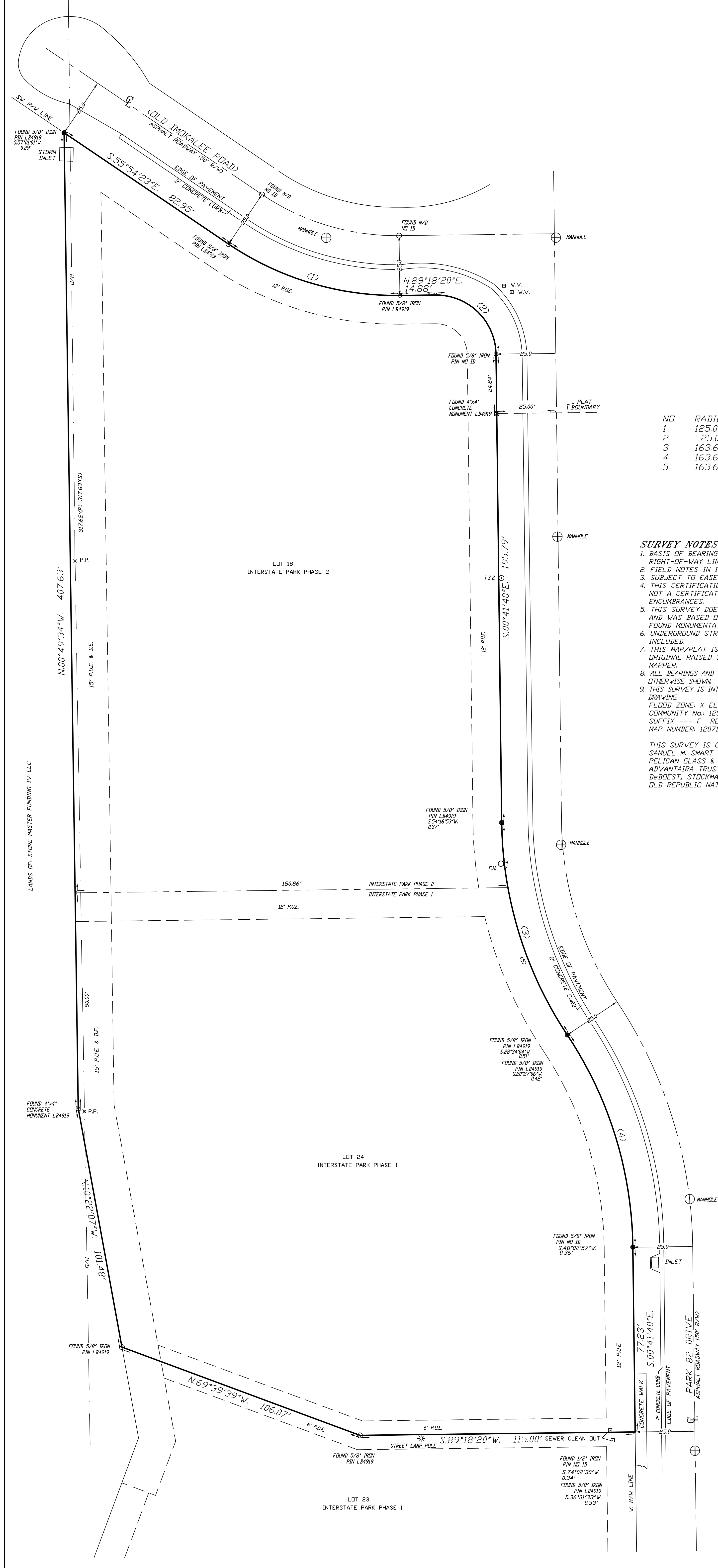
● SET #4 IRON ROD (CAP L.S. #6515)	R.W.B. RECLAIM WATER BOX
○ FOUND IRON ROD (I.R.)	W.M. WATER METER
□ CONCRETE MONUMENT (C.M.)	W.V. WATER VALVE
P.R.M. PERMANENT REFERENCE MONUMENT	F.H. FIRE HYDRANT
P.C.P. PUBLIC UTILITY EASEMENT	D/H OVERHEAD POWER
D.E. DRAINAGE EASEMENT	P.P. GUY ANCHOR & WIRE
L.M.E. LAKE MAINTENANCE EASEMENT	E.B. ELECTRIC BOX
P.C. POINT OF CURVATURE	C.T.B. CABLE TELEVISION BOX
P.T. POINT OF TANGENCY	T.S.B. TELEPHONE SERVICE BOX
D.R. OFFICIAL RECORDS BOOK	N/D NAIL & DISK
(S) AS PER SURVEY	N/T.T. NAIL & TIN TAB
(M) AS PER DEED	ELEV. ELEVATION
(L) AS PER PLAT	B.M. BENCHMARK
(D) AS PER DEED	⊕ TYPICAL ELEVATION
(1) CURVE NUMBER	A/C AIR CONDITIONER
L.L. LINE NUMBER	W.S. WATER SYSTEM
R/W RIGHT-OF-WAY	P.E. POOL EQUIPMENT
℄ CENTERLINE	CONCRETE CONCRETE
	L.P. STREET LAMP

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	125.00'	34°47'17"	75.90'	74.74'	S.73°18'02"E.
2	25.00'	90°00'00"	39.27'	35.36'	S.45°41'40"E.
3	163.63'	32°57'38"	94.13'	92.84'	N.17°10'29"W.
4	163.63'	32°57'38"	94.13'	92.84'	S.17°10'29"E.
5	163.63'	23°24'00"	66.83'	66.37'	S.21°57'17"E.

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE WEST RIGHT-OF-WAY LINE OF PARK 82 DRIVE AS BEING S00°41'40"E.
 2. FIELD NOTES IN INTERSTATE PARK 82
 3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
 5. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
 6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
 7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
 9. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24x36, 20 SCALE DRAWING.
- FLOOD ZONE: X ELEVATION: N/A
 COMMUNITY No: 125124 PANEL No: 0295
 SUFFIX --- F REVISION DATE: 08/28/2008
 MAP NUMBER: 1207100295F
- THIS SURVEY IS CERTIFIED TO:
 SAMUEL M. SMART
 PELICAN GLASS & MIRROR COMPANY
 ADVANTAIRA TRUST, LLC, FBO ROGER BURKS IRA #6478201, ISADA-ATIMA
 DeBOEST, STOCKMAN, DECKER, HAGAN, CHEFFER & WEBB-MARTIN, P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



REVISED	DESCRIPTION	BY

DATE OF LAST FIELD WORK: 4/3/14

DRAWN	CHECK	SCALE	PROJ. #
PM	FBH	1"=20'	PARK82
SURVEY DATE	FILE NO.	SHT. - 1	
4/3/14	44-25-21	DF - 1	

PHILIP M. MOULD
 PROFESSIONAL SURVEYOR AND MAPPER
 #6515 - STATE OF FLORIDA

HARRIS-JORGENSEN, INC.
 3045 DEL PRADO BLVD. S. 34
 CAPE CORRAL, FLORIDA 33904
 PHONE: (239) 257-2624
 FAX: (239) 257-2921

FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921

Yard Setbacks:

Front (with garage): 20 feet

Front (without garage): 15 feet

Side (interior): 5 feet

Side (street): 5 feet

Rear (principal): 10 feet

Rear (accessory): 5 feet

Waterfront: 25 feet

Bulk Standards:

Maximum height (residential use): 35 feet

Maximum height (commercial use): CG standards

Maximum lot coverage: 65%

Table 118.2.1.G. – NO CHANGES

118.2.2 - Commercial Districts.

Commercial zoning districts include Neighborhood Commercial (NC), Commercial General (CG) and Commercial Intensive (CI).

A. Intent statements.

1. Neighborhood Commercial (NC). – NO CHANGES

a. – NO CHANGES

b. – NO CHANGES

Permitted uses

1) through 23) – NO CHANGES

24) Retail, excluding ~~stand-alone~~ pharmacy, or rental store, under 15,000 square feet
(~~not motor vehicle or large equipment~~).

25) Self-storage; fully enclosed indoor multi-story storage (See 118.3.3.C.98).

26) Student dormitory, fraternity, sorority.

~~27) Upper-story residential.~~

~~28) Water management structures, wells, reservoirs.~~

Conditional uses

~~298) Art studio, gallery (See 118.3.3.C.3).~~

~~3029) Auction room, auction house.~~

~~340) College, university, trade school, enrichment classes such as dance or martial arts.~~

- 321) Commercial wireless telecommunication facility.
- 332) Convenience store with gas pumps.
- 343) Convention center, gymnastic facility, indoor sports academy.
- 354) Funeral home or mortuary, undertaking establishment.
- ~~36)~~ Pharmacy.
- 375) Religious institutions (See 118.3.3.B.2).
- 386) Repair service, non-automotive.
- 397) School, public or private (K—12).
- 4038) Youth hostel.

2. Commercial General (CG). – NO CHANGES

Permitted uses

- 1) through 11) – NO CHANGES
- 12) Car wash, full or self-service.
- 13) College; university, trade school, enrichment classes such as dance or martial arts.
- 14) Convenience store with or without gas pumps, gas station (See 118.3.3.C.54).
- 15) Copy, print, pack and ship, printing, publishing, post office, and other office type services.
- 16) Day care center (adult or child), preschool.
- 17) Dock or pier (commercial), wet or dry storage of boats, marina (See 118.3.3.C.76), boat rental, ferry.
- 18) Funeral home (crematorium and mortuary accessory only).
- 19) Greenhouse or nursery, commercial, garden center.
- 20) Health club.
- 21) Hotel, motel, inn, extended stay facility.
- 22) Indoor commercial recreation.
- 23) Laundromat, dry-cleaning, and carpet cleaning plants and drop-off, diaper service, linen supply.
- 24) Live-work.
- 25) Lodge, membership club (See 118.3.3.C.1).
- 26) Medical, dental, chiropractor, counseling, outpatient surgery centers and offices.
- 27) Medical or dental laboratory.
- 28) Museum, library, community center (public).
- 29) Offices; business, professional, financial, governmental or operational.
- 30) Park, recreation field, beaches.
- 31) Parking, surface or garage, as accessory or primary use.
- 32) Personal care services.
- 33) Pharmacy (standalone).

- 33) Police, fire, EMS substation.
- 34) Radio, TV or recording studio.
- 356) Religious institutions (See 118.3.3.B.2).
- 3637) Repair services, non-automotive.
- 3738) Residential, multifamily (See 118.3.3.A.3).
- 3839) Residential, townhouse (See 118.3.3.A.1).
- 3940) Research, testing, and development laboratory.
- 4041) Restaurant/food service establishment, with or without sale of alcoholic beverages (See 118.3.3.C.1).
- 412) Retail, wholesale or rental store, ~~(not motor vehicle or large equipment).~~
- 423) School, public or private (K—12).
- 434) Self-storage; fully enclosed indoor multi-story or mini-storage (See 118.3.3.C.19).
- 445) Student Dormitory, Fraternity, Sorority.
- 45) ~~Upper story residential.~~
- 46) Water management structures, wells, reservoirs.

Conditional uses – NO CHANGES

3. Commercial Intensive (CI). – NO CHANGES

Permitted uses

- 1) through 39) – NO CHANGES
- 40) Pharmacy (standalone).
- 401) Police, fire, EMS substation.
- 412) Radio, TV or recording studio.
- 423) Religious institutions (See 118.3.3.B.2).
- 434) Repair services, non-automotive.
- 445) Research, testing and development laboratory.
- 456) Residential, multifamily (See 118.3.3.A.3).
- 467) Residential, townhouse (See 118.3.3.A.1).
- 478) Restaurant/food service establishment, with or without sale of alcoholic beverages (See 118.3.3.C.1).
- 489) Retail, wholesale or rental store (including motor vehicle or large equipment (See 118.3.3.C.120).
- 4950) School, public or private (K—12).
- 501) Self-storage, fully enclosed indoor multi-story or mini-storage (See 118.3.3.C.19).
- 512) Student dormitory, fraternity, sorority.
- 523) Tattoo shop, body piercing ~~(See 118.3.3.C.10),~~ palmist, psychic, medium.
- 53) ~~Upper story residential.~~

- ~~54)~~ Vehicle service and repair (See 118.3.3.C.9).
- ~~55)~~ Vehicle sales, lease, or rental (See 118.3.3.C.10).
- ~~556)~~ Water management structures, wells, reservoirs.

Conditional uses

- ~~567)~~ Alcohol and drug rehabilitation treatment or clinic, detoxification centers.
- ~~578)~~ Alternative or post-incarceration facility, transitional home, halfway house.
- ~~589)~~ Auditorium, arena, stadium, indoor athletic, tennis, swim club.
- ~~5960)~~ Boarding, rooming or lodging facility, youth hostel.
- ~~601)~~ Bus and train passenger terminal, taxi dispatch, limo service.
- ~~642)~~ Campground, travel trailer park, recreational vehicle park (See 118.3.3.A.4).
- ~~623)~~ Light manufacturing, repair or assembly of equipment and instruments.
- ~~634)~~ Machine shop.
- ~~646)~~ Major utilities.
- ~~656)~~ Pawnshop (See 118.3.3.C.87).
- ~~667)~~ Psychiatric institution.
- ~~678)~~ Recycling drop-off facility.

B. – NO CHANGES

Table 118.2.1.H. – NO CHANGES

Table 118.2.1.I. Residential Density in Commercial Districts

<u>MULTI-FAMILY / TOWNHOUSE</u>	<u>NC</u>	<u>CG</u>	<u>CI</u>
<u>Density (max units/acre)</u>			
<u>Permitted by-right</u>	<u>16</u>	<u>25</u>	<u>25</u>
<u>Additional Density in accordance with the Comprehensive Plan</u>			

Note: See Tables 118.2.1.E and F, RM-16 standards for townhomes and multifamily residential dimensional requirements.

118.2.3 - Industrial Districts.

A. Intent statements.

1. **Industrial Light (IL).** – NO CHANGES

a. through e. – NO CHANGES

f. Permitted uses

1) through 14) – NO CHANGES

15) Convenience store with or without gas pumps, gas stations (See 118.3.3.C.54).

16) Commercial packing for fruits and vegetables.

17) Contractor office with storage (indoor/outdoor) – perform services off-site, but store equipment and materials or perform fabrication or similar work on-site (See 118.3.3.D).

18) Copy, print, pack and ship, publishing, post office, and other office type services.

19) Detention center, jail, prison.

20) Drive-in theater.

21) Fabrication and manufacturing of fabrics and materials (See 118.3.3.D).

22) Flea market (See 118.3.3.C.65).

23) Funeral home or mortuary, crematorium.

24) Greenhouse or nursery, commercial, garden center.

25) Health club.

26) Indoor commercial recreation.

27) Labor pool.

28) Laundromat, dry-cleaning and carpet cleaning plants and drop-off, diaper service, linen supply.

29) Lodge, membership club (See 118.3.3.C.1).

30) Machine shop, light manufacturing or assembly.

31) Manufactured housing sales.

32) Medical and dental laboratory.

33) Offices governmental or operational.

34) Outdoor recreation.

~~35) Outdoor storage and bulk storage: nonflammable (See 118.3.3.D).~~

~~365)~~ Park, recreation field, beaches.

~~376)~~ Parking: surface or garage, as accessory or primary use.

~~387)~~ Pawnshop (See 118.3.3.C.87).

~~398)~~ Pharmacy (standalone).

~~4039)~~ Police, fire, EMS substation.

40) Psychiatric institution.

41) Radio, telephone and television transmission towers and facilities (commercial).

42) Radio, TV or recording studio.

~~43) Repair services: automotive (See 118.3.3.C.11) and non-automotive, all types.~~

~~443)~~ Research, testing, and development laboratory.

- 454) Restaurant/food service establishment, with or without sale of alcoholic beverages (See 118.3.3.C.1).
- 465) Retail, wholesale, or rental store (~~including motor vehicle or large equipment (See 118.3.3.C.12).~~)
- 476) Self-storage: fully enclosed indoor multi-story or mini-storage (See 118.3.3.C.9).
- 487) Social service facility, soup kitchen, transient lodging or shelter for the homeless.
- 498) Stone, clay, concrete products.
- 5049) Tattoo shop, body piercing (~~See 118.3.3.C.10~~), palmist, psychic, medium.
- 5450) Truck, bus, rail or motor freight terminal, service facility, drop yard.
- 51) Vehicle service and repair (See 118.3.3.C.9).
- 52) Vehicle sales, lease, or rental (See 118.3.3.C.120).
- 523) Warehouse, freight, cartage, distribution facility, parcel service (See 118.3.3.D).
- 534) Water management structures, wells, reservoirs.

Conditional uses

- 545) Airport, heliport.
- 556) Auditorium, Arena, stadium, indoor athletic, tennis, swim club.
- 56) ~~Campground, travel trailer park, recreational vehicle park.~~
- 57) Major utilities.
- 58) Outdoor shooting range.
- 59) Recycling drop-off facility.
- 60) Religious assembly.

2. Industrial Heavy (IH). – NO CHANGES

- B. a. **Permitted land uses.** Permitted uses by district are set forth in Article 3, ~~Permitted Land Uses.~~

- 1) Adult entertainment establishment (see Ch. 10 Amusement and Entertainment for additional regulations)
- 2) Alcohol and Drug rehabilitation treatment or clinic. Detoxification centers.
- 3) Alternative-or post-incarceration facility, Transitional home, Half-way house.
- 4) Animal boarding, Animal shelter, Kennel, Doggy day care (See 118.3.3.C.2).
- 5) Animal hospital, Veterinary clinic (See 118.3.3.C.2).
- 6) Armory, Brewery, Winery, Bottling plant, Bulk mailing service, Movie production facility.
- 7) Art studio, Gallery (See 118.3.3.C.3).
- 8) Auction room, Auction house.
- 9) Bank.
- 10) Bus and Train passenger terminal, Taxi dispatch, Limo service.
- 11) Car wash full or self-service.