

COMMERCIAL SITE FORT MYERS BEACH CORRIDOR

FOR SALE

790 SAN CARLOS DRIVE, FORT MYERS BEACH, FL 33931



- PRICE:** \$3,500,000 @ \$62.19 PSF
- SIZE:** 1.29± Acres (56,280± SF)
- LOCATION:** Located at the base of the bridge to Fort Myers Beach with 2 access roads, 183'± frontage on San Carlos Drive and 169'± on Fishermans Wharf
- ZONING:** C1 - Commercial (Lee County) [Click here for uses](#)
Allows 6 Units/Acre by right; 10 Units/Acre with Bonus Density
- F.L.U.:** Urban Community
- RE TAXES:** \$8,525 (2022)
- UTILITIES:** Water & Sewer
- FLOOD ZONE:** 98.24% of site is in Base Flood Elevation 11
- PARCEL ID:** 24-46-23-01-00007.0110 (Lee County)

DEVELOPMENT OPPORTUNITY

Clean-slate for redevelopment under permissive C-1 zoning. This property has direct visibility from San Carlos Blvd, the primary artery serving Fort Myers Beach, providing strong arguments for resort or residential multi-unit development while the access to the adjacent County owned public parking lot expands commercial development possibilities as the surrounding neighborhood rebuilds.

CONTACT

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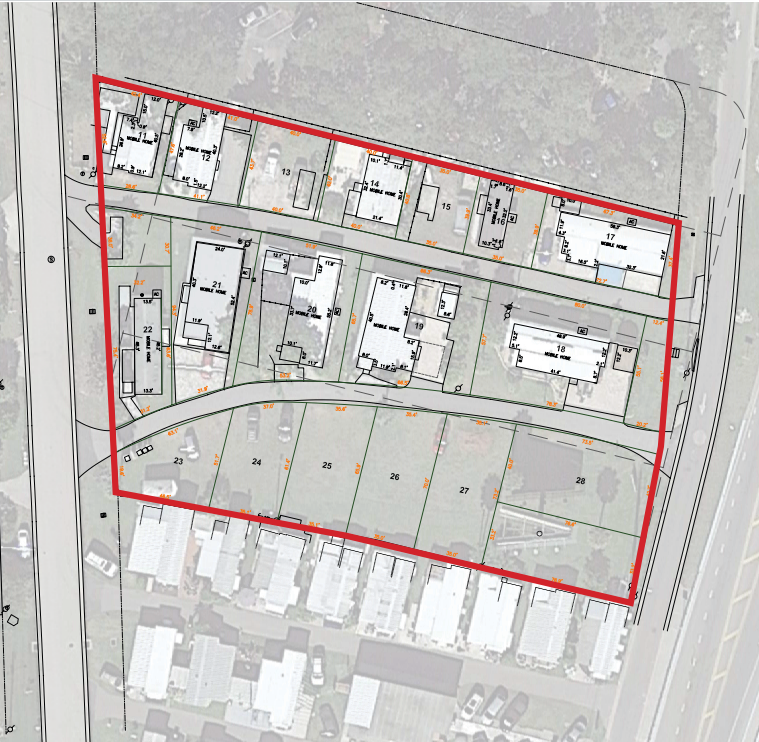
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HIGHLIGHTS

- Potential for up to 10 units per acre with Bonus Density but difficult to permit in a Coastal High Hazard Zone
- Walking distance to Fort Myers Beach
- Accessible from both San Carlos Drive and Fishermans Wharf
- Adjacent Bon Air, a 21-Unit, 0.99 Acre park, offered at \$4,200,000
- 22,000 Annual Average Cars per Day on San Carlos Blvd
- Development order in review for a 4-story hotel at San Carlos Blvd & Prescott Street, approximately 1/2 mile from subject property
- Prior to Hurricane Ian's destruction, the property's 18-lots of varying sizes were improved with 4 permanent structures, 10 mobile homes, and an area with a Billboard for additional income

SUBJECT'S FORMER SITE PLAN



PHOTOS AS OF 01/2023



2023 DEMOGRAPHICS DRIVE-TIME	5 MINUTES	10 MINUTES	15 MINUTES
EST. POPULATION	1,751	18,773	60,899
EST. HOUSEHOLDS	1,006	9,593	30,971
EST. MEDIAN HOUSEHOLD INCOME	\$53,886	\$58,035	\$62,733
TRAFFIC COUNTS (2022)	22,000 AADT (San Carlos Blvd)		

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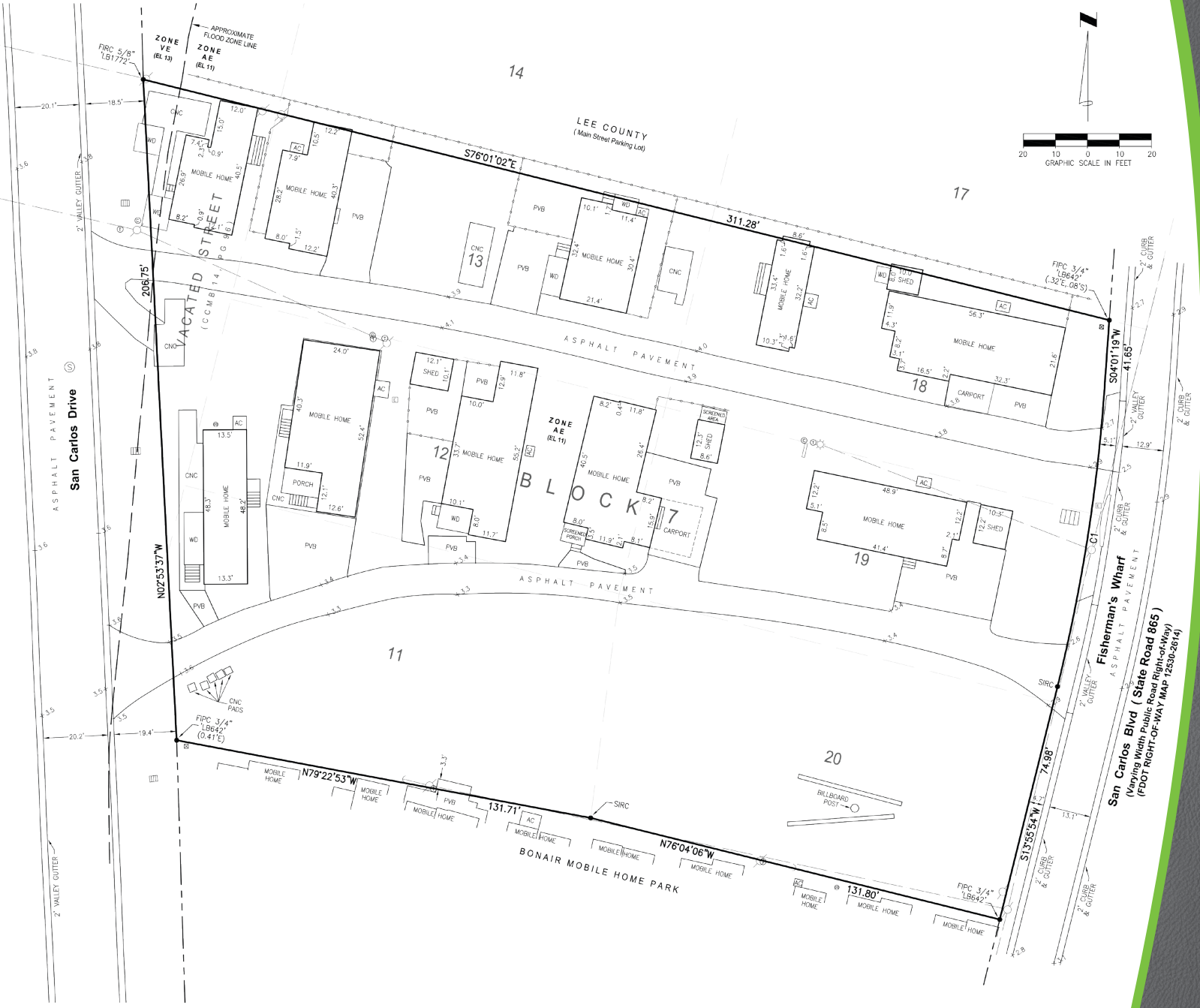
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SURVEY



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