

4.5 TO 41.37± ACRE PRIME DEVELOPMENT SITES

10200, 10260 & 10500 METRO PARKWAY, FORT MYERS, FL 33966



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PROPERTY OVERVIEW

Three lots totaling 41.37± Acres are available. CI zoning is suitable for a variety of commercial uses including but not limited to self storage, car dealership, auto repair, gas station, carwash, hotel, motel, inn, extended stay facility, warehousing or distribution center (up to 50,000 SF; Conditional Use Approval required for more than 50,000 SF), as well as 40 units/acre multifamily or 40 residential units/acre, subject to Port Authority restrictions. Ideal location with each parcel offering frontage on Metro Parkway, just south of the Colonial Boulevard intersection and quick and easy access to all major corridors. This area is experiencing explosive residential and commercial growth with many single-family and apartment developments just moments away. High retail concentration area with a mix of top national brands offering shopping, dining and entertainment venues.



*Possible 10500 lot split sizes are approximate and should be verified by buyer

ZONING

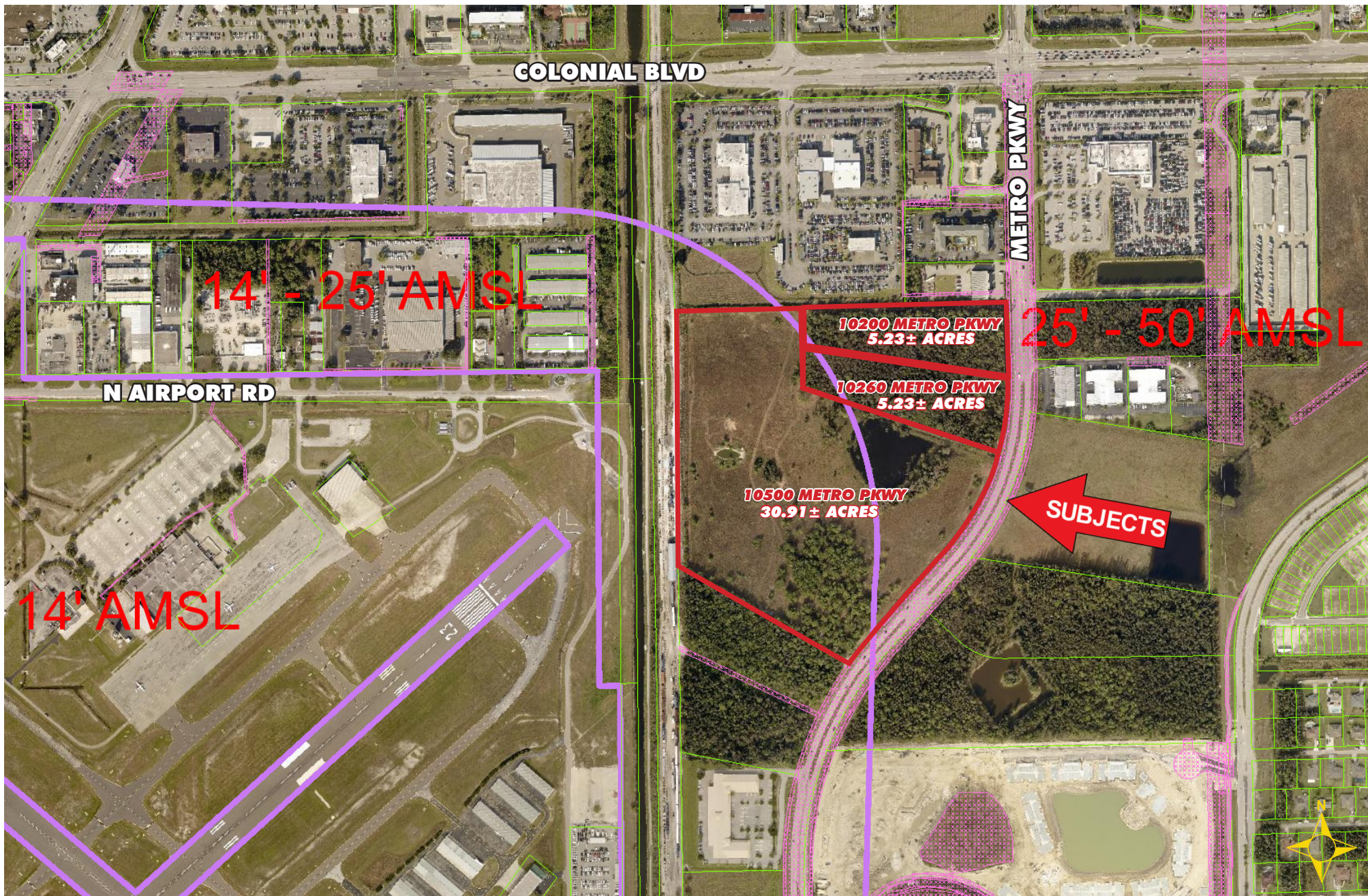
» ZONING: CI - Commercial Intensive
 Allows a variety of commercial uses such as hotel/motel, warehousing or distribution center, as well as 40 Units/Acre multifamily and 40 dwelling units/acre, subject to restrictions (City of Fort Myers)
[Click here for zoning uses](#)

» F.L.U.: CC - Commercial Corridor

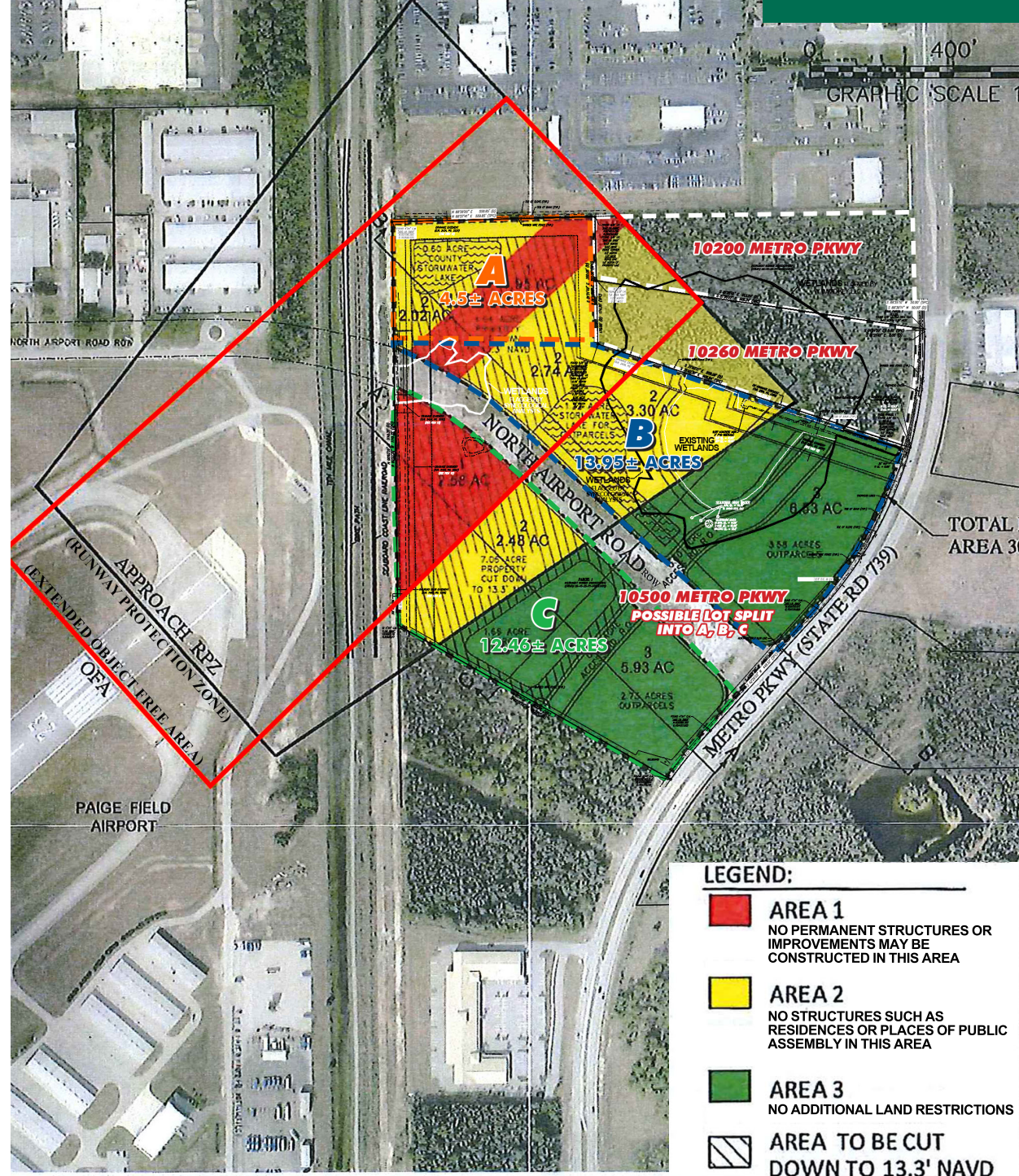
ADDRESS	ACRES	SF	PRICE	PRICE/ACRE	PRICE PSF	DIMENSIONS	2023 RE TAXES	PARCEL ID
10200 Metro Pkwy	5.23	227,818	\$2,900,000	\$554,493	\$12.73	330'± x 900'±	\$11.85 (AG Exemption)	06-45-25-P1-00063.0020
10260 Metro Pkwy	5.23	227,818	\$2,600,000	\$497,132	\$11.41	330'± x 900'±	\$9.21 (AG Exemption)	06-45-25-P1-00063.0030
10500 Metro Pkwy	30.91	1,346,440	\$11,500,000	\$372,048	\$8.54	1,150'± Frontage	\$159.14 (AG Exemption)	06-45-25-P1-00063.0070
TOTAL FOR ALL AVAILABLE	41.37	1,802,076	\$17,000,000	\$410,926	\$9.43	1,810'± Frontage	\$180.20 (AG Exemption)	

10500 Metro Pkwy (If Split into Individual Lots)							
10500 Metro Pkwy Lot A	4.50	196,020	\$1,550,000	\$344,444	\$7.91	350'± x 560'±	
10500 Metro Pkwy Lot B	13.95	607,662	\$6,000,000	\$430,108	\$9.87	700'± Frontage	
10500 Metro Pkwy Lot C	12.46	542,758	\$6,230,000	\$500,000	\$11.48	450'± Frontage	
Total if Purchased Individually	30.91	1,346,440	\$13,780,000	\$445,810	\$10.23		

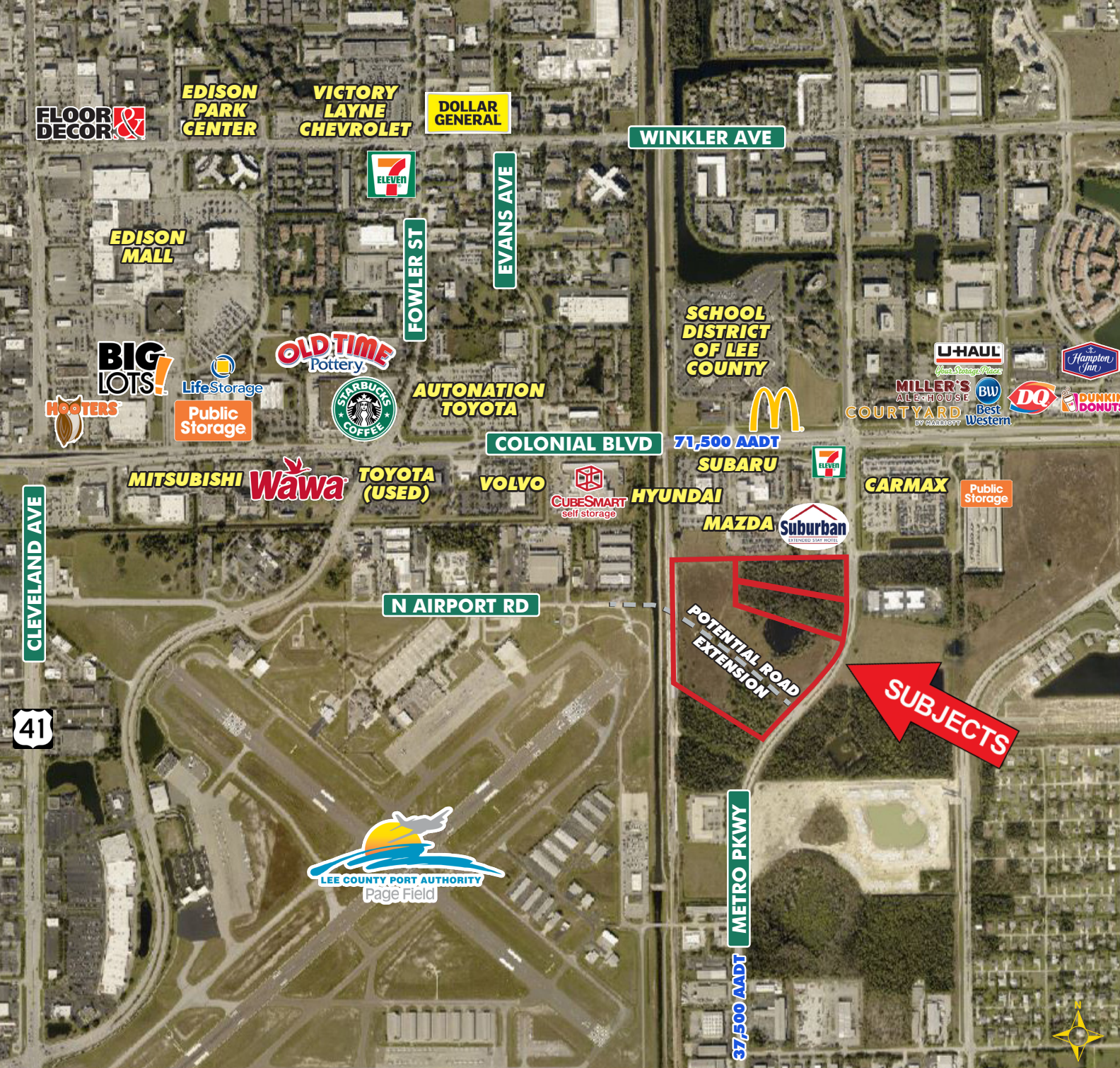




- Three parcels offer 1,810'± frontage on Metro Parkway
- Central location within close proximity to Page Field Airport, Southwest Florida International Airport, I-75 and US 41
- Certain development restrictions apply by Lee County Port Authority
- Rezoning approved for CI (Commercial Intensive), allowing for a variety of commercial uses, warehousing or distribution center (up to 50,000 SF; Conditional Use Approval required for more than 50,000 SF), as well as 40 Units/Acre multifamily, subject to restrictions
- 10500 Metro Pkwy can be split into Lots A, B and C



2024 DEMOGRAPHICS DRIVE-TIME	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,678	77,108	151,966
EST. HOUSEHOLDS	3,855	33,380	67,890
EST. MEDIAN HOUSEHOLD INCOME	\$53,784	\$61,328	\$66,955
EST. AVERAGE HOUSEHOLD INCOME	\$77,894	\$046	\$100,366
TRAFFIC COUNT (2023)	37,500 AADT		



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