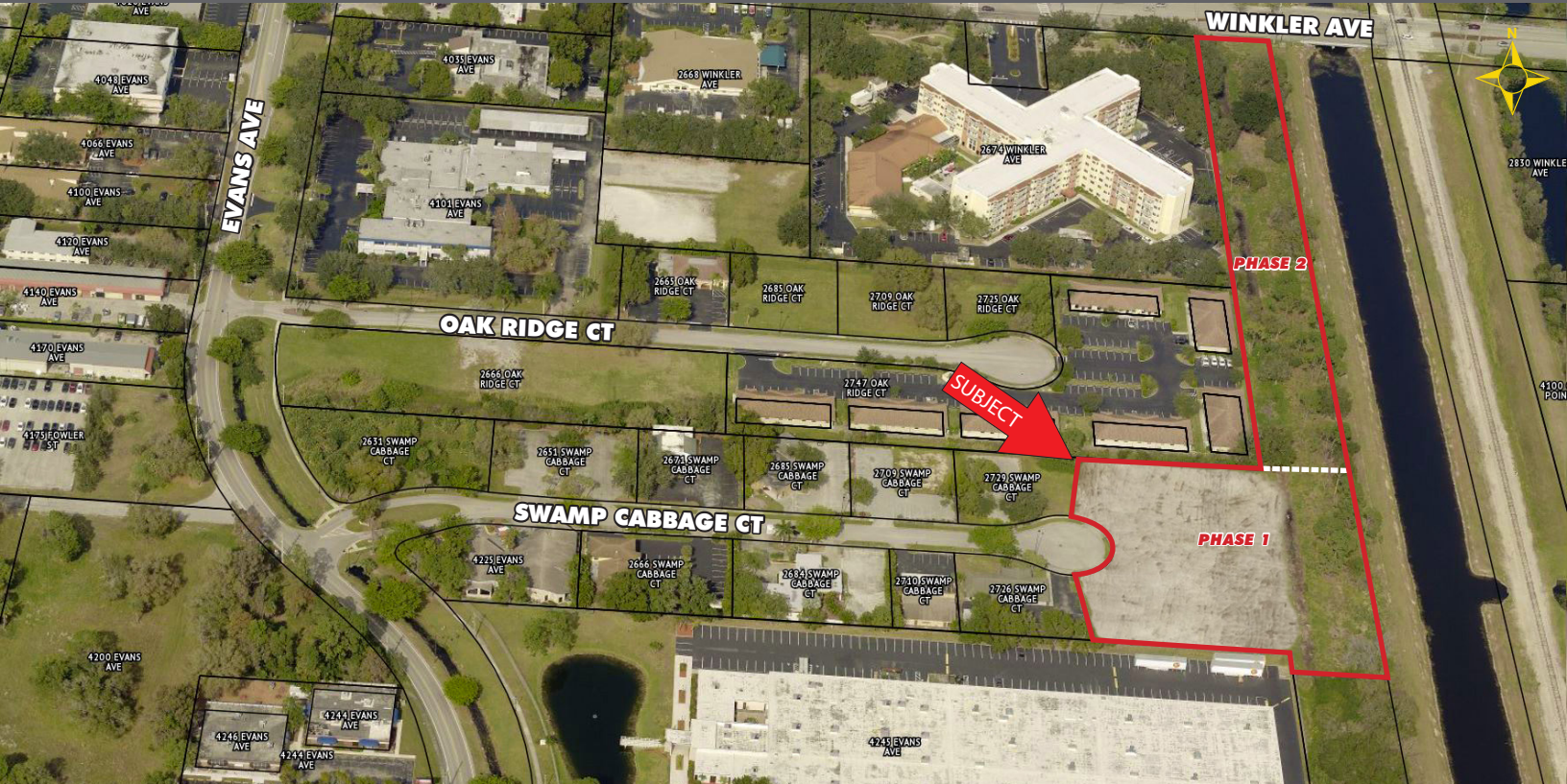


DEVELOPMENT OPPORTUNITY

165 UNIT MULTIFAMILY/SELF STORAGE

FOR SALE

2745 SWAMP CABBAGE COURT, FORT MYERS, FL 33901



PRICE: \$2,350,000 @ \$13.00 PSF or \$569,000/Acre or \$14,240/Unit with \$168,350± Impact Fees Credit

SIZE: 4.13± Acres (Phase 1: 1.42± Acres Fully Fenced & Phase 2: 2.71± Acres)

LOCATION: Off Evans Avenue, between Colonial Boulevard and Winkler Avenue

ZONING: CI - Commercial Intensive (City of Fort Myers) Allows a variety of commercial uses including Self Storage, Hotel, as well as **40 dwelling units/acre or up to 165 units**, 70'/5-stories high [Click here for zoning uses](#)

UTILITIES: Water & Sewer

RE TAXES: \$17,895.67 (2023)

PARCEL ID: 36-44-24-P3-00700.0070

DEVELOPMENT SITE WITH IMPACT FEES CREDIT

This 4.13± acre site offers Commercial Intensive (CI) zoning allowing for a wide array of uses. Prospective developments may include, but are not limited to, Multifamily residences (up to 40 Units/Acre), Hotel, Self Storage facilities, Vehicle Sales/Repair, Medical and Professional Offices, Educational Institutions, and Veterinary facilities. The property benefits from dual access points, accessible from Evans Avenue via Swamp Cabbage Court and Winkler Avenue, pending approval from the City. This dual access enhances accessibility and offers flexibility for development plans.

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Fort Myers, FL 33966

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Naples, FL 34102

DEVELOPMENT OPPORTUNITY

165 UNIT MULTIFAMILY/SELF STORAGE

FOR SALE

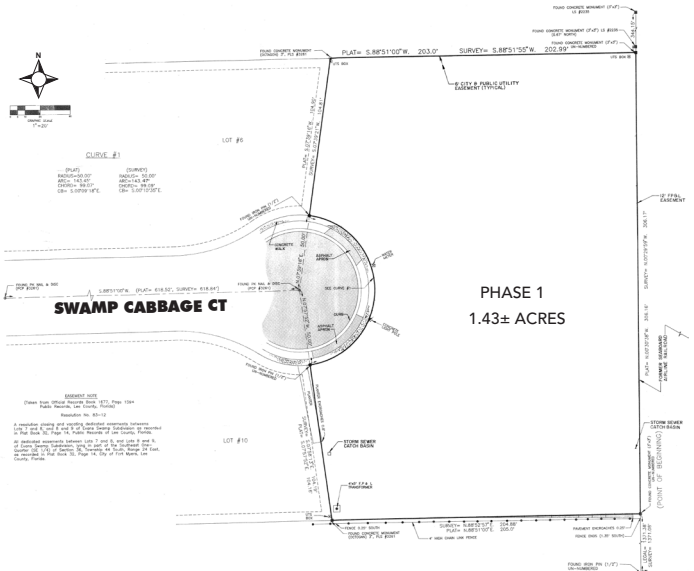
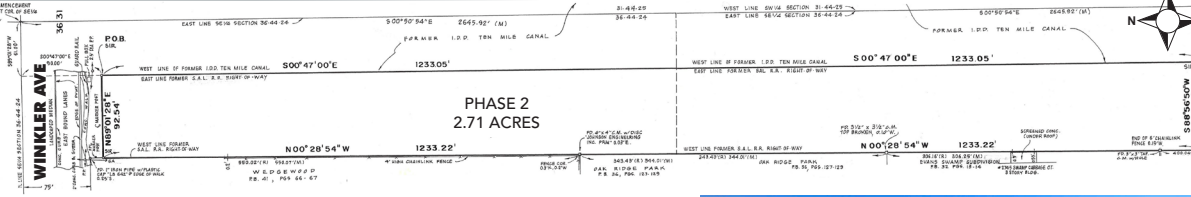
2745 SWAMP CABBAGE COURT, FORT MYERS, FL 33901



HIGHLIGHTS

- CI zoning allows up to 40 units/acre or up to 165 units, 70'/5-stories high
- Located off Evans Avenue between Colonial Boulevard and Winkler Avenue
- Potential dual access from Evans Avenue via Swamp Cabbage Court, and Winkler Avenue, subject to City approval

SURVEYS



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,721	72,751	150,231
EST. HOUSEHOLDS	4,557	30,793	65,786
EST. MEDIAN HOUSEHOLD INCOME	\$42,386	\$51,614	\$58,104

TRAFFIC COUNTS (2022)	4,500 AADT (Evans Avenue)	22,500 AADT (Winkler Avenue)
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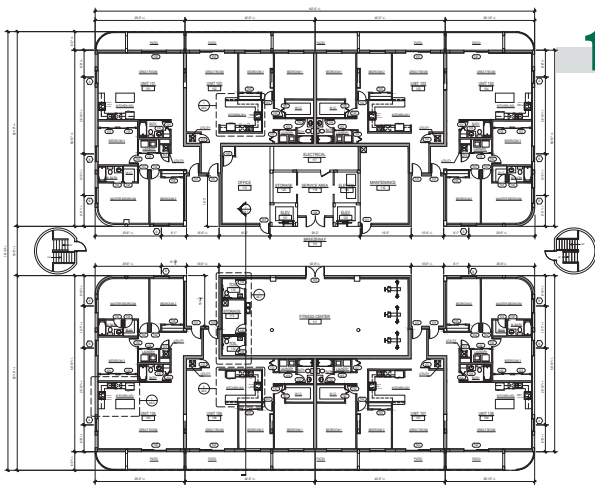
The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

DEVELOPMENT OPPORTUNITY

165 UNIT MULTIFAMILY/SELF STORAGE

FOR SALE

2745 SWAMP CABBAGE COURT, FORT MYERS, FL 33901
 PHASE 1 CONCEPTUAL FLOOR PLANS BASED ON FORMER BUILDING



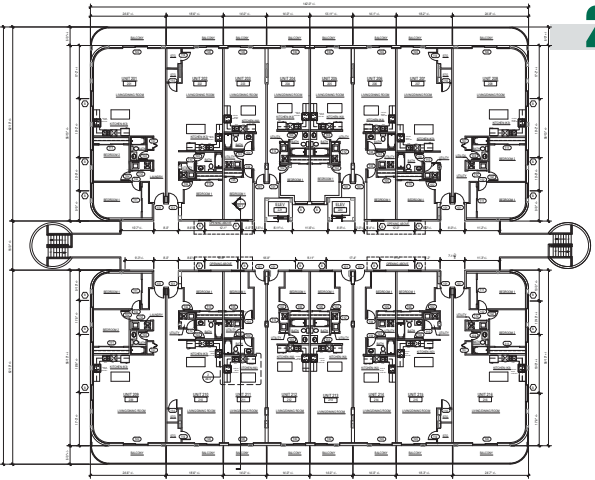
1st Floor

3-BEDROOM

- 101 & 104: 1,700 SF
- 105 & 108: 1,707 SF

2-BEDROOM

- 102 & 103: 1,338 SF
- 106 & 107: 1,330 SF



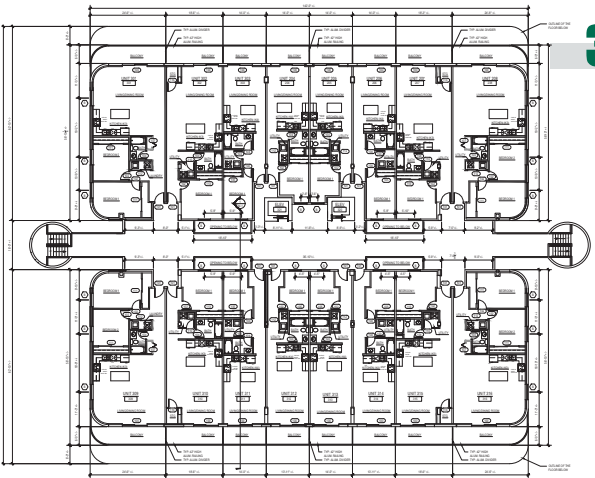
2nd Floor

2-BEDROOM

- 201, 208, 209, 216: 1,352 SF + 146 SF Patio

1-BEDROOM

- 202, 207, 210, 215: 1,033 SF + 112 SF Patio
- 203 & 206: 748 SF + 84 SF Patio
- 204 & 205: 683 SF + 84 SF Patio
- 212 & 213: 792 SF + 84 SF Patio
- 211 & 214: 797 SF + 84 SF Patio



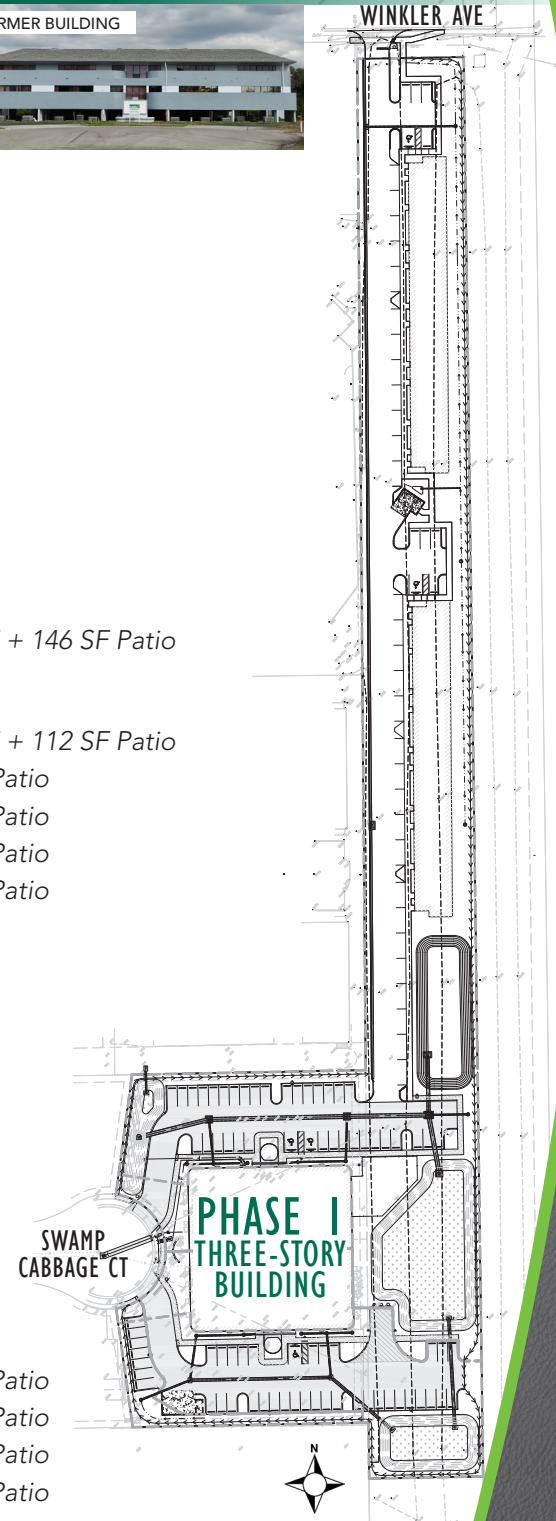
3rd Floor

2-BEDROOM

- 301, 308, 309, 316:
1,208 SF + 146 SF Patio

1-BEDROOM

- 302, 307, 310, 315:
922 SF + 112 SF Patio
- 303 & 306: 664 SF + 84 SF Patio
- 304 & 305: 599 SF + 84 SF Patio
- 312 & 313: 708 SF + 84 SF Patio
- 311 & 314: 713 SF + 84 SF Patio



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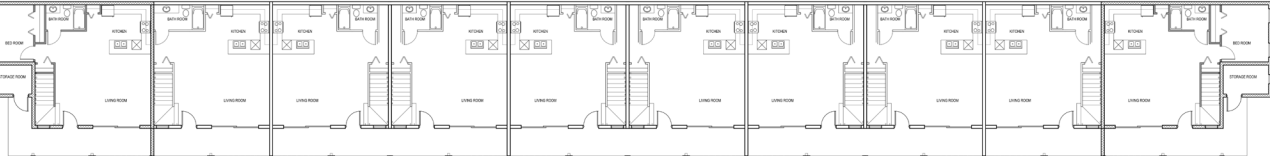
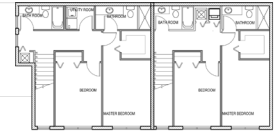


DEVELOPMENT OPPORTUNITY

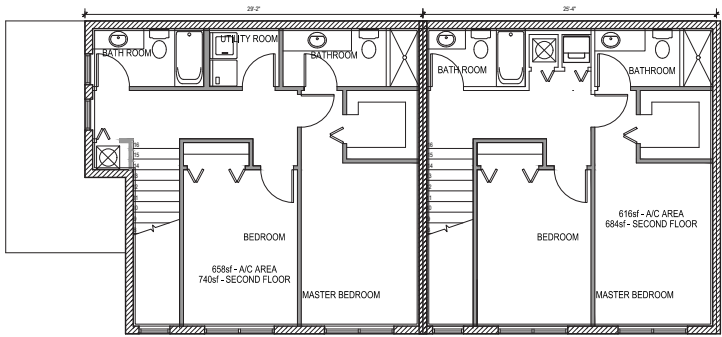
165 UNIT MULTIFAMILY/SELF STORAGE

FOR SALE

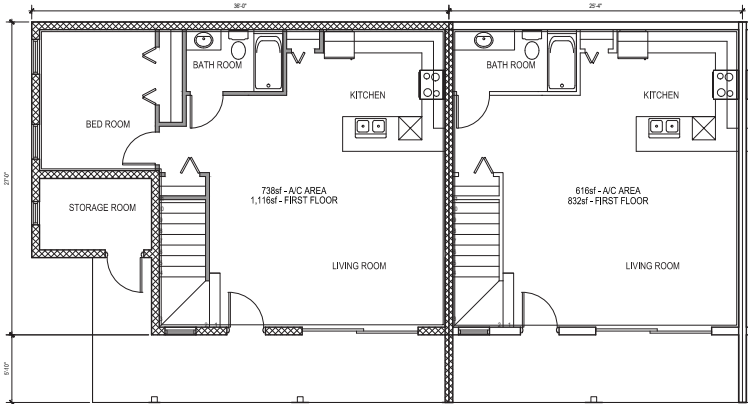
2745 SWAMP CABBAGE COURT, FORT MYERS, FL 33901
 PHASE 2 PROPOSED CONCEPTUAL FLOOR PLANS



PHASE 2
 TWO-STORY
 TOWNHOUSES



2nd Floor



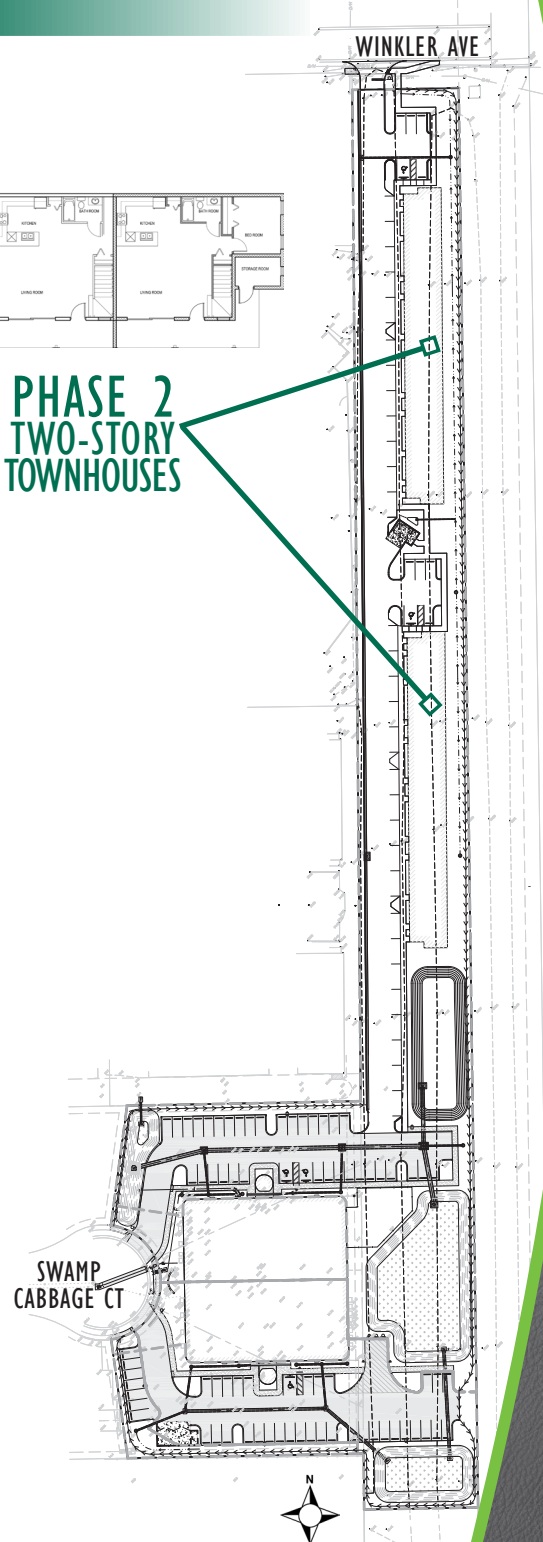
1st Floor

2-BEDROOM

- 1,232 SF Unit Total
- 616 SF on 1st Floor
- 616 SF on 2nd Floor

3-BEDROOM

- 1,396 SF Unit Total
- 738 SF on 1st Floor
- 658 SF on 2nd Floor



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