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COMMERCIAL ADVISORS

FOR SALE

632-650 ESTERO BLVD | FORT MYERS, FL 33931

RARE BEACH FRONT OPPORTUNITY





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# EXECUTIVE SUMMARY

*One of the last remaining beach front properties North of San Carlos Blvd.*

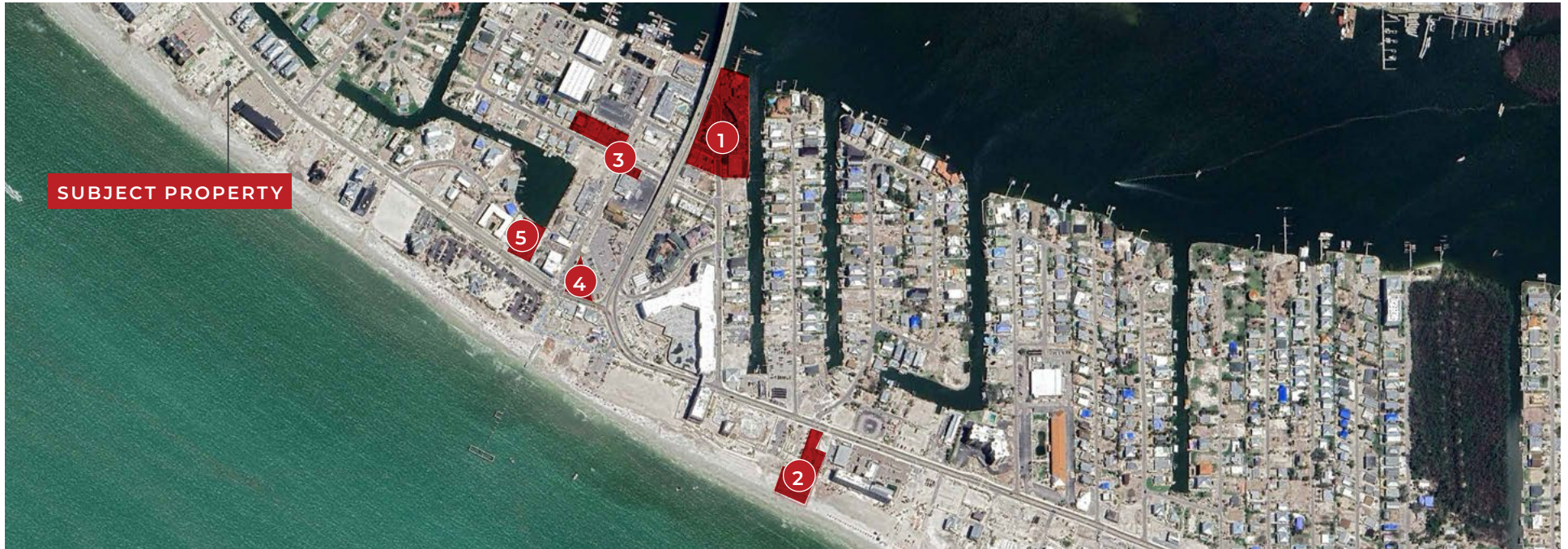
Discover a once-in-a-lifetime chance to own .88 acres of pristine beach front paradise on the sought-after shores of Fort Myers Beach. This exceptional property is one of the last remaining undeveloped oceanfront tracts north of San Carlos Blvd, offering breathtaking panoramic views of the Gulf of Mexico (Gulf of America), powdery white sand at your doorstep, and endless possibilities for development. Whether you envision a luxury private estate, an exclusive beach front retreat, this rare gem provides the ultimate canvas for your coastal dream. Don't miss your opportunity to claim a piece of Florida's most desirable waterfront real estate!

## PROPERTY DETAILS

SALE PRICE	Contact Broker for Pricing
ADDRESS	632-650 Estero Blvd   Fort Myers, FL 33931
ZONING	RM (FMB)
PARCEL NUMBERS	24-46-23-W4-00400.013A 24-46-23-W4-00400.013D
PARCEL SIZE	0.88 Acres (38,123 SF)
BEACH FRONTAGE	101± feet



# SALES COMPARABLES



	Property	Last Sale Date	Sale Price	Size	Zoning	Future Land Use
<b>01</b>	414 CRESCENT ST.	Jun-23	\$12,000,000	1.82 (79,279 SF)	Downtown / CPD	Pedestrian Commercial
<b>02</b>	1250 ESTERO BLVD.	May-23	\$9,000,000	0.82 (35,719 SF)	Downtown / EC	Pedestrian wCommercial
<b>03</b>	935 THIRD STREET	Jun-23	\$6,750,000	0.52 (22,651 SF)	Downtown	Pedestrian Commercial
<b>04</b>	150 OLD SAN CARLOS	Aug-23	\$4,500,000	0.22 (9,409 SF)	Downtown	Pedestrian Commercial
<b>05</b>	925 ESTERO BLVD	Jan-24	\$9,250,000	0.76 (33,105 SF)	Downtown	Pedestrian Commercial



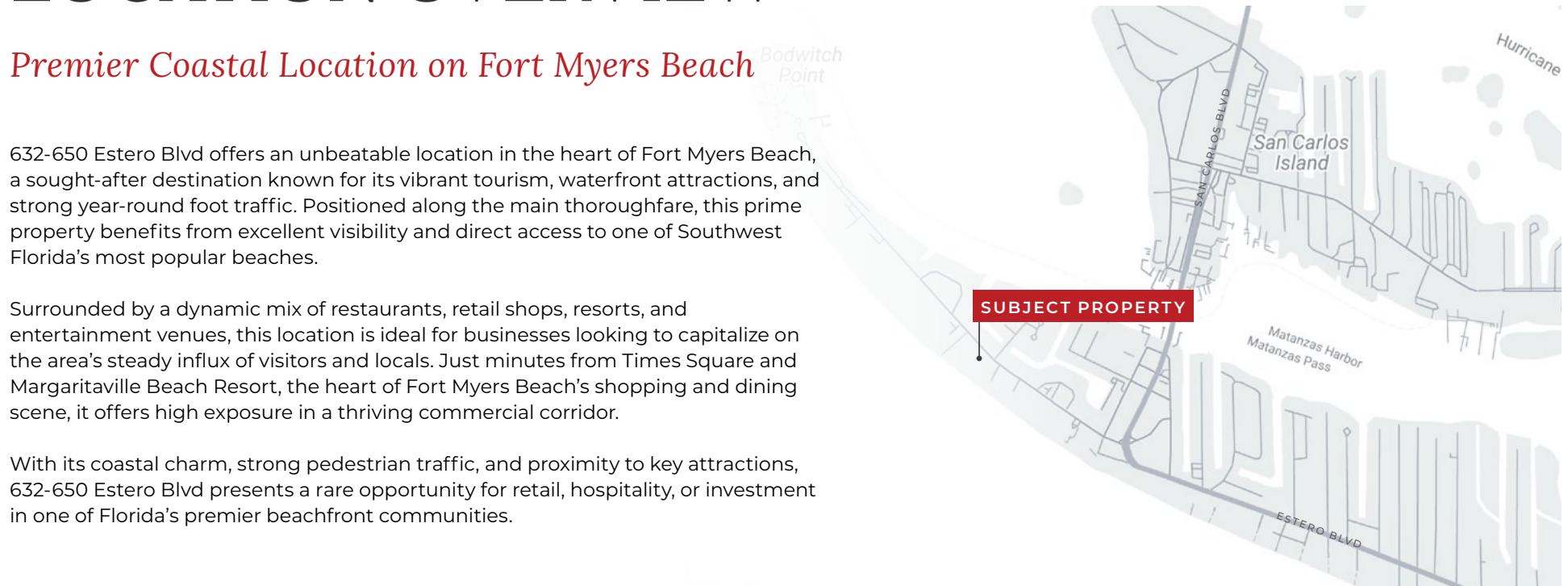
# LOCATION OVERVIEW

## Premier Coastal Location on Fort Myers Beach

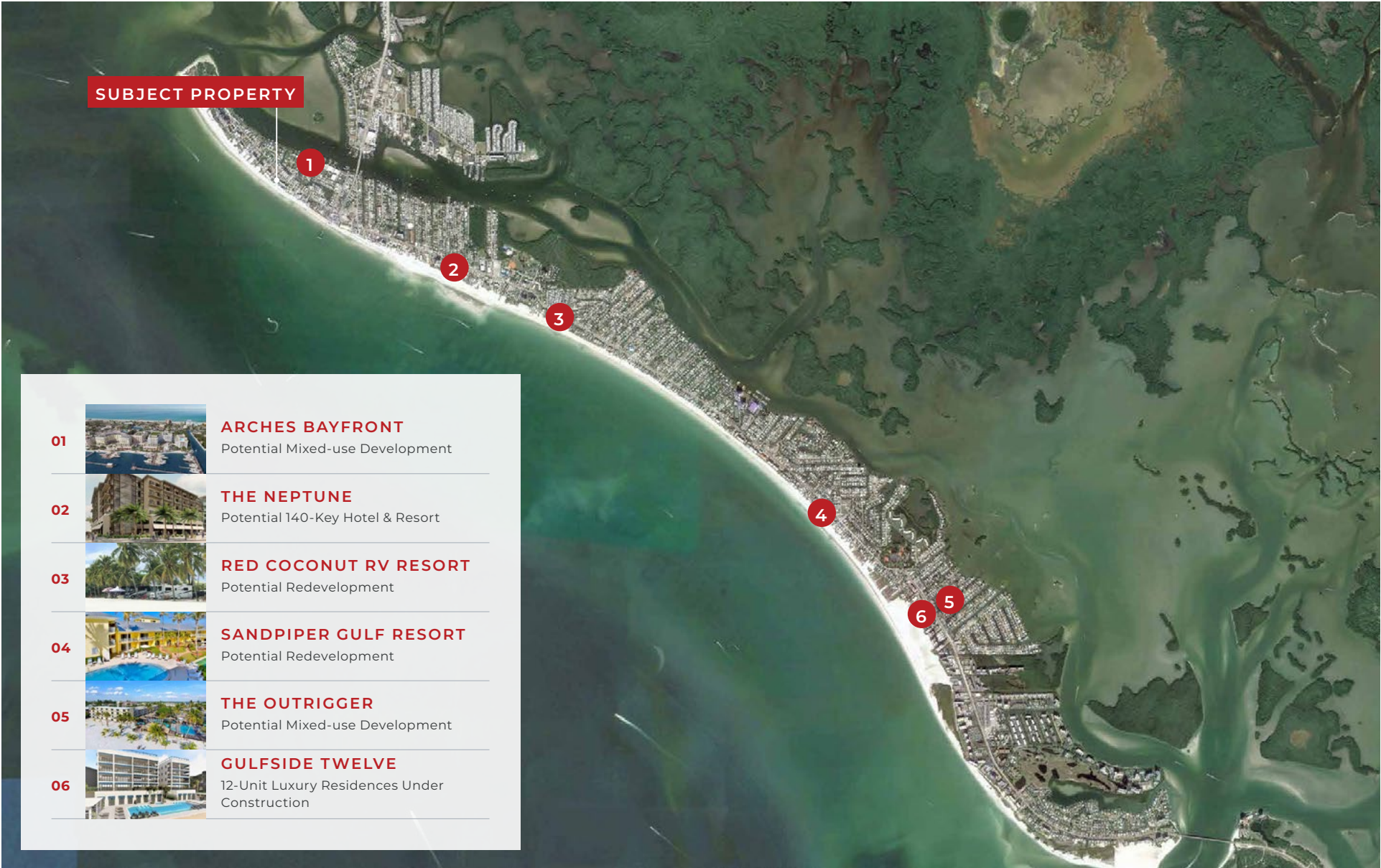
632-650 Estero Blvd offers an unbeatable location in the heart of Fort Myers Beach, a sought-after destination known for its vibrant tourism, waterfront attractions, and strong year-round foot traffic. Positioned along the main thoroughfare, this prime property benefits from excellent visibility and direct access to one of Southwest Florida's most popular beaches.

Surrounded by a dynamic mix of restaurants, retail shops, resorts, and entertainment venues, this location is ideal for businesses looking to capitalize on the area's steady influx of visitors and locals. Just minutes from Times Square and Margaritaville Beach Resort, the heart of Fort Myers Beach's shopping and dining scene, it offers high exposure in a thriving commercial corridor.

With its coastal charm, strong pedestrian traffic, and proximity to key attractions, 632-650 Estero Blvd presents a rare opportunity for retail, hospitality, or investment in one of Florida's premier beachfront communities.



# NEARBY DEVELOPMENTS

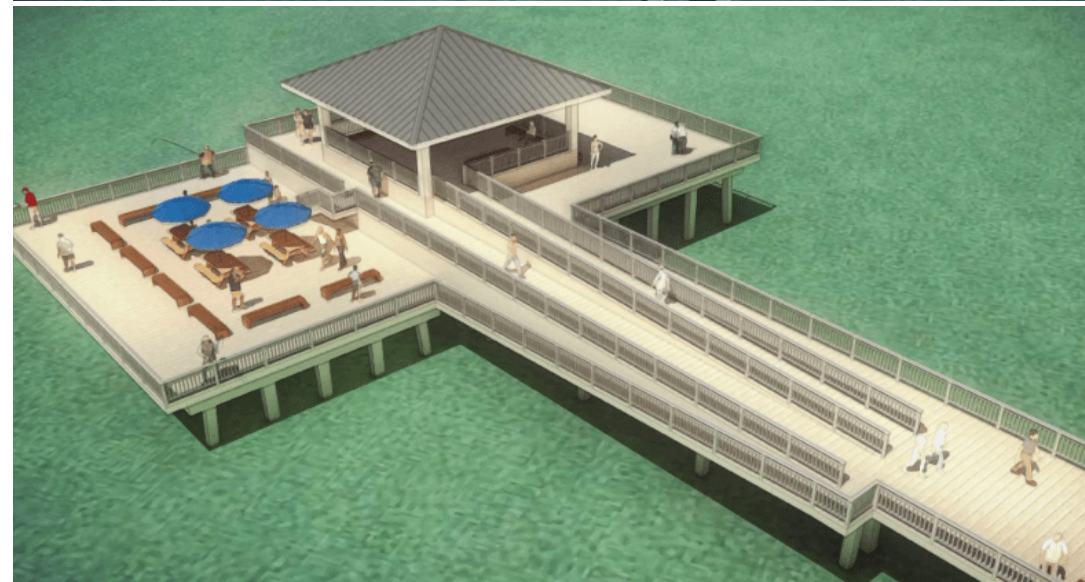
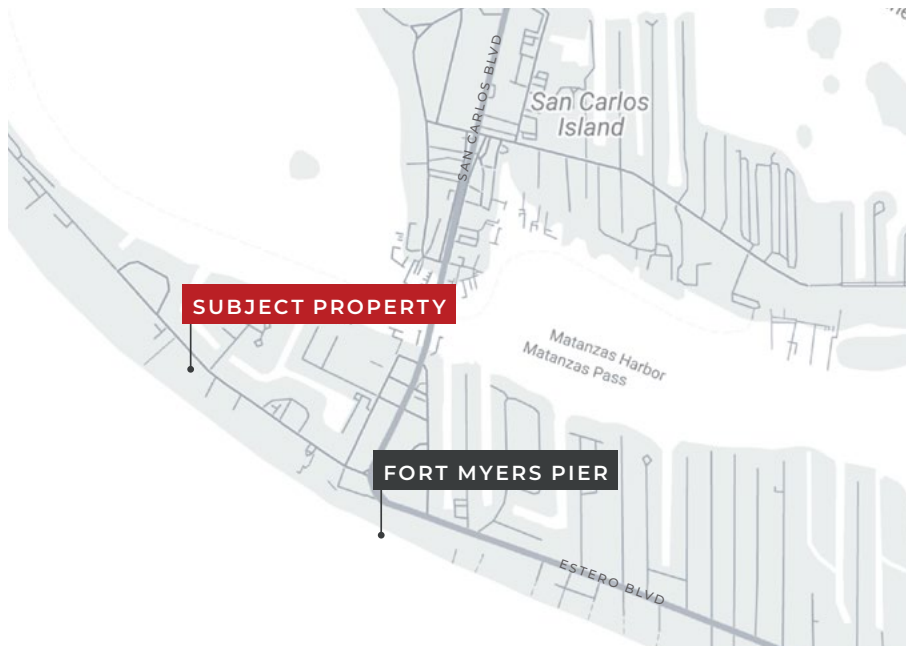




# FORT MYERS BEACH PIER PROJECT

## *Fort Myers Beach Pier to Be Rebuilt Bigger and Better*

The iconic Fort Myers Beach Pier is set for a major reconstruction, featuring a wider and longer design aimed at enhancing visitor experience and storm resilience. The project will undergo a 36-month design and permitting phase, followed by 12 to 18 months of construction. Environmental assessments of the gulf floor will be conducted to ensure the rebuild aligns with ecological considerations. The revitalized pier is expected to be a standout feature of the Fort Myers Beach waterfront.



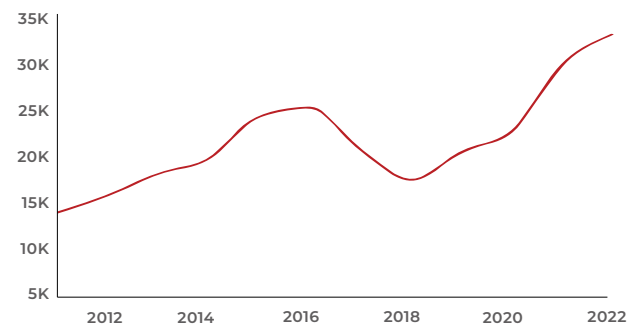
# MARKET OVERVIEW

## A Thriving Hub of Growth and Opportunity in SWFL

Nestled along the scenic Caloosahatchee River, Fort Myers is a dynamic and rapidly expanding city that serves as a vital economic and cultural center in Southwest Florida. With easy access to major transportation arteries such as Interstate 75 and US-41, Fort Myers offers unmatched connectivity for both residents and visitors, making it an ideal location for businesses and investors alike.

The population growth and rising demand for residential and commercial services have created a fertile ground for investment boasting a diverse demographic, with a blend of families, young professionals, and retirees, many of whom contribute to the city's robust economy. The city's strategic location, coupled with its flourishing development, makes it a prime area for those looking to tap into a market with high growth potential and a vibrant, affluent consumer base.

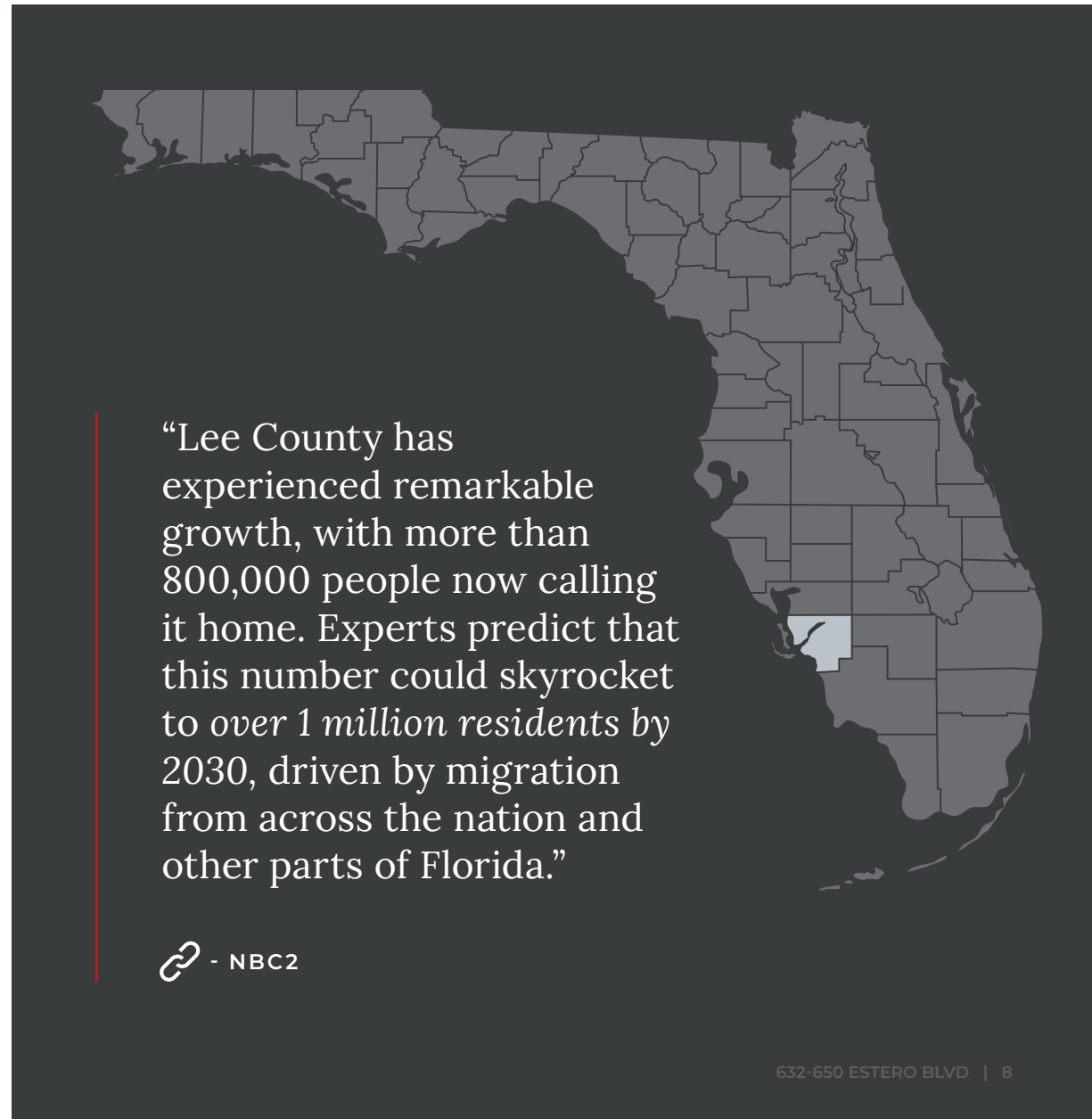
### LEE COUNTY, FLORIDA NET MIGRATION



Source: beautifydata.com

“Lee County has experienced remarkable growth, with more than 800,000 people now calling it home. Experts predict that this number could skyrocket to over 1 million residents by 2030, driven by migration from across the nation and other parts of Florida.”

 - NBC2





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