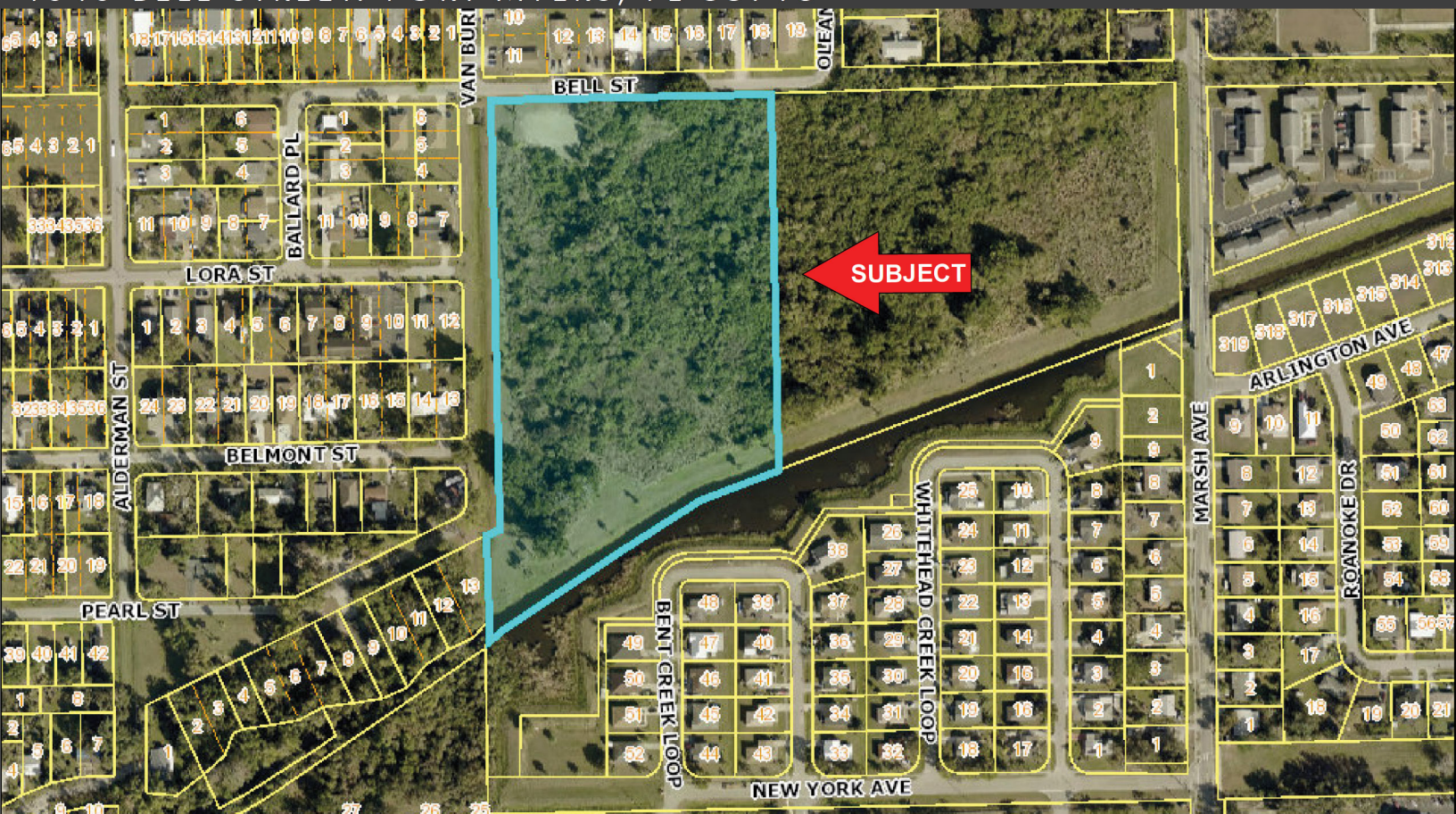


10+/- ACRES

POTENTIAL AFFORDABLE HOUSING SITE

FOR SALE

4040 BELL STREET. FORT MYERS, FL 33916



- PRICE:** \$2,300,000, \$237,600/Acre
- SIZE:** 9.68+/- Acres
- DIMENSIONS:** 510' (frontage) X 610' (creek) X 1,000'(west) X 700' (east)
- LOCATION:** West of I-75, Off Palm Beach Blvd and Marsh Avenue
- FUTURE LAND USE:** T/C Traditional Community
- UTILITIES:** 8-inch main along Bell Street. Sewer along Bell Street
- ZONING:** RS-7 (7U/Acre), City of Fort Myers
- STRAP NO.:** 08-44-25-P3-00068.0010

DEVELOPMENT OPPORTUNITY

This is a perfect candidate site for an Affordable Housing project. Located west of I-75 (Exit 141), off Palm Beach Blvd, between Bell Street (to north) and Whitehead Creek to south. Walking distance to Billy Bowlegs Park and James Stephens Elementary School. Current zoning of RS-7 allows 7 units /acres. With availability of utilities and FLU of T/C, potential to increase the density by rezoning it to RM12, RM16, or RM 25, or through PUD process, up to 25 units/acre.

CONTACT

FRED KERMANI, CCIM, AIA
Partner

239.659.4960

Fred.Kermani@CREConsultants.com

<https://creconsultants.com/team/fredkermani/>

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

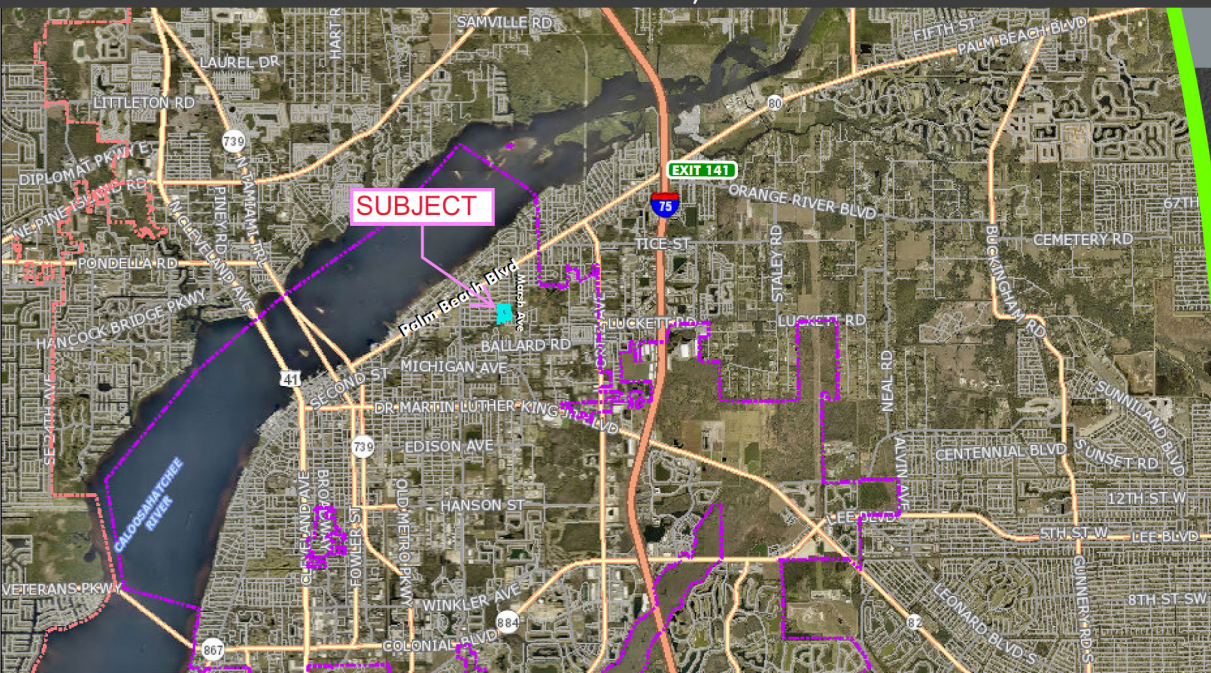
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

10+/- ACRES

POTENTIAL AFFORDABLE HOUSING SITE

FOR SALE

4040 BELL STREET. FORT MYERS, FL 33916



HIGHLIGHTS

- 9+ Acre
- Zoned: RS-7, 7 units/acre
- Future Land Use: TC- Traditional Community
- Potential to increase the density to 25 units/acre



CONTACT

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Fred.Kermani@CREConsultants.com

www.CREConsultants.com/FredKermani

2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,156	48,456	120,194
EST. HOUSEHOLDS	4,049	18,678	51,746
EST. MEDIAN HOUSEHOLD INCOME	\$57,355	\$74,231	\$83,805

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.

12/15/25