

FORT MYERS

PROPOSED MULTIFAMILY PROJECT
8+ ACRES - 96 UNITS



BILLY CREEK APARTMENTS

1455 LOCKWOOD DRIVE, FORT MYERS, FL 33916

This 8.12 acre development site presents a compelling opportunity to deliver a 96 unit multifamily community in one of Southwest Florida's most dynamic growth corridors. The property is currently zoned RS 7 and is in the active entitlement process to secure a Planned Unit Development designation, which will allow for the proposed 96 unit configuration and a thoughtfully designed residential layout tailored to market demand. Fort Myers continues to distinguish itself as a highly pro development municipality with a streamlined entitlement environment, supportive local governance, and sustained population and employment growth. The city offers residents an exceptional quality of life, anchored by its Gulf Coast beaches, year round boating and fishing, vibrant downtown River District, diverse dining and retail options, spring training facilities for Major League Baseball, and close proximity to Southwest Florida International Airport. Strong migration trends, expanding healthcare and education sectors, and ongoing infrastructure investment further reinforce the long term fundamentals supporting new multifamily delivery in this submarket.



Monica Cataluña, CCIM

Owner/Broker

954-812-1831

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OFFERING SUMMARY

Sale Price:	\$2,880,000
Number of Units:	96
Lot Size:	8.1 Acres
Existing Zoning:	RS7
Proposed Zoning (In-Progress):	PUD
Market:	Fort Myers



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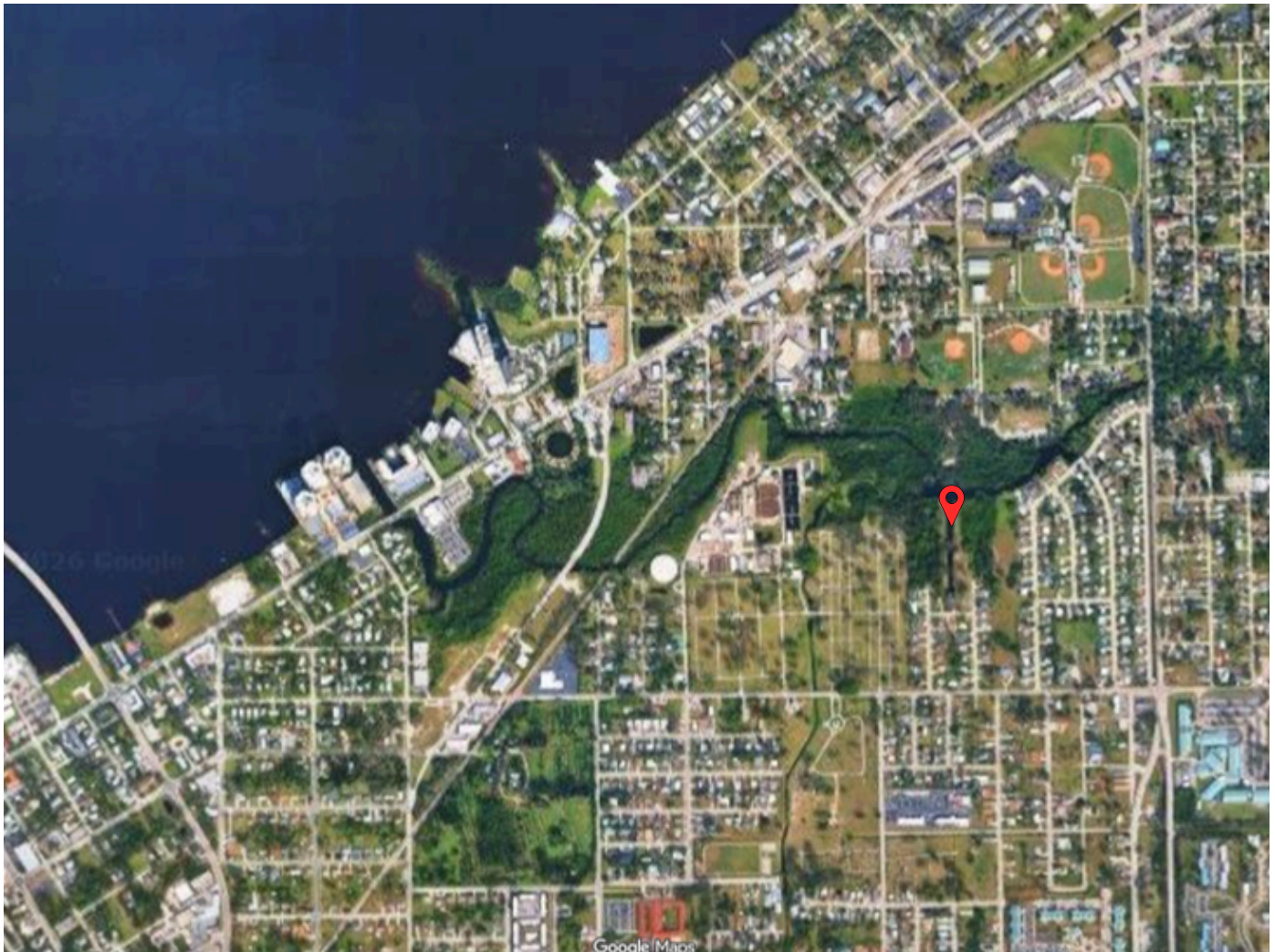
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- The Caloosahatchee River offers sweeping sunset views, year round boating access to the Gulf, and a rare blend of waterfront tranquility and vibrant coastal living that makes nearby homes especially desirable.



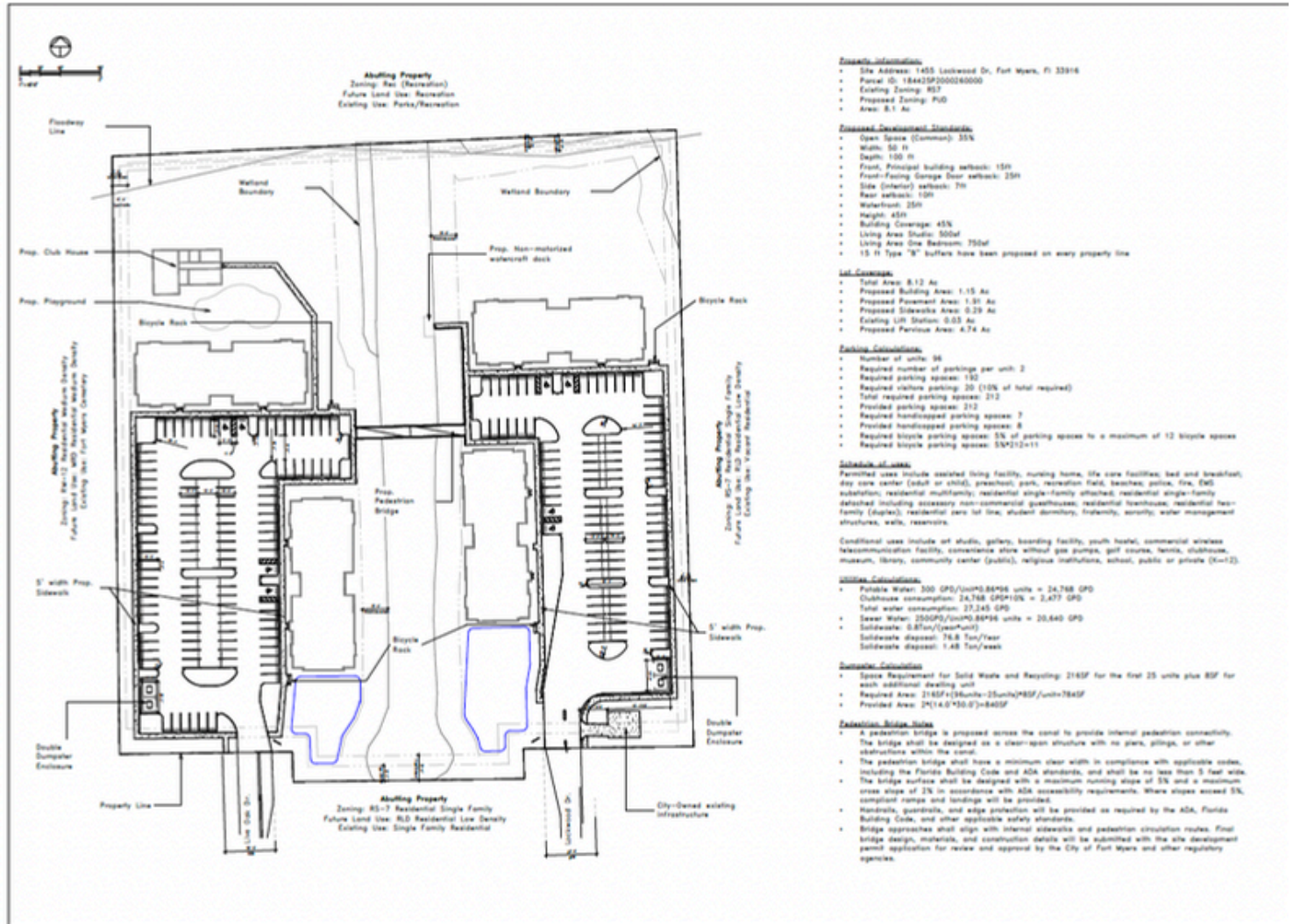
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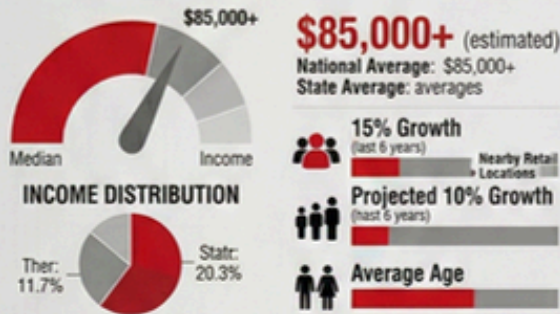
- Property Information:**
- Site Address: 1455 Lockwood Dr, Fort Myers, FL 33916
 - Parcel ID: 18445P000026000
 - Existing Zoning: R61
 - Proposed Zoning: PUD
 - Area: 8.5 Ac
- Proposed Development Standards:**
- Open Space (Common): 35%
 - Width: 50 ft
 - Depth: 100 ft
 - Front, Principal building setback: 15ft
 - Front-Facing Garage Door setback: 35ft
 - Side (Interior) setback: 7ft
 - Rear setback: 15ft
 - Waterfront: 35ft
 - Height: 45ft
 - Building Coverage: 45%
 - Living Area: 500sf
 - Living Area One Bedroom: 750sf
 - 15 ft Type "B" buffers have been proposed on every property line
- Lot Coverage:**
- Total Area: 8.12 Ac
 - Proposed Building Area: 1.15 Ac
 - Proposed Pavement Area: 1.31 Ac
 - Proposed Sidewalk Area: 0.29 Ac
 - Existing Lot Station: 0.03 Ac
 - Proposed Pavement Area: 4.74 Ac
- Parking Calculations:**
- Number of units: 96
 - Required number of parking per unit: 2
 - Required parking spaces: 192
 - Required visitor parking: 20 (10% of total required)
 - Total required parking spaces: 212
 - Provided parking spaces: 212
 - Provided handicapped parking spaces: 8
 - Required handicapped parking spaces: 8
 - Required bicycle parking spaces: 5% of parking spaces to a maximum of 12 bicycle spaces
 - Required bicycle parking spaces: 5%*(212)=11
- Allowed Uses:**
- Permitted uses include assisted living facility, nursing home, life care facilities, bed and breakfast, day care center (adult or child), preschool, park, recreation field, beaches, police, fire, EMS substation, residential multifamily, residential single-family attached, residential single-family detached including accessory non-commercial guesthouses, residential townhouse, residential two-family (duplex), residential care for the elderly, student dormitory, fraternity, sorority, water management structures, walls, reservoirs.
- Conditional uses include art studio, gallery, boarding facility, youth hostel, commercial wireless telecommunication facility, convenience store without gas pumps, golf course, tennis, clubhouse, museum, library, community center (public), religious institutions, school, public or private (K-12).
- Utilities Calculations:**
- Potable Water: 300 GPD/unit*96*96 units = 2,768 GPD
 - Clubhouse consumption: 24,768 GPD*10% = 2,477 GPD
 - Total water consumption: 27,245 GPD
 - Sewer Water: 250GPD/unit*96*96 units = 20,640 GPD
 - Solidwaste: 8.85ton/(year*unit)
 - Solidwaste disposal: 76.8 Ton/Year
 - Solidwaste disposal: 1.48 Ton/week
- Space Requirements:**
- Space Requirement for Solid Waste and Recycling: 216SF for the first 25 units plus RSF for each additional dwelling unit
 - Required Area: 216SF*(25units-25units)*MSF/unit=784SF
 - Provided Area: 21(14.0*30.0)=840SF
- Pedestrian Bridge Notes:**
- A pedestrian bridge is proposed across the canal to provide internal pedestrian connectivity. The bridge shall be designed as a clear-span structure with no piers, pilings, or other obstructions within the canal.
 - The pedestrian bridge shall have a minimum clear width in compliance with applicable codes, including the Florida Building Code and ADA standards, and shall be no less than 5 feet wide.
 - The bridge surface shall be designed with a maximum running slope of 5% and a maximum cross slope of 2% in accordance with ADA accessibility requirements. Where slopes exceed 5%, compliant ramps and landings will be provided.
 - Handrails, guardrails, and edge protection will be provided as required by the ADA, Florida Building Code, and other applicable safety standards.
 - Bridge approaches shall align with internal sidewalks and pedestrian circulation routes. Final bridge design, materials, and construction details will be submitted with the site development permit application for review and approval by the City of Fort Myers and other regulatory agencies.



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INVESTMENT SUMMARY: 1455 LOCKWOOD DR. MULTIFAMILY OPPORTUNITY MARKET DATA FOR FORT MYERS, FL

DEMOGRAPHICS | AFFLUENT TENANT BASE



COMPETITIVE VALUE BENCHMARKS

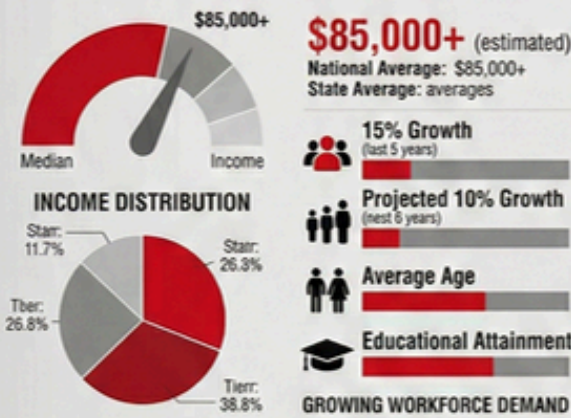
'RECENT MULTIFAMILY SALES COMPS'

Within 5 miles, similar unit count / similar unit count / age

PROPERTY	UNITS	YEAR BUILT	SALE DATE	PRICE PER UNIT	CAP RATE
Example Property A (illustrative)	150 Units	2019	Mar 2024	\$320,000/unit	4.8%
Example Property B (illustrative)	150 Units	2019	Mar 2024	\$320,000/unit	4.8%
Example Property C (illustrative)	150 Units	2019	Mar 2024	\$320,000/unit	4.8%
Example Property D (illustrative)	150 Units	2019	Mar 2024	\$320,000/unit	4.8%
Example Property E (illustrative)	150 Units	2019	Mar 2024	\$220,000/unit	4.9%

DEMOGRAPHICS | AFFLUENT TENANT BASE

MEDIAN HOUSEHOLD INCOME (3-mile radius)



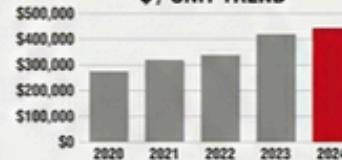
COMPETITIVE VALUE BENCHMARKS

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\$ / UNIT TREND



AVERAGE MARKET CAP RATE:
4.9%

FORT MYERS MARKET | A TOP GROWTH MARKET | UNDERSUPPLIED MARKET OPPORTUNITY

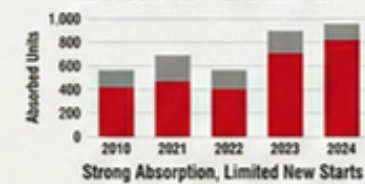
Rental Trends RENTAL DEMAND & APPRECIATION



Employment Drivers FORT MYERS ECONOMIC DRIVERS



Inventory & Development Pipeline NEW SUPPLY VS. DEMAND



Transportation & Connectivity

- Key road Projects of expen airport; mothizational road projects
- Airport (RSW) repitated noisy transit projects, acheff and employees
- Public Transit access to key emploante Airport transir and condnown units



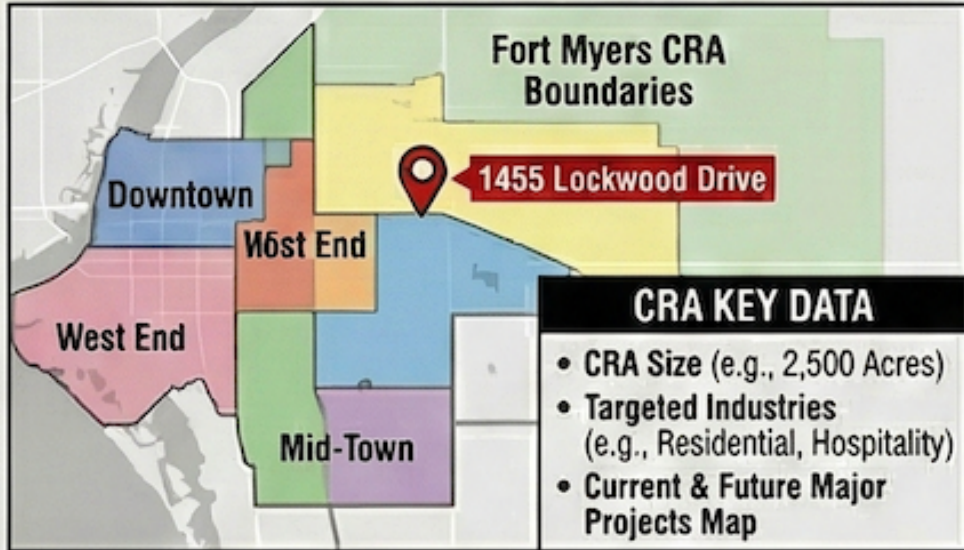
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CRA OVERVIEW | REVITALIZATION AREA



CRA DEVELOPMENT INCENTIVES | DEVELOPER BENEFITS



• **TIF (Tax Increment Financing):**
Potential for 30-year TIF reimbursement.



• **Impact Fee Waivers/Credits:**
Available for qualified projects.



• **Streamlined Permitting:**
CRA liaison for expedited approvals.



• **Infrastructure Support:**
Grant funding for streetscape improvements and utilities.

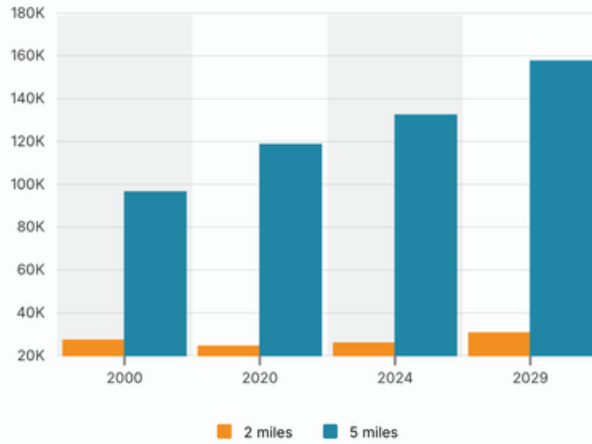


• **Facade/Improvement Grants:**
Small-scale renovation funding.

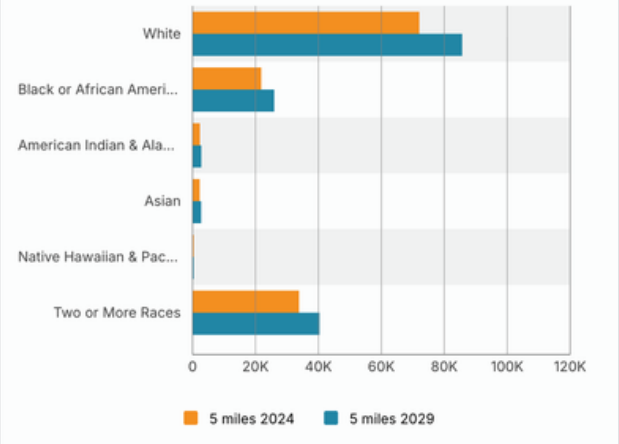


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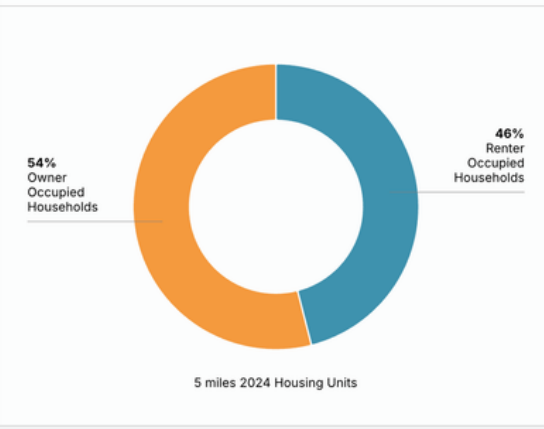
Population



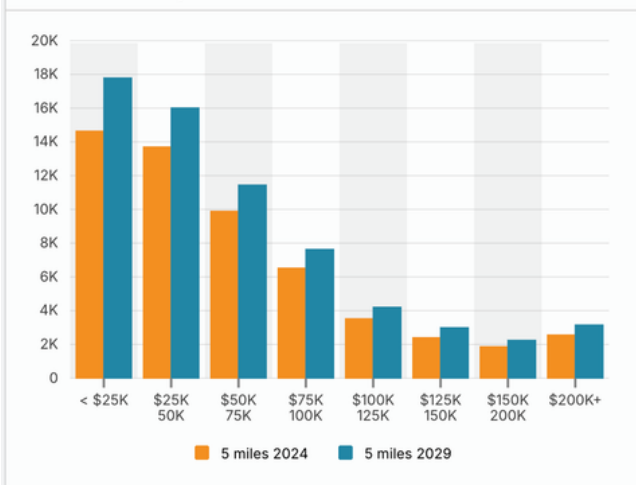
Population By Race



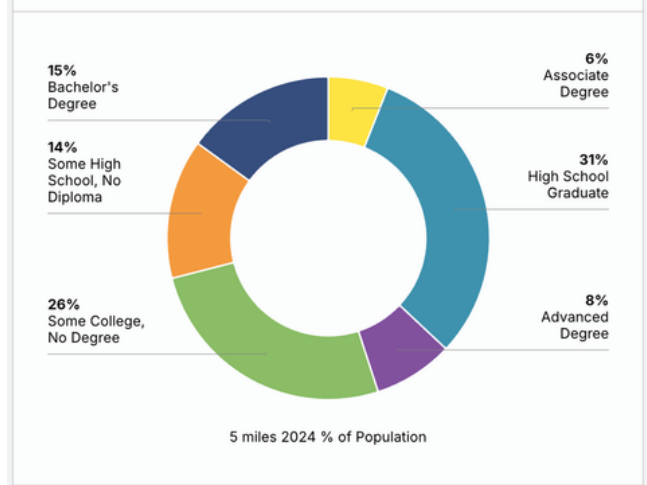
Housing Occupancy



Households By Income



Educational Attainment



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Trusted Commercial Real Estate Services for Over 25 Years

CONTACT INFORMATION:



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