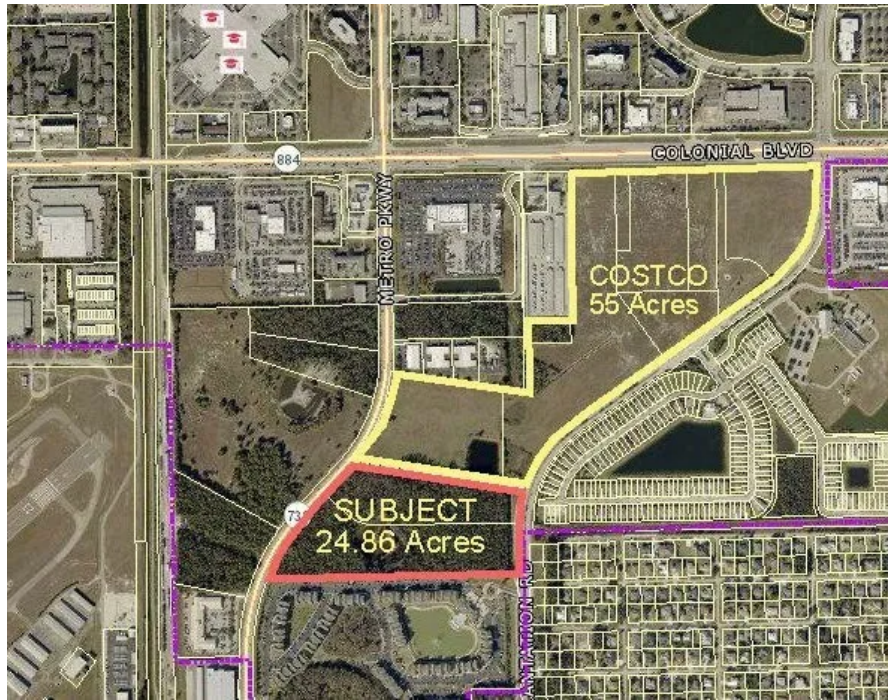


SALE

24+ ACRES NEXT TO COSTCO
10501 & 10601 Metro Pkwy Fort Myers, FL 33966



OFFERING SUMMARY

Sale Price:	\$11,800,000
Lot Size:	24.86 Acres
Price / Acre:	\$474,658
Zoning:	MU-Mixed Use, City of Fort Myers

PROPERTY OVERVIEW

24+ acres, assemblage of two lots in City of Fort Myers, south of Colonial Blvd and south of to be built Costco, expanding from Metro Pkwy to Plantation Rd. Flexible MU (Mixed-Use) allows development of variety of Commercial as well as Residential uses, through PUD (Planned Unit Development) process. Costco closed on 55 acres north of this assemblage in May 2026 for \$55m, at \$1m/acre.

PROPERTY HIGHLIGHTS

- \$11,800,000 at \$474,660/Acre, \$10.90/Sf
- South of Colonial Blvd and adjacent to future Costco
- Frontages: Metro Pkwy=1,000'+, Plantation Rd=600'+
- Traffic Counts: Metro Pkwy:35,900 AADT & Plantation Rd:14,950 AADT
- Zoned MU-Mixed-Use, City of Fort Myers
- Through PUD process can accommodate Commercial & Residential projects

Fred Kermani, CCIM, AIA
Broker Associate
fred.kermani@cbrealty.com
4851 Tamiami Trail N Ste. 100
Naples, FL 34103
[View Profile](#)

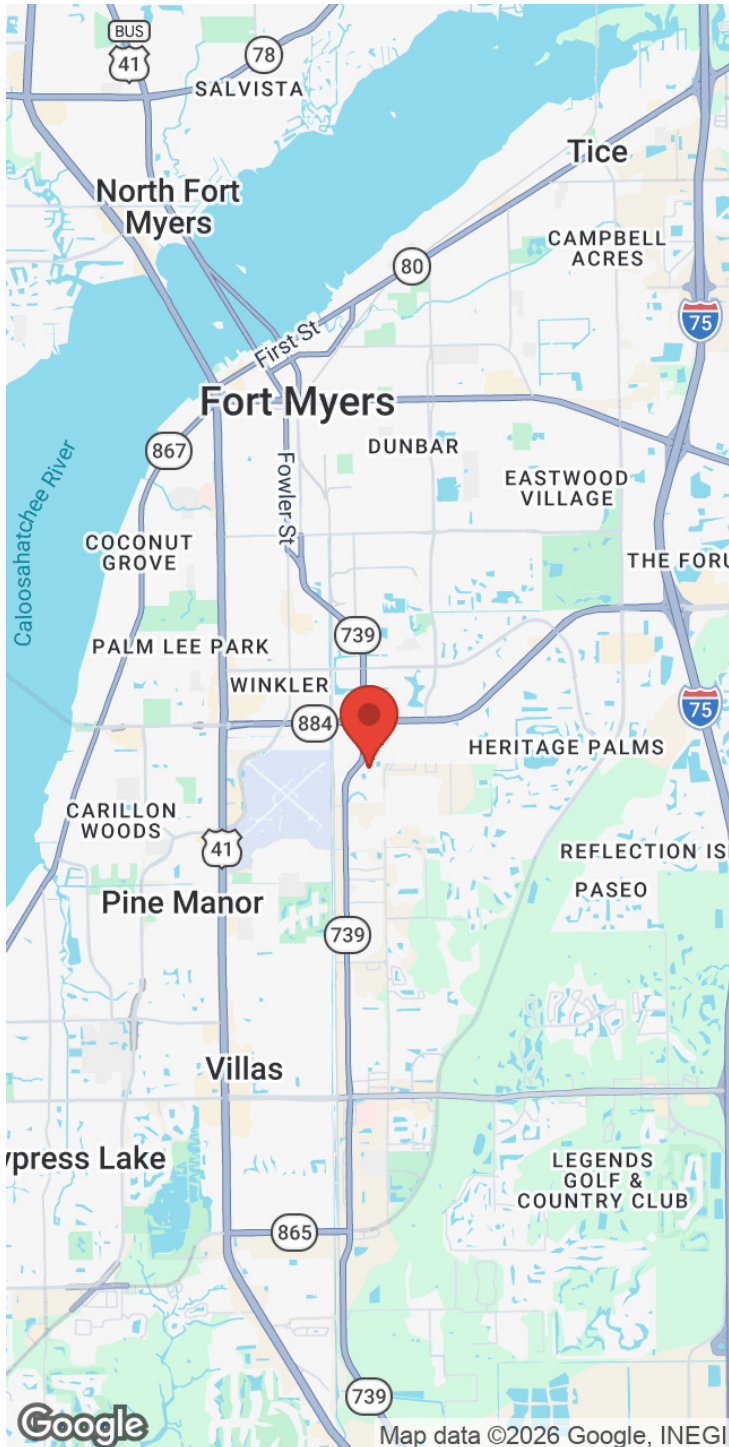


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

24+ ACRES NEXT TO COSTCO

10501 & 10601 Metro Pkwy Fort Myers, FL 33966



LOCATION DESCRIPTION

South of Colonial Blvd and next to future Costco, expands from Metro Parkway to Plantation Rd

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Broker Associate
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