

# 3851 E. MICHIGAN AVE

COMMERCIAL DEVELOPMENT SITE



## OFFERING SUMMARY

**Address:** 3851 E. Michigan Ave.  
Fort Myers, FL 33905

**County:** Lee

**Property Size:** 4.63± Acres  
(201,596 Sq. Ft.)

**Zoning:** City of Fort Myers - CI  
(Commercial Intensive)

**Future Land Use:** Industrial

**Utilities:** Water, sewer, electric  
available to site

**Parcel ID:** 16-44-25-P3-00069.0010

**2019 Taxes:** \$3,466.53

**Price:** \$599,000 | \$2.97 PSF



### PLEASE DIRECT ALL OFFERS TO:

Christi Pritchett

[cpritchett@lsicompanies.com](mailto:cpritchett@lsicompanies.com) | 239-489-4066

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



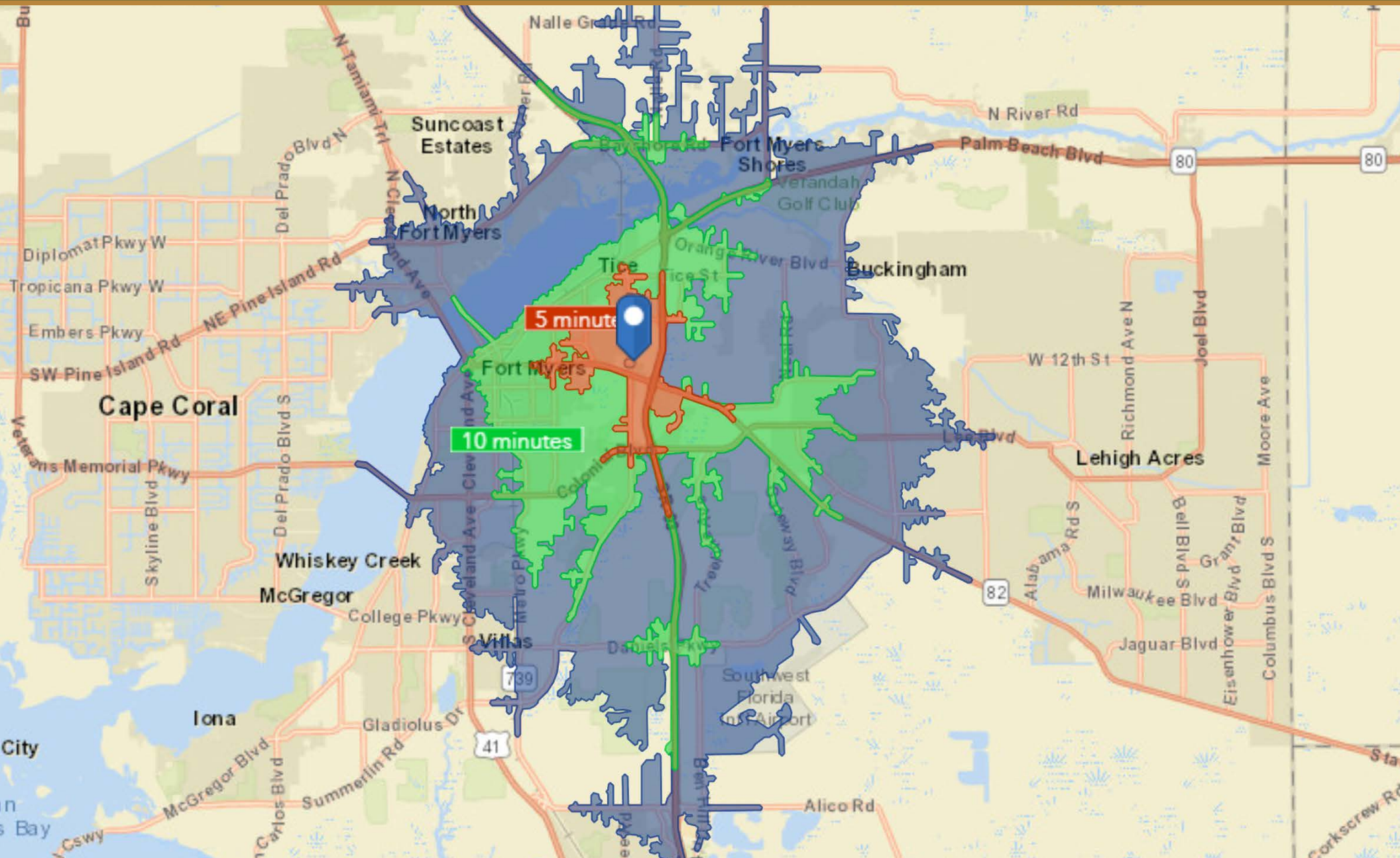
## PROPERTY HIGHLIGHTS

- 4.63± acre opportunity for commercial or residential use
- Located in close proximity to major arterial roadways of Lee County
- The site is positioned within minutes of I-75, allowing quick access to all areas of Lee and surrounding counties via SR82 and Lockett Rd.
- Commercial Intensive zoning allows for a multitude of commercial, industrial or residential uses, including:
  - Multi Family (25 units/ac)
  - Office
  - Warehouse
  - Distribution
  - Storage
  - Vehicle/Equipment Repair and Service
- Adjacent to a 95-unit apartment complex known as Hibiscus Apartments which is currently under construction
- Substantial infrastructure, utility and road improvements planned for E. Michigan Ave.

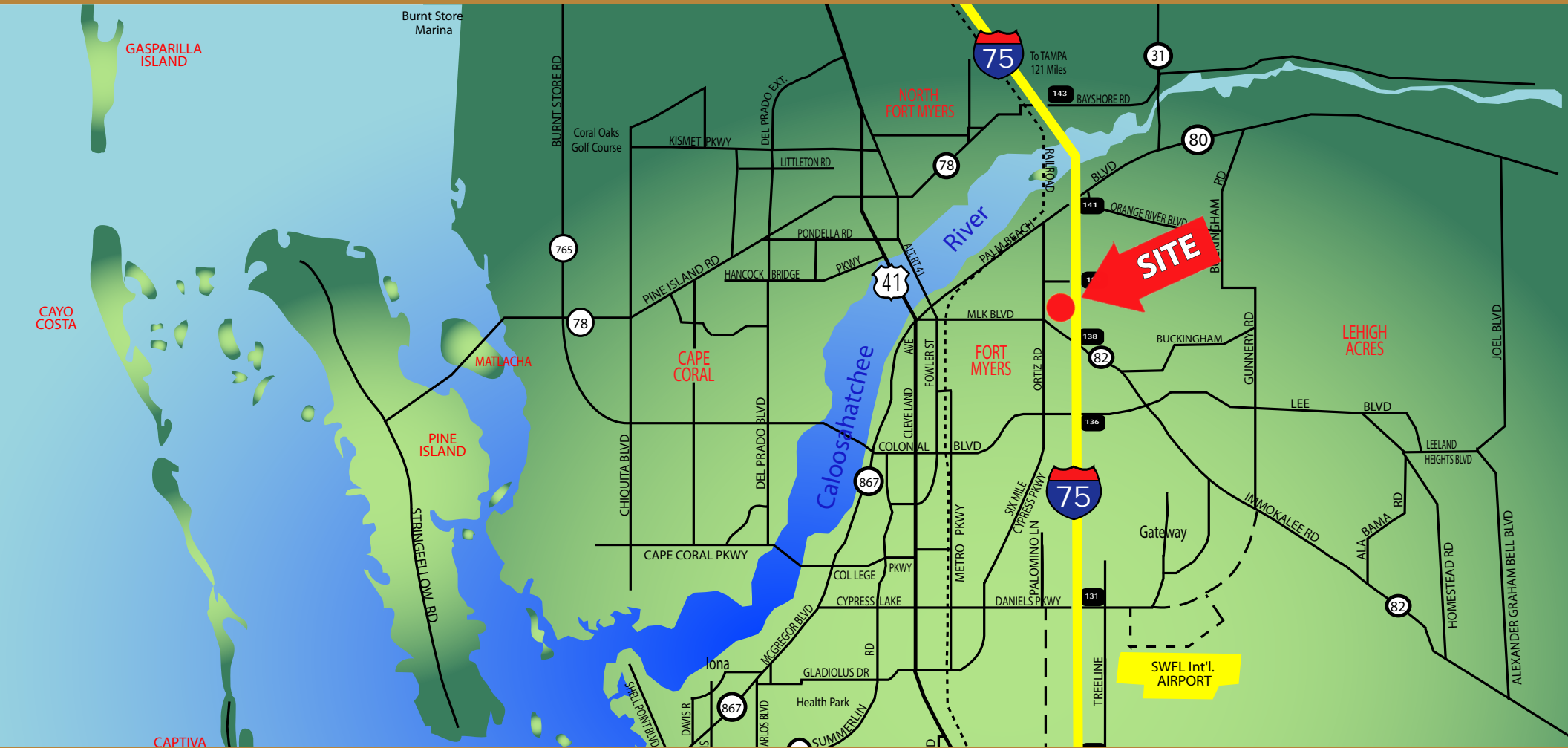
# 3851 E. MICHIGAN AVE.



# DRIVE TIME MAP



# 3851 E. MICHIGAN AVE.



## LIMITATIONS AND DISCLAIMERS

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