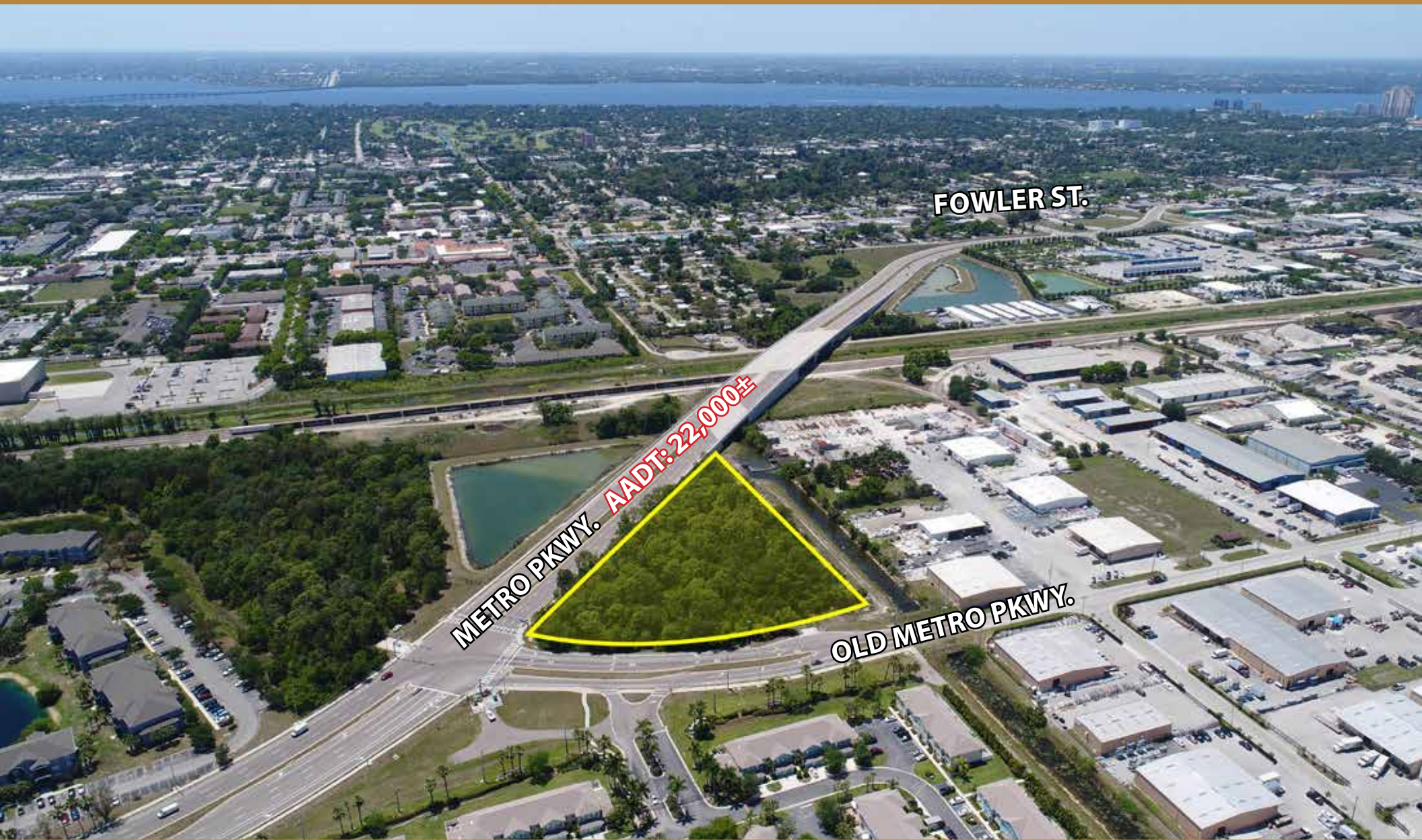
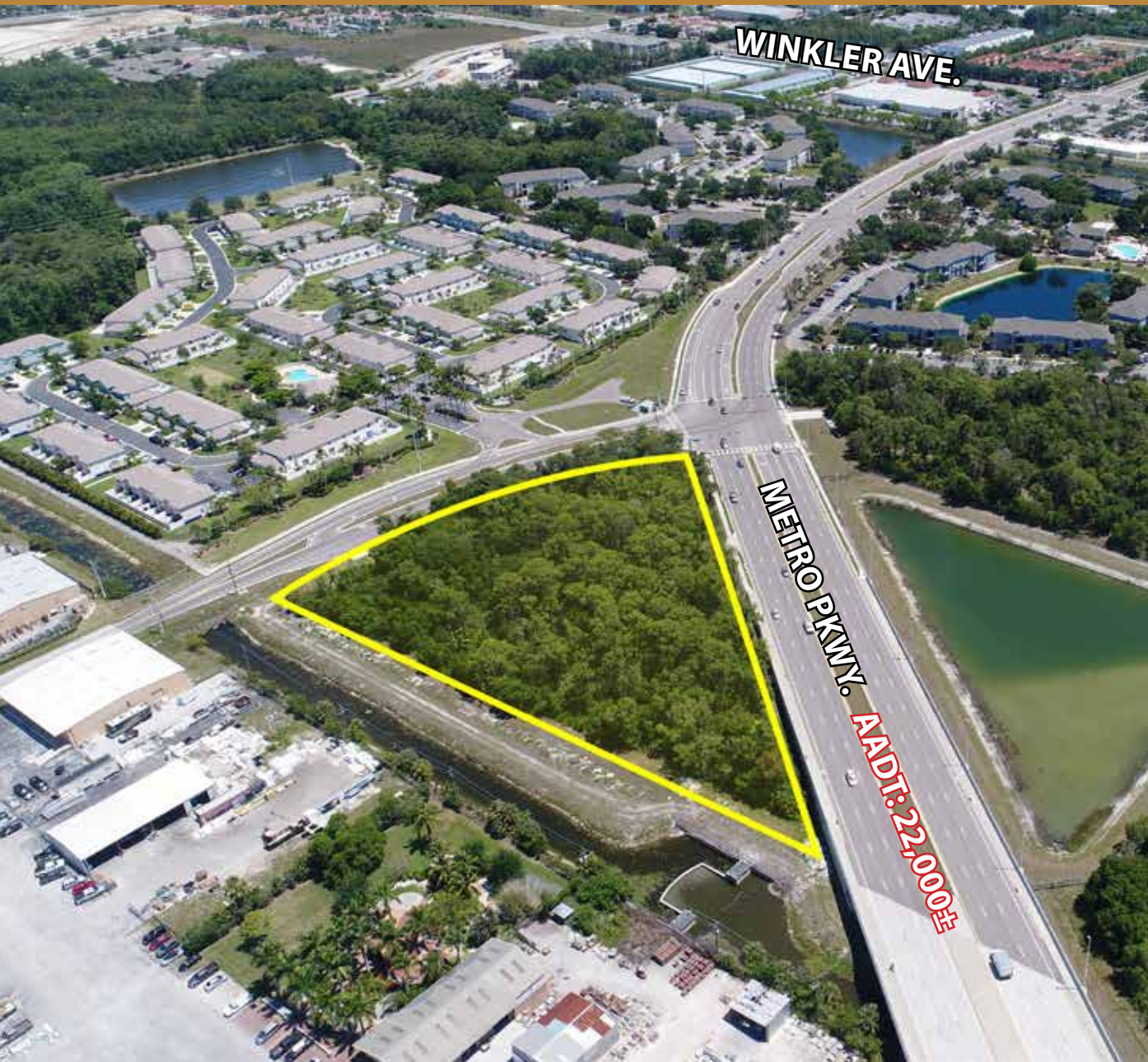


METRO PARKWAY 4.7

4.7± ACRE COMMERCIAL PROPERTY IN FORT MYERS, FL



METRO PARKWAY 4.7



OFFERING SUMMARY

Location: Metro Pkwy. @ Old Metro Pkwy.
Fort Myers, FL 33916

Property Size: 4.7± Acres | 204,732 Sq. Ft.

Zoning: C1

Future Land Use: RMD (Residential Medium Density)

Utilities: Water, Sewer, Electric

Parcel ID: 31-44-25-P1-0020I.0020

2019 Taxes: \$12,000.29

Price: \$2,000,000 | \$9.77 PSF

PLEASE DIRECT ALL OFFERS TO:

Hunter Ward, CCIM
hward@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.

METRO PARKWAY 4.7



PROPERTY DETAILS

- 4.7± acre opportunity for commercial or residential use
- Property is well-suited for developer looking to develop commercial or industrial office uses
- Excellent visibility at the lighted intersection of Metro Pkwy. and Old Metro Pkwy.
- Commercial Intensive (C1) zoning allows for a wide use of commercial uses along with 25 dwelling units per acre
- Dual access is stubbed to site along Metro Pkwy. and Old Metro Pkwy.
- Site has a maximum lot coverage of 45% and a 70 foot or 5-story max height
- Parcel on the south side of Metro Pkwy. is available to potentially increase project size
- Adjacent to Forest Lake Town Home (248 units)

APPROVED USES

- Administrative Office
- Animal Clinic
- Assisted Living Facility / Home Care Facility
- Auto Repair & Services
- Bank
- Boat Storage
- Car Wash
- Convenience Food & Beverage Store
- Day Care Center
- Drive Thru Facility
- Drugstore/Pharmacy
- Essential Services
- Food Stores
- Hardware Store
- Health Care Facility (Group III)
- Hotel/Motel
- Medical Office
- Package Store
- Rental or Leasing Establishment
- Residential (Multi-family & Town-home)
- Repair Shop
- Restaurant/Fast Food
- Retail
- Self Service Fuel Pumps (SE)
- Storage (indoor or outdoor)

A full list of acceptable uses is available upon request



METRO PARKWAY 4.7



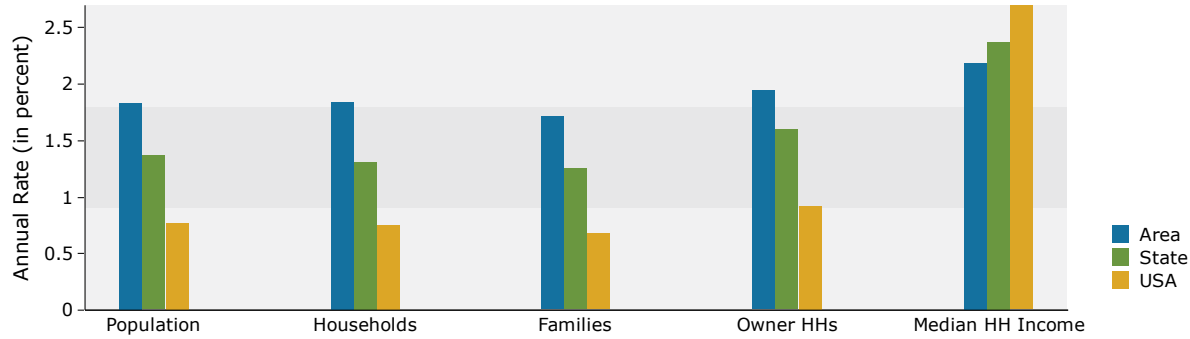
LOCATION HIGHLIGHTS

- Located within 10 minutes of Downtown Fort Myers
- 3.5± miles from Page Field
- 7± miles from I-75
- 2.4± miles from Lee Memorial Hospital
- Metro Pkwy. is the main thoroughfare between Alico Rd. and Downtown Fort Myers

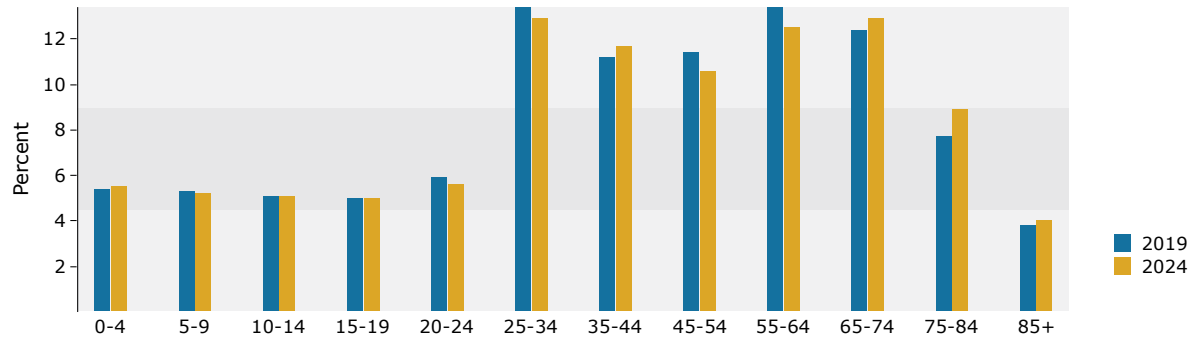
GRAPHIC PROFILE – 15 MIN. RADIUS



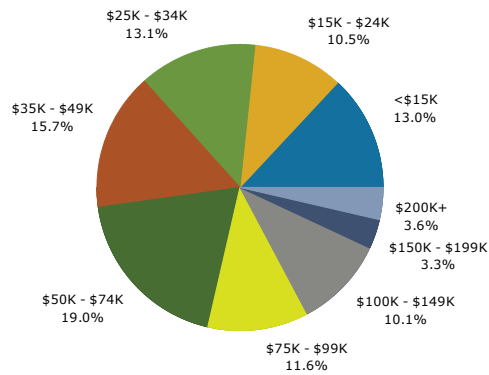
Trends 2019-2024



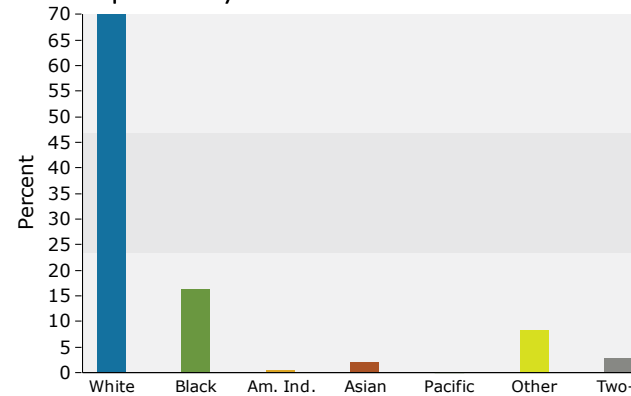
Population by Age



2019 Household Income

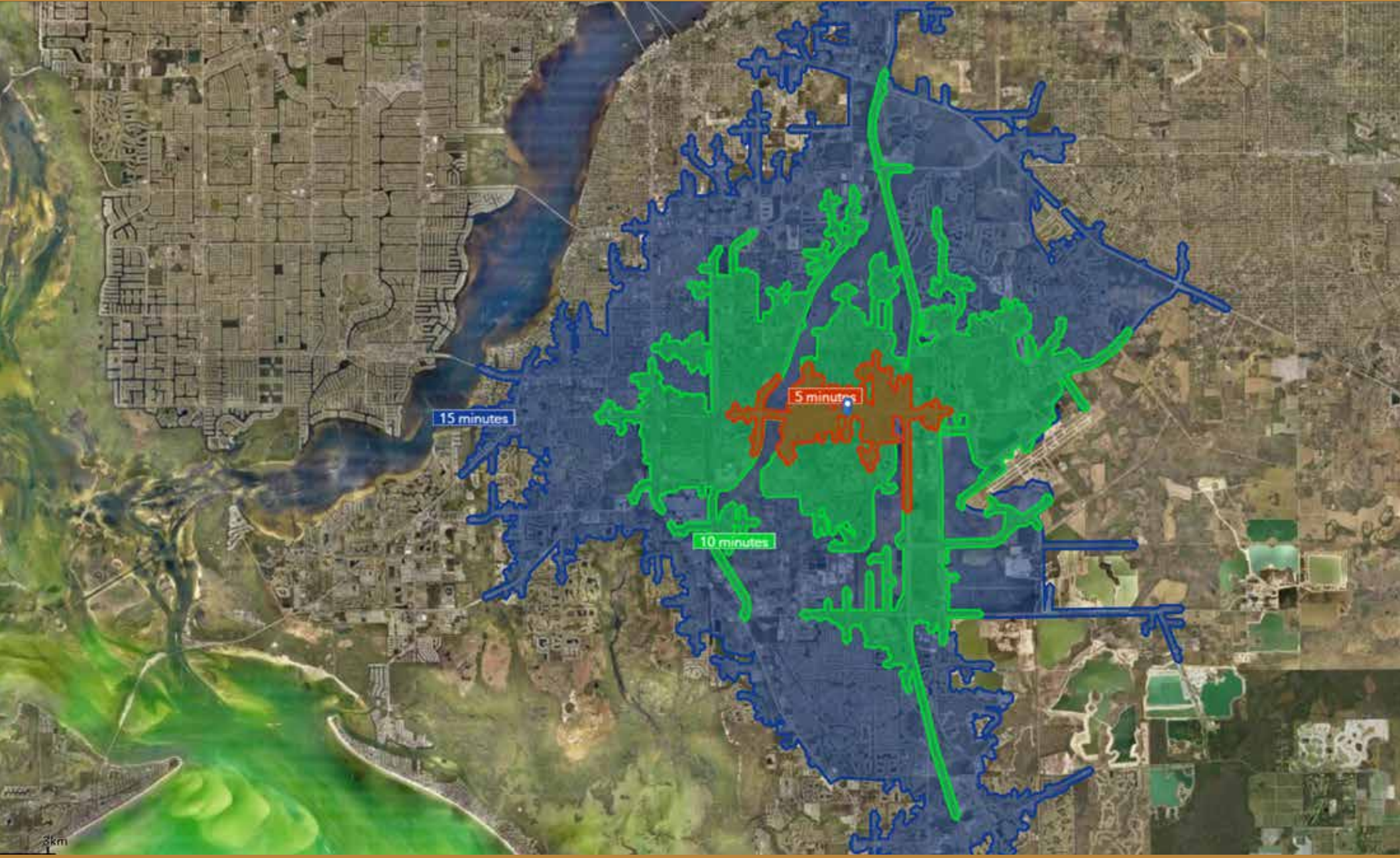


2019 Population by Race

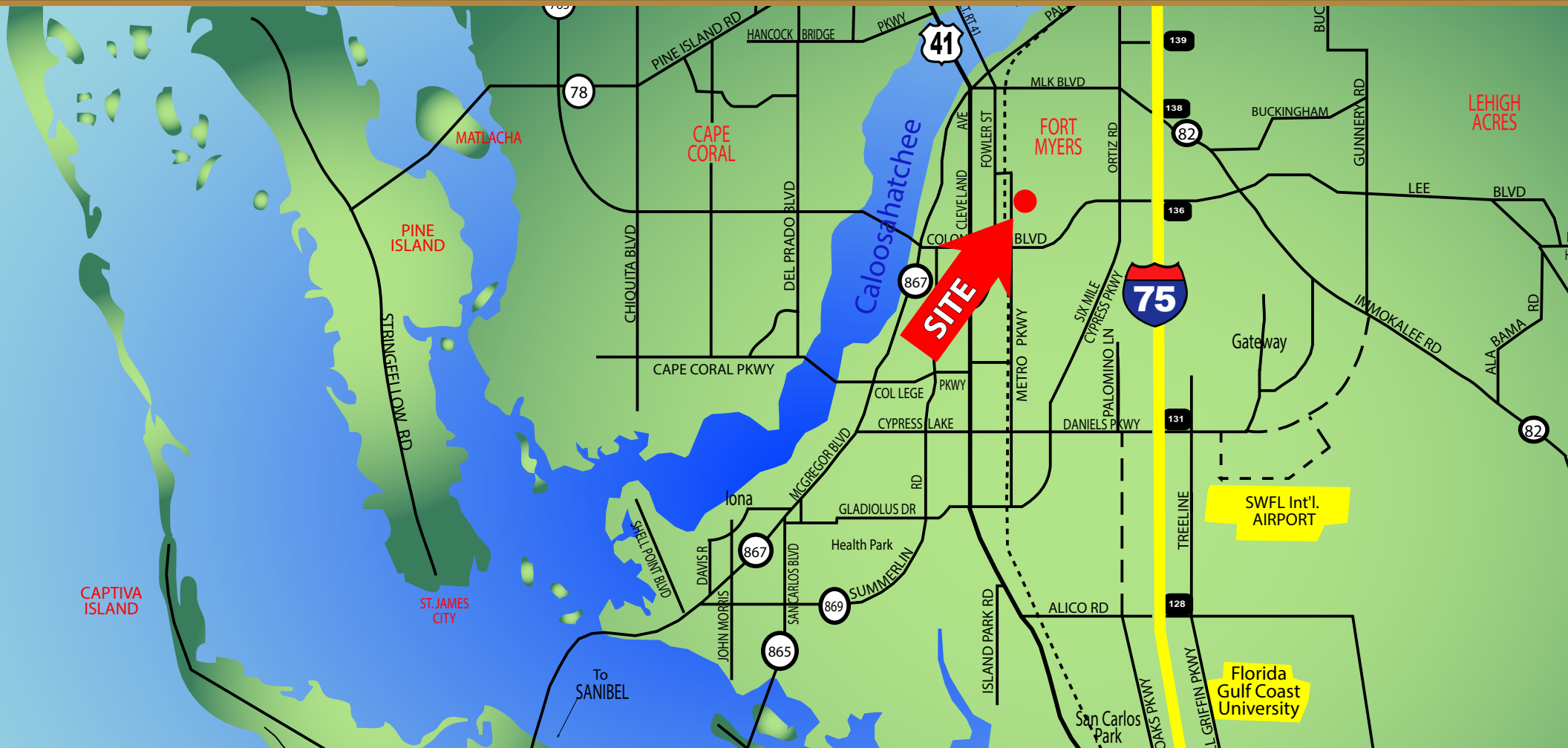


2019 Percent Hispanic Origin: 22.8%

DRIVE TIME MAP



METRO PARKWAY 4.7



LIMITATIONS AND DISCLAIMERS

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