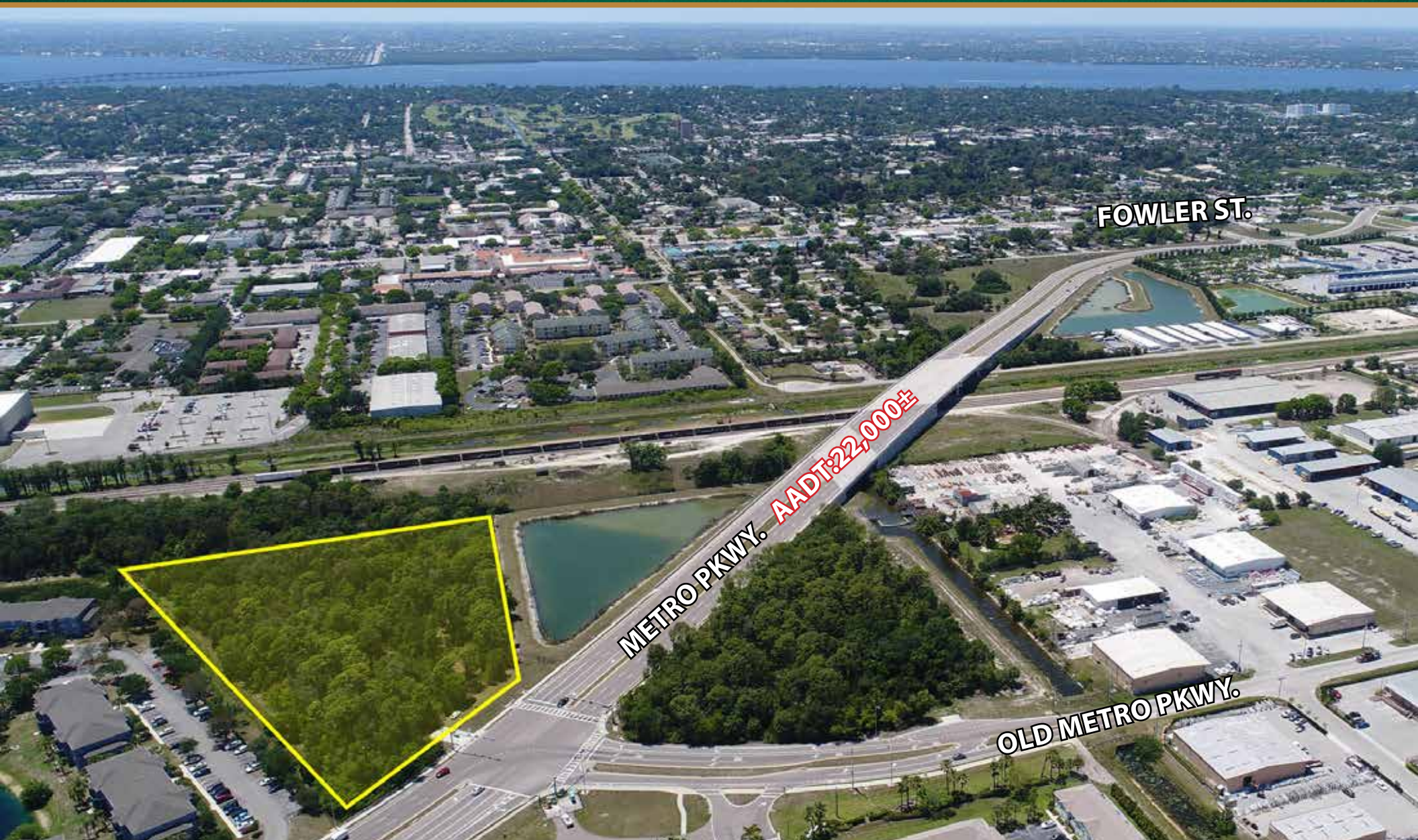


METRO PARKWAY 6.18

6.18± ACRE COMMERCIAL PROPERTY IN FORT MYERS, FL



METRO PARKWAY 6.18



OFFERING SUMMARY

Location: 3670 Metro Parkway
Fort Myers, FL 33916

Property Size: 6.18± Acres | 296,201 Sq. Ft.

Zoning: C1

Future Land Use: RMD (Residential
Medium Density)

Utilities: Water, Sewer, Electric

Parcel ID: 31-44-25-P1-0020I.0010

2019 Taxes: \$15,774.36

Price: \$1,900,000 | \$7.06 PSF

PLEASE DIRECT ALL OFFERS TO:

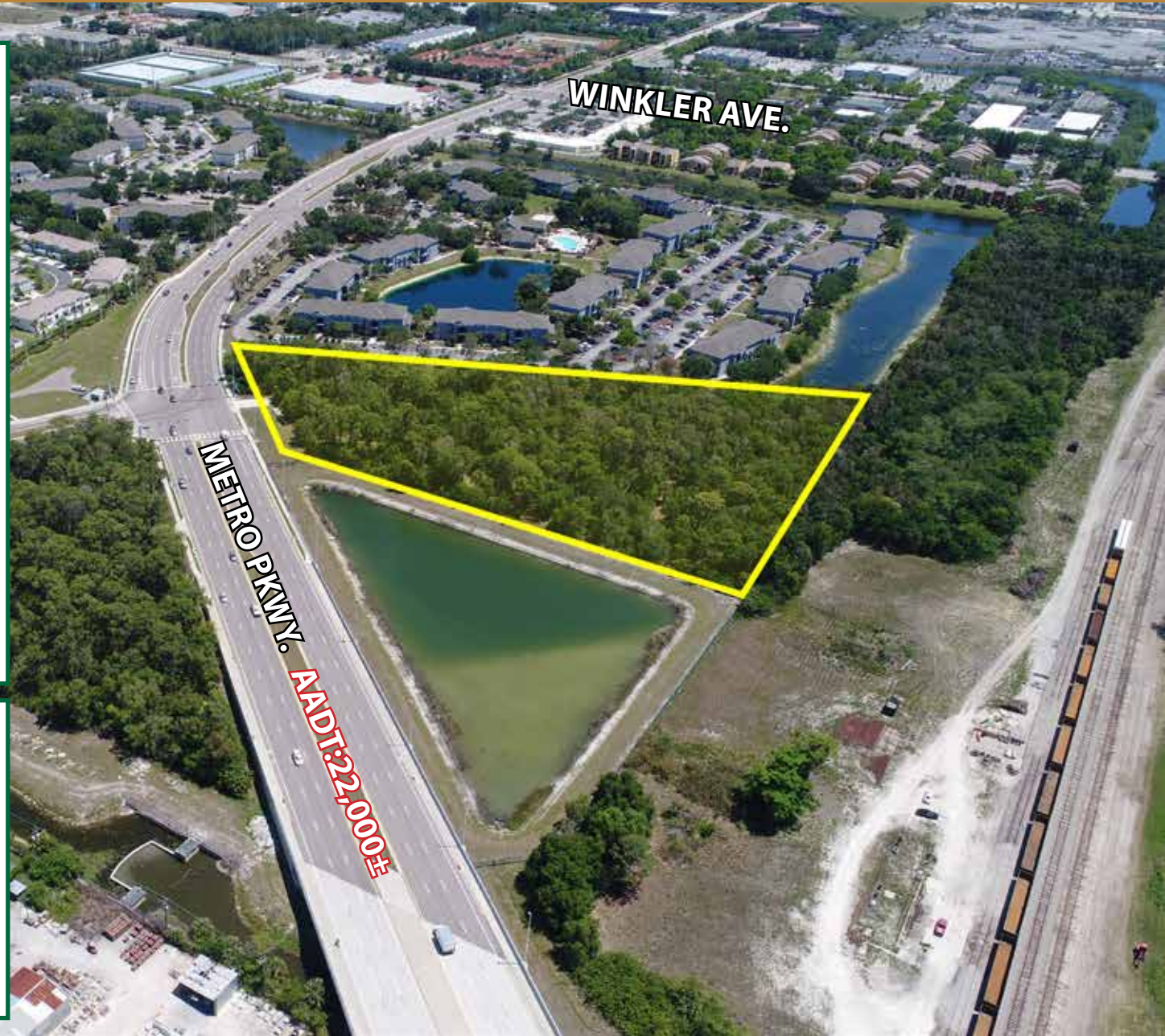
Hunter Ward, CCIM

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 6.18



PROPERTY DETAILS

- 6.18± acre opportunity for residential or commercial use
- Property is well-suited for a builder/developer looking to develop a multi-family residential community or commercial development
- Positioned at the lighted intersection of Metro Pkwy. and Old Metro Pkwy.
- Access is stubbed to site via fully signalized intersection
- Commercial Intensive (C1) zoning allows 25-units per acre
- Maximum lot coverage of 45% and a 70 foot or 5-story max height
- Parcel on the north side of Metro Pkwy. is available to potentially increase project size
- Property is adjacent to Westchase (352 units) and Westwood (288 units)
- Property abuts Seminole Gulf Railway

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

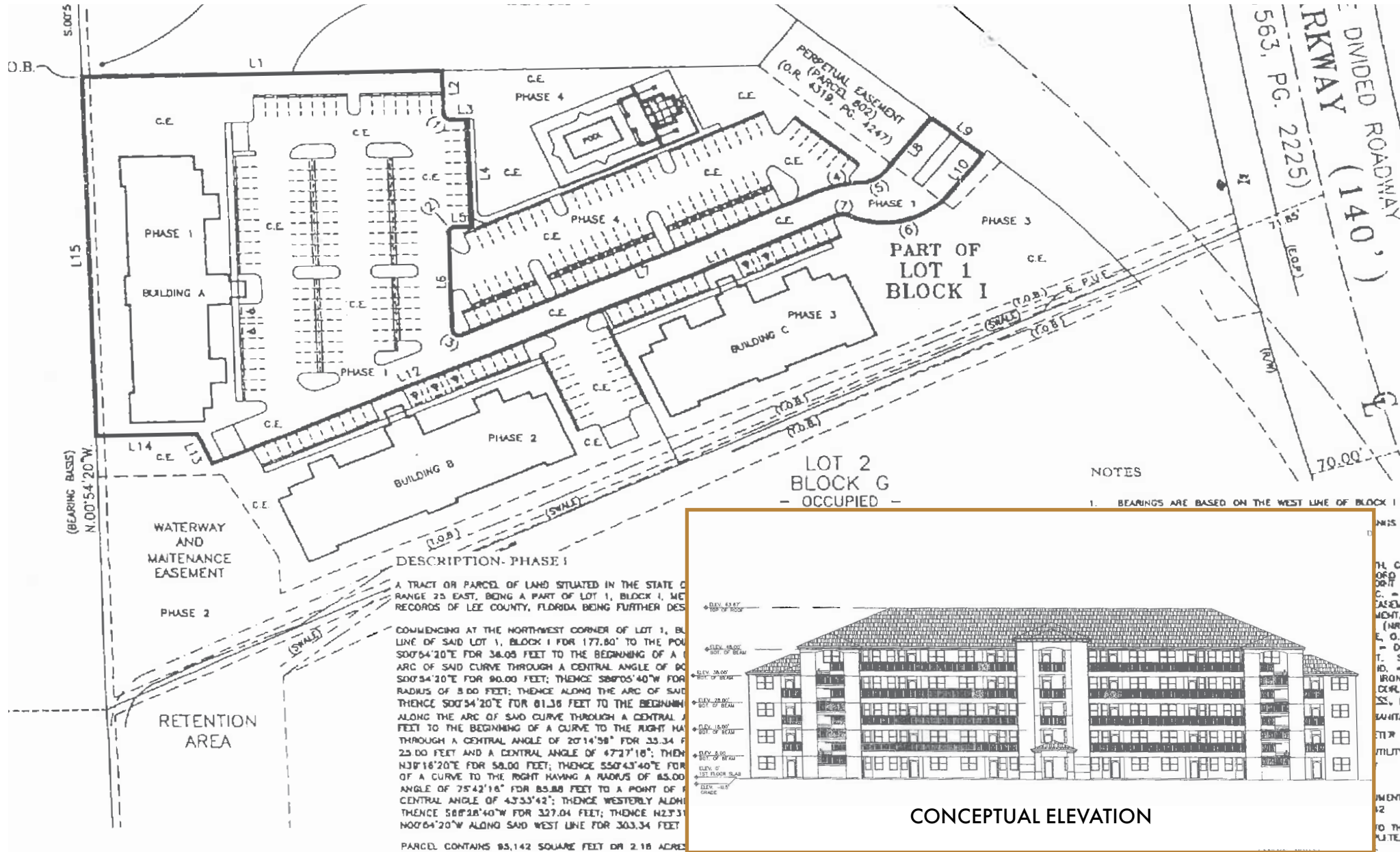
METRO PARKWAY 6.18



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

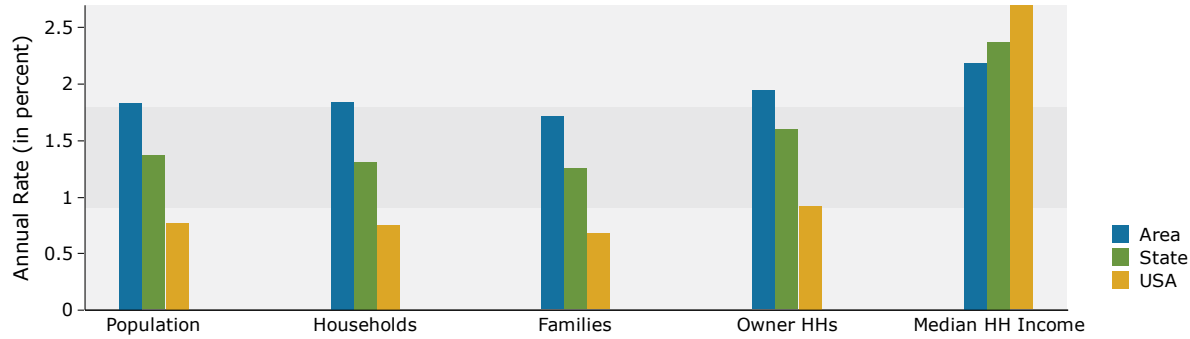
SURVEY / SITE PLAN



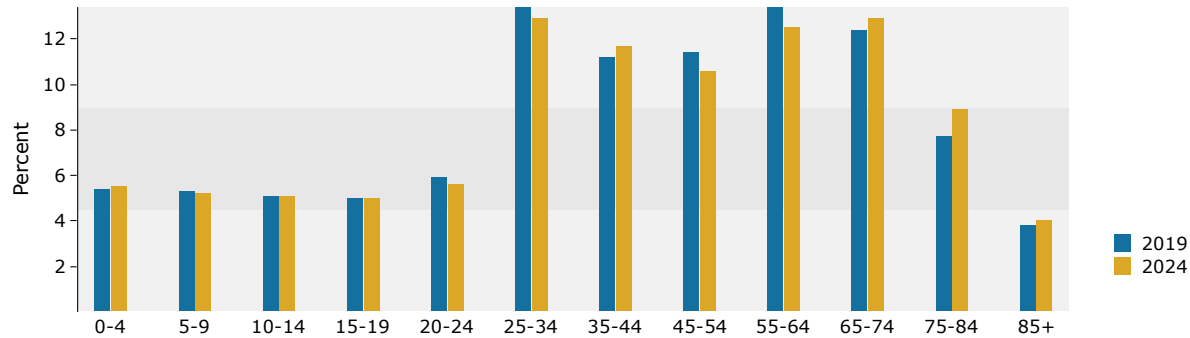
GRAPHIC PROFILE – 15 MIN. RADIUS



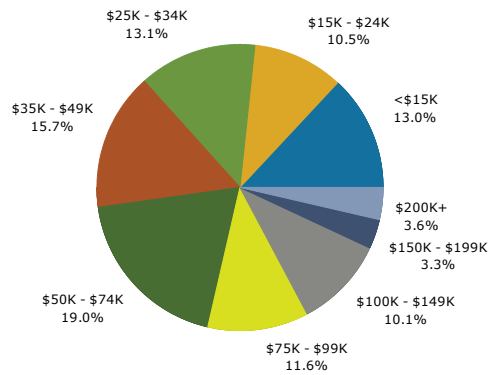
Trends 2019-2024



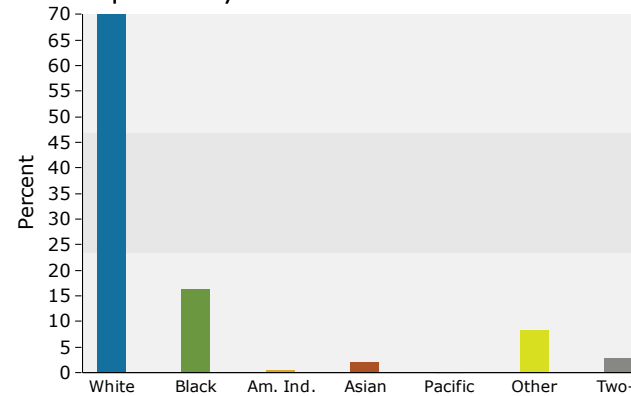
Population by Age



2019 Household Income

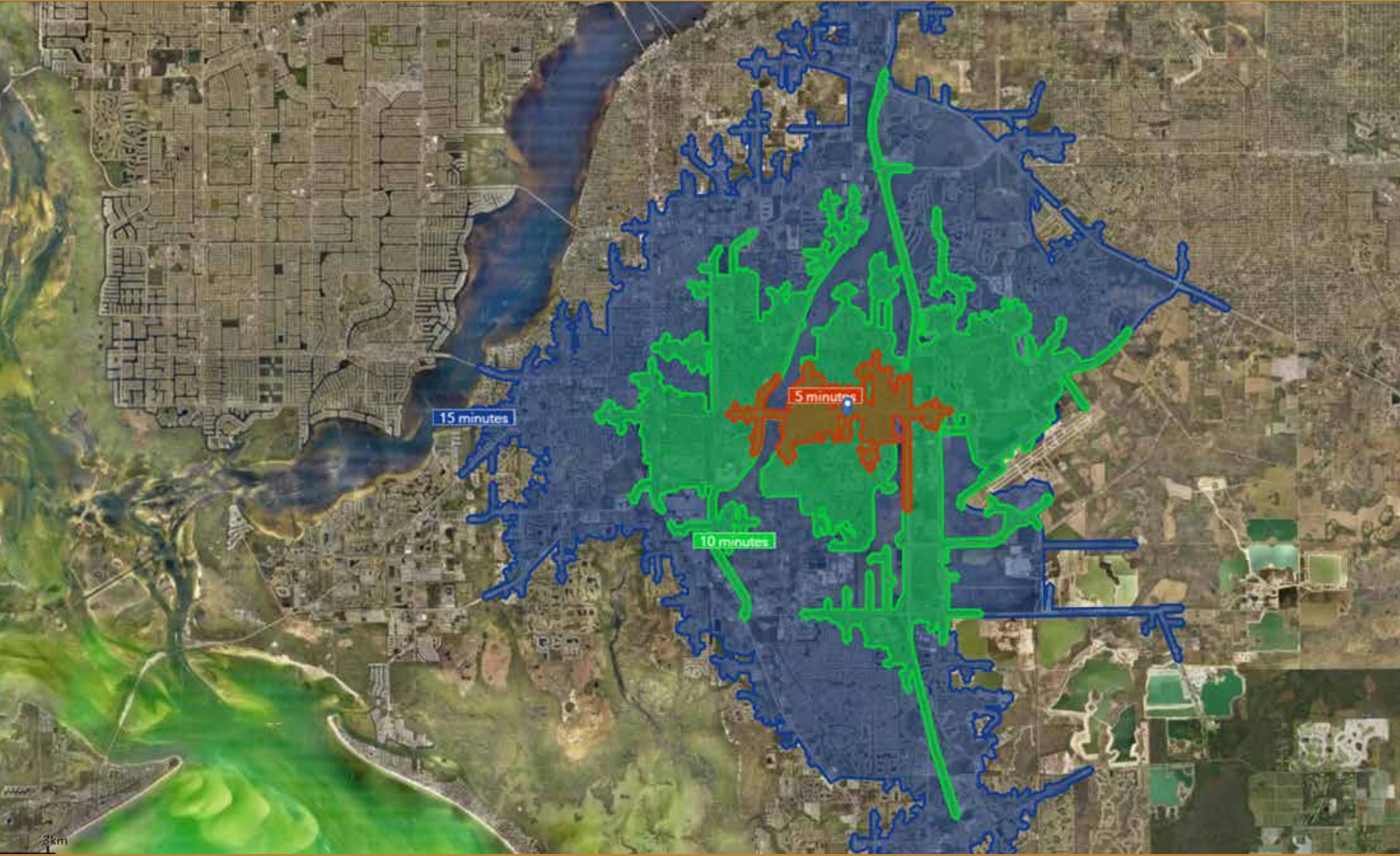


2019 Population by Race

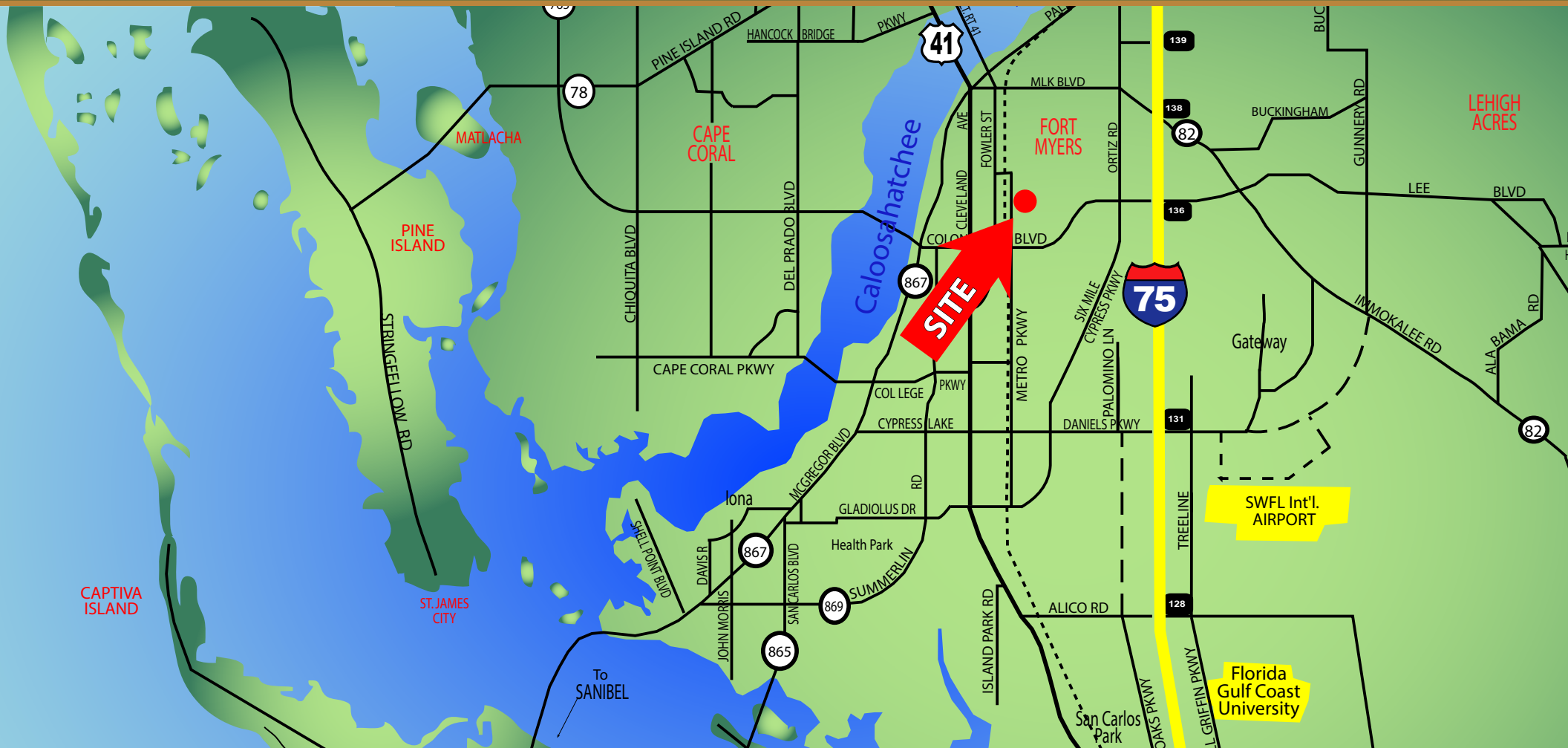


2019 Percent Hispanic Origin: 22.8%

DRIVE TIME MAP



METRO PARKWAY 6.18



LIMITATIONS AND DISCLAIMERS

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