

# COMMERCIAL DRIVE

7.39± ACRE COMMERCIAL OPPORTUNITY IN FORT MYERS, FL



EDISON  
MALL

COLONIAL BLVD.

**AADT: 49,000±**



## OFFERING SUMMARY

**Address:** 1923 Commercial Dr.  
Fort Myers, FL 33901

**Property Size:** 7.39± Acres

**Zoning:** PUD (Planned Unit  
Development)

**Future Land Use:** T/C (Traditional Community)  
C/C (Corridor Commercial)

**Utilities:** Water and sewer available  
with capacity to serve

**Parcel ID:** 35-44-24-P3-00067.0020  
35-44-24-P3-00067.0080  
35-44-24-P3-00068.0000

**2019 Taxes:** \$17,785.12

**Price:** \$1,995,000 | \$6.19 PSF  
with a closing before  
December 15, 2021

\$2,590,000 | \$8.05 PSF  
with a closing contingent  
upon entitlements in 2022

### 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.



WINKLER AVE.

COMMERCIAL DR.



AADT: 49,000±



COLONIAL BLVD.

EDISON  
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41

## PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a large infill development site in the City of Fort Myers
- Access is derived from Commercial Drive with additional access potential from the lighted intersection at Winkler Rd. and Cleveland Ave.
- Located in the Cleveland Avenue redevelopment area allowing for potential tax increment financing and offsite stormwater credits allowing for 100% utilization of site
- The property has a zoning classification of PUD (see following page for further information)
- Future Land Use allows for development potential of up to 25 units/acre (184 units)
- Property is in close proximity to the Edison Mall and other large retail destinations



## ZONING / FUTURE LAND USE

- The property was zoned PUD (Planned Unit Development) in February of 1990 to allow for construction of an auto mechanic repair shop and self storage facility
- Due to the restrictive nature of this zoning, potential buyers should consider rezoning the property to a designation that allows for their specific use
- The property features 2 Future Land Uses, both of which allow for a multitude of commercial uses including, multi-family, retail, hotel, office, and limited light industrial
- Both the Traditional Community and the Corridor Commercial Future Land Use allow for a maximum density of 25 units per acre. Bonus density is also available and outlined in the City of Fort Myers land development code
- Land use attorney recommendations can be provided upon request to further outline potential future uses and the path to obtain them

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# CONCEPTUAL SITE PLAN



### UNIT SUMMARY

UNIT TYPE	1	2	3	4	5
S	18	18	21	21	21 = 94
A2	14	14	19	19	19 = 85
A4	5	8	8	8	8 = 37
B2	5	5	5	5	5 = 25
B3	3	3	3	3	3 = 15
B4	4	4	4	4	4 = 20

TOTAL UNITS = 276

### PARKING

TOTAL UNITS 276

1 BEDROOM/STUDIO = 216 X 1.5 = 324 SPACES

2 BEDROOM = 60 X 2 = 120

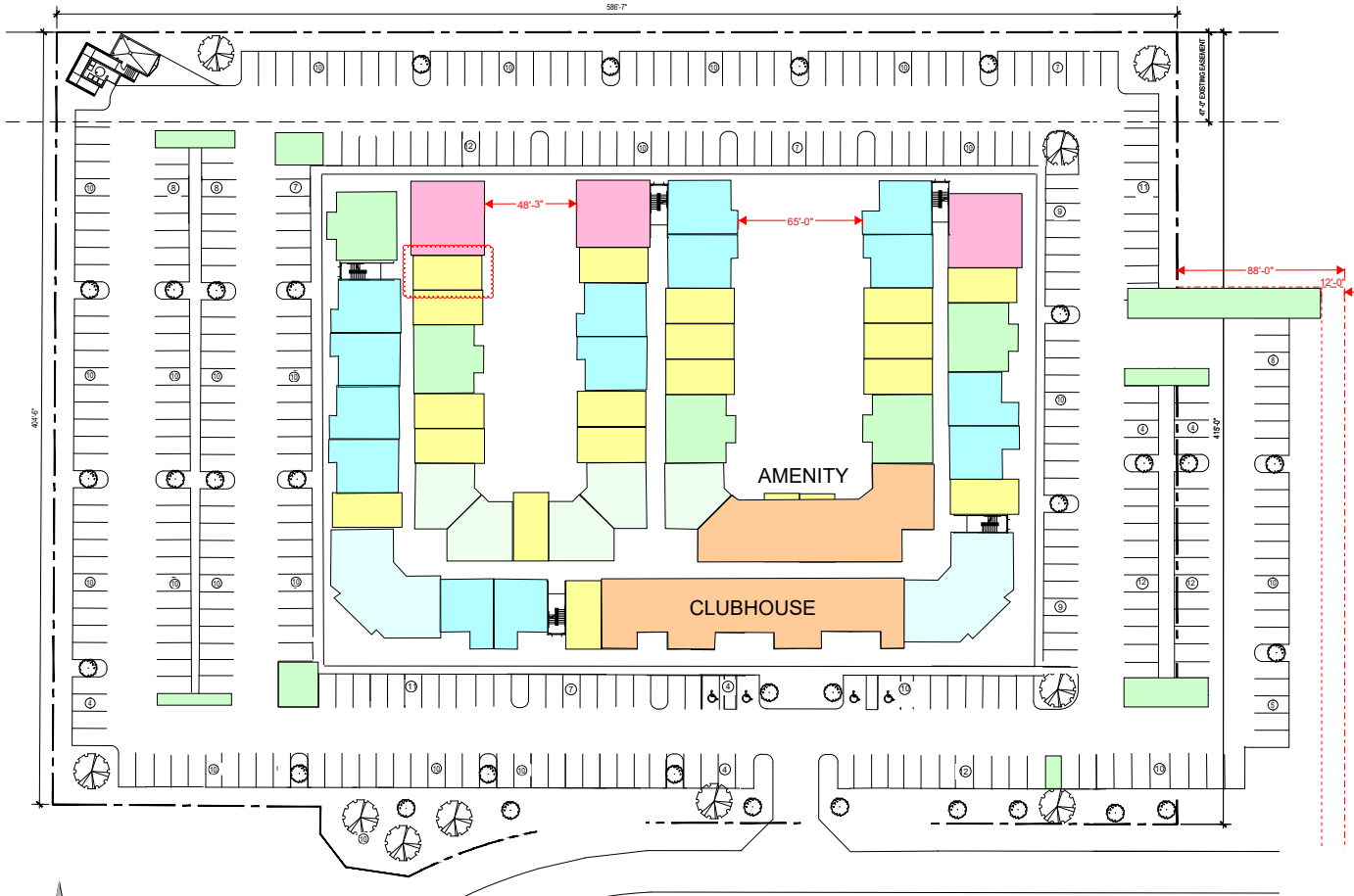
TOTAL PARKING PER UNITS = 444

VISITORS/GUESTS = 10% OF REQUIRED PARKING = 44.4 X 10% = 4.44 SPACES (REDUCED FROM COUNT)

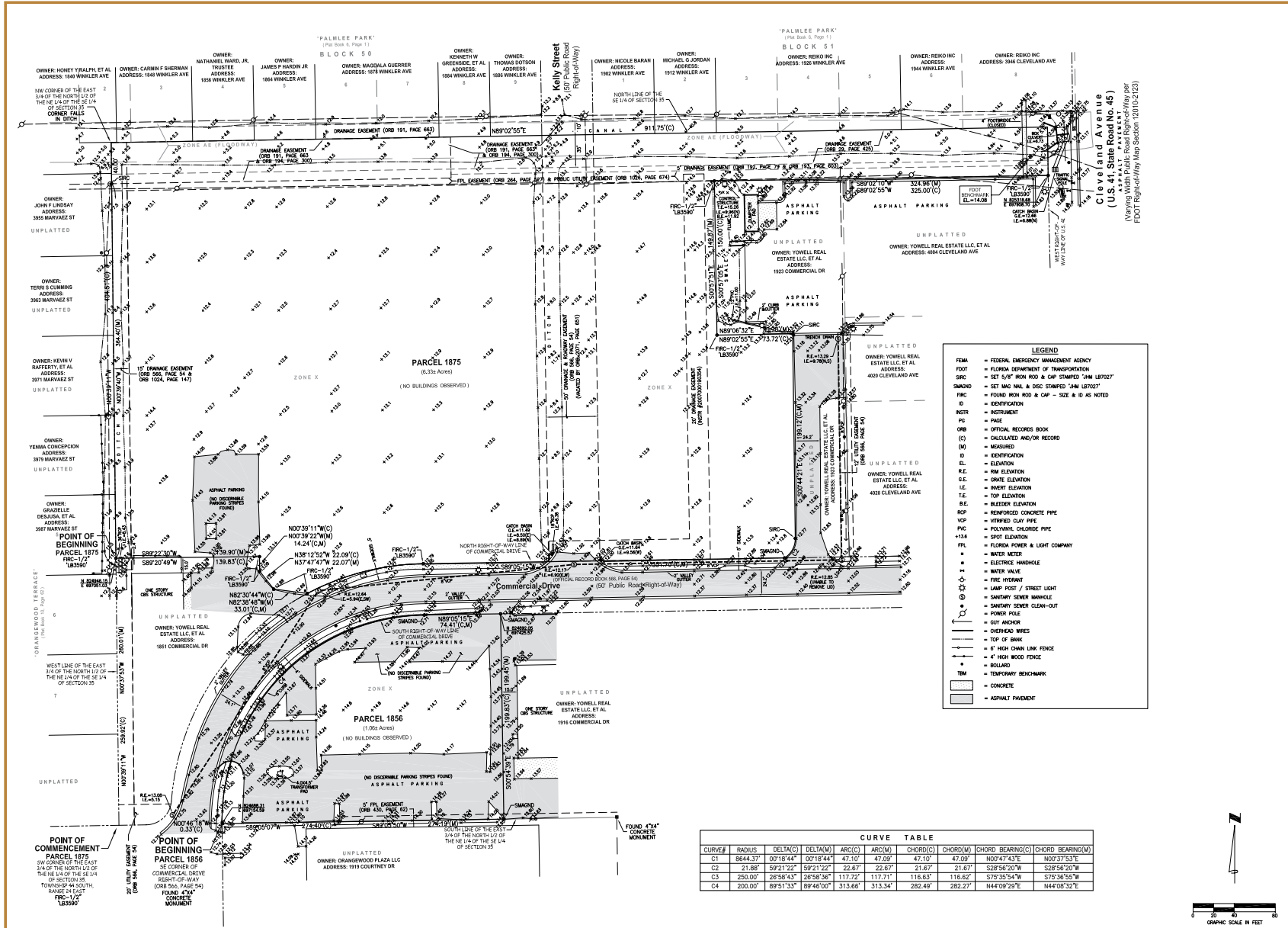
TOTAL REQUIRED PARKING SPACES = 444

PROVIDED PARKING = 368 + 76 = 444 SPACES

ADDED ONE SPACE TO THIS LOT



FORT MYERS APARTMENTS - OPTION 1  
May 13, 2021

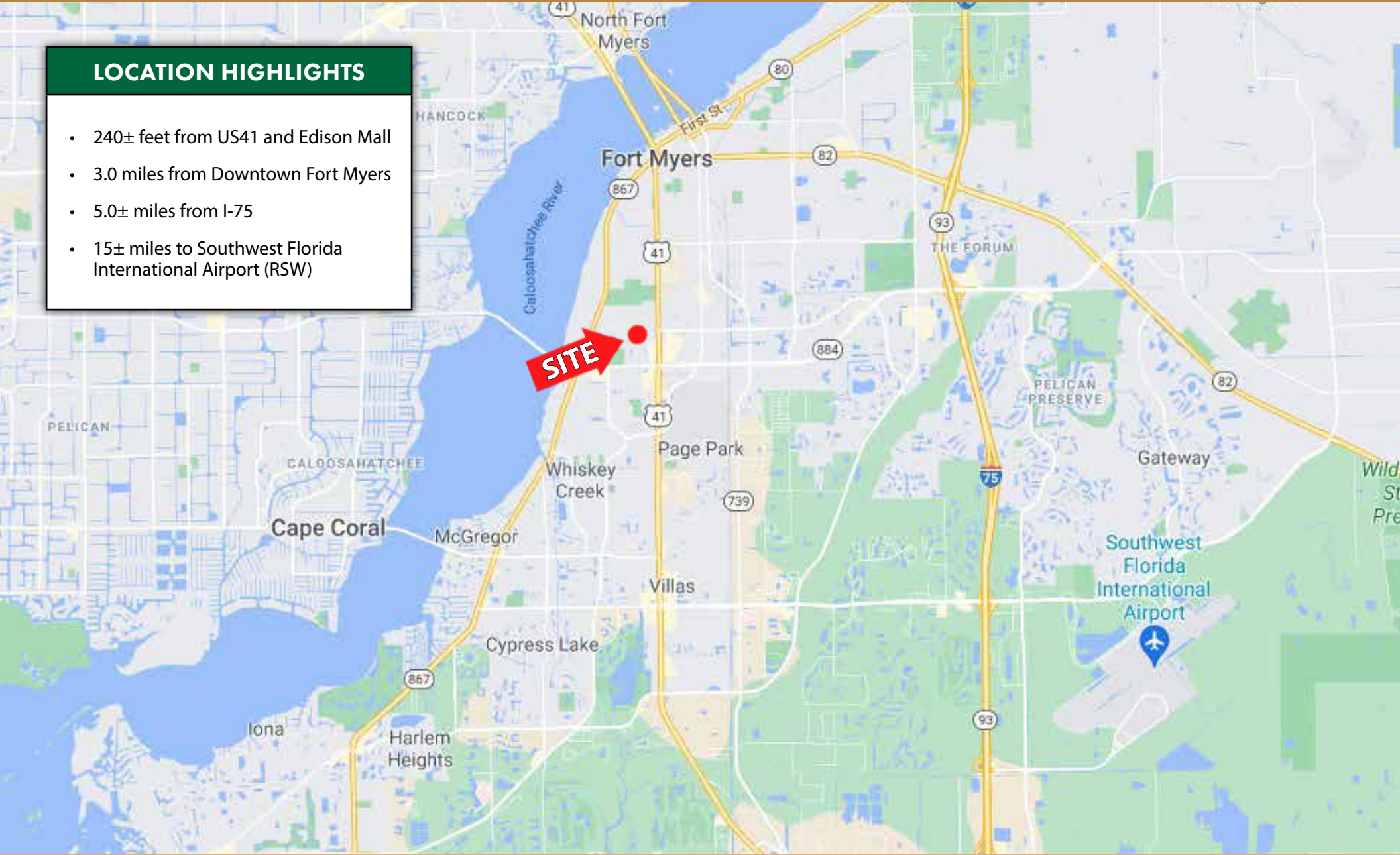


# LOCATION MAP



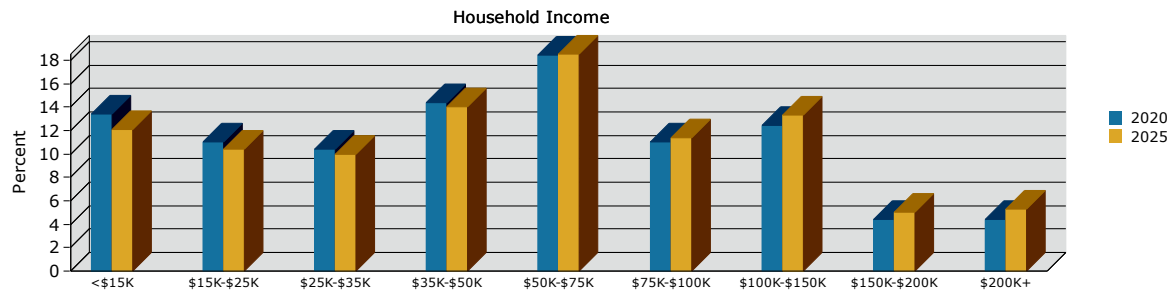
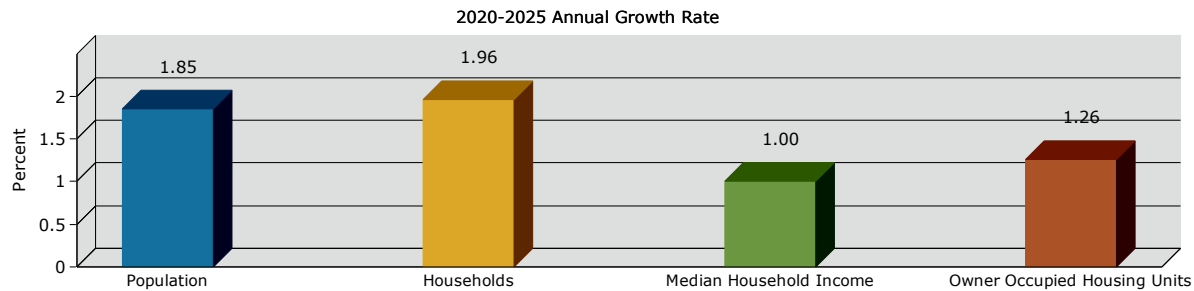
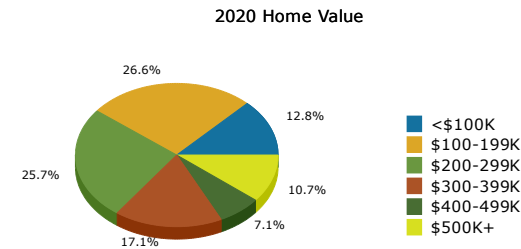
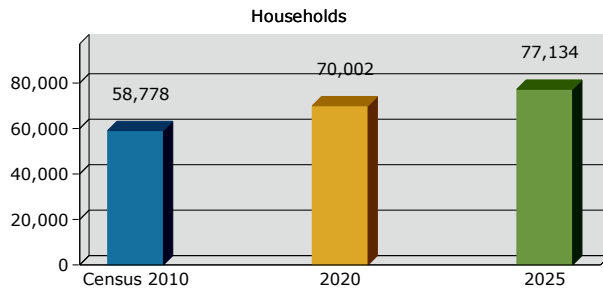
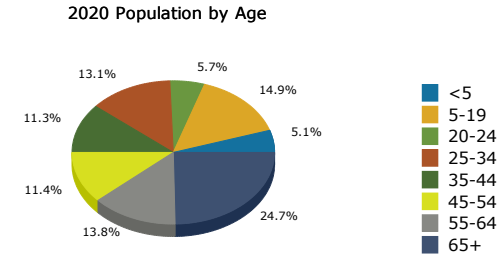
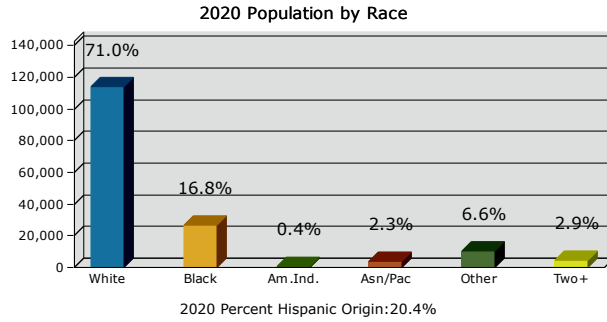
**LOCATION HIGHLIGHTS**

- 240± feet from US41 and Edison Mall
- 3.0 miles from Downtown Fort Myers
- 5.0± miles from I-75
- 15± miles to Southwest Florida International Airport (RSW)

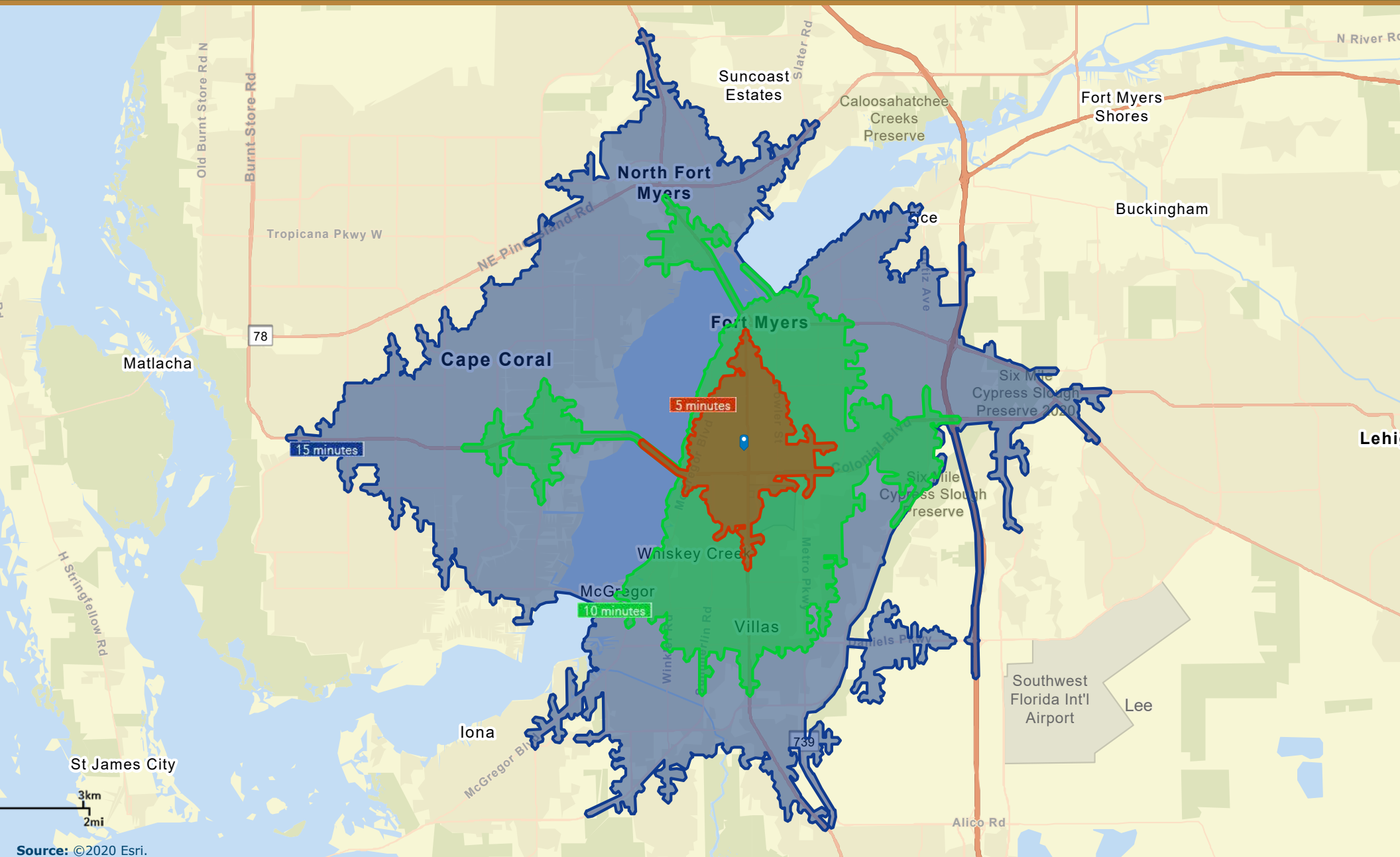




# GRAPHIC PROFILE – 5 MINUTE RADIUS



# DRIVE TIME MAP



# COMMERCIAL DRIVE 7.39



## LIMITATIONS AND DISCLAIMERS

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