

1.85± ACRE HARD CORNER SIGNALIZED INTERSECTION

FOR SALE

16758-16776 MCGREGOR BOULEVARD, FORT MYERS, FL 33908



PRICE: \$1,200,000 @ \$14.89 PSF

SIZE: 1.85± Acres (374'± McGregor Blvd Frontage, 55'± John Morris Road Frontage & 345'± S Oleander Drive Frontage)

LOCATION: NW corner of signalized intersection McGregor Blvd and John Morris Road

ZONING: Morris McGregor Center CPD - Commercial Planned Development (Lee County)

F.L.U.: Suburban

RE TAXES: \$4,940.93 (2020)

PARCEL ID: 02-46-23-01-0000C.0010 | 16758 McGregor Blvd
02-46-23-01-0000C.0020 | 16766 McGregor Blvd
02-46-23-02-0000D.0160 | 16581 S Oleander Drive

COMMERCIAL CORNER

Assemblage of 3 lots at the signalized intersection of McGregor Blvd and John Morris Road with great visibility. Current CPD zoning allows a variety of commercial/retail uses in two buildings, not to exceed 2-stories/35' maximum height, totaling 19,672 SF consisting of one 2-story general office and retail commercial building not to exceed 15,560 SF, and another general office building not to exceed 4,112 SF. Total allowable mixed use are 11,892 SF general office and 7,780 SF commercial retail. Master Concept Plan is available. There is a Billboard sign and a Fruit Stand on the property which generate \$18,900 and \$4,585 annually respectively.

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Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 100
Naples, FL 34102

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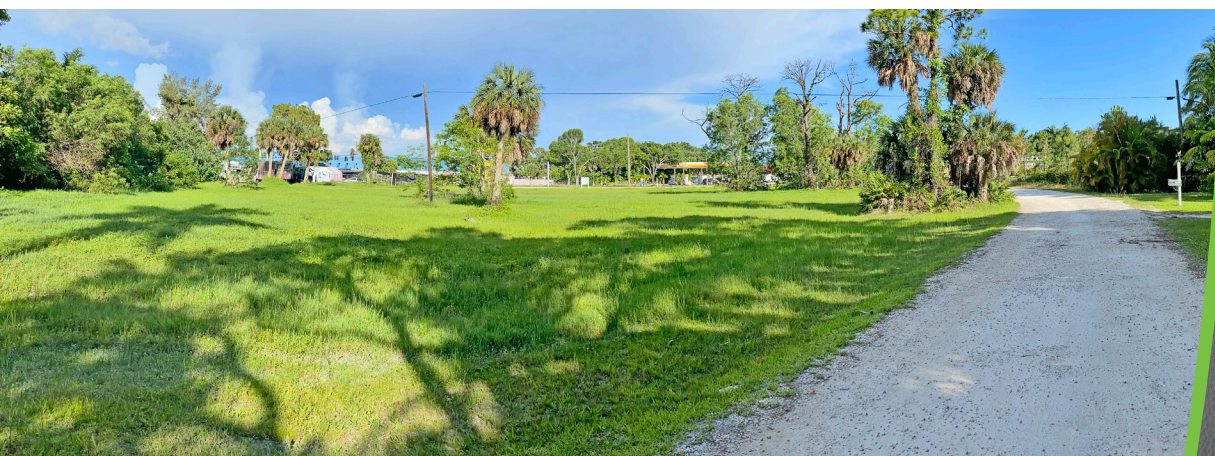
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HIGHLIGHTS

- Ideal for retail/office development
- Three road frontages
- Morris McGregor Center CPD which allows two commercial buildings totaling 19,672 SF



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2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,367	29,558	78,360
EST. HOUSEHOLDS	4,078	15,386	39,196
EST. MEDIAN HOUSEHOLD INCOME	\$65,264	\$60,030	\$61,562

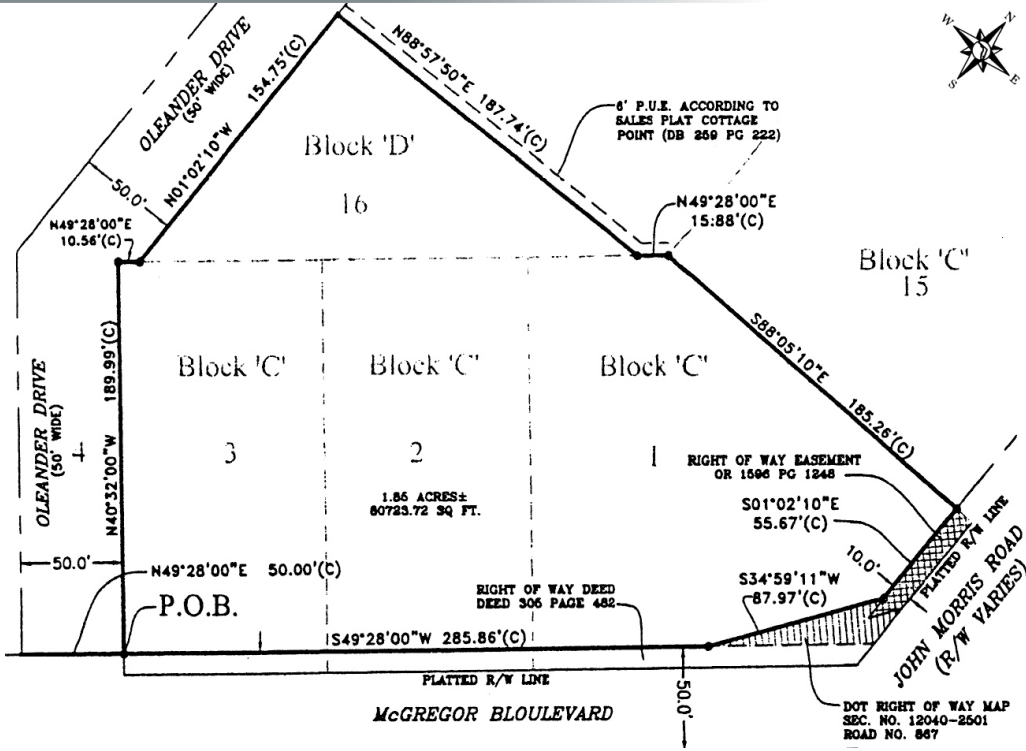
TRAFFIC COUNTS (2020)
16,000 AADT (McGregor Boulevard)
2,300 AADT (John Morris Road)

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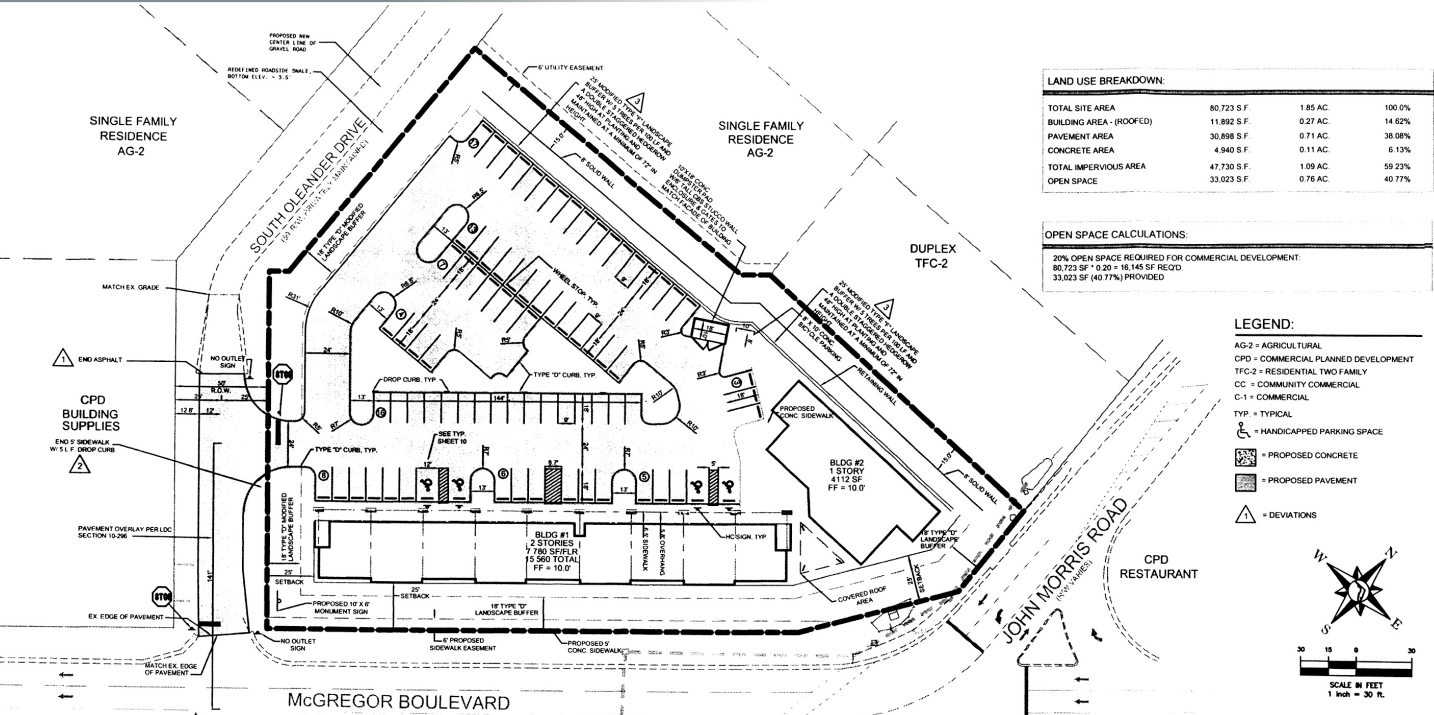
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SURVEY



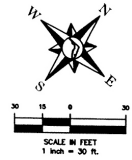
MASTER CONCEPT PLAN



LAND USE BREAKDOWN		
TOTAL SITE AREA	80,723 S.F.	1.85 AC. 100.0%
BUILDING AREA - (ROOFED)	11,892 S.F.	0.27 AC. 14.62%
PAVEMENT AREA	30,898 S.F.	0.71 AC. 38.08%
CONCRETE AREA	4,940 S.F.	0.11 AC. 6.13%
TOTAL IMPERVIOUS AREA	47,730 S.F.	1.09 AC. 59.23%
OPEN SPACE	33,023 S.F.	0.76 AC. 40.77%

OPEN SPACE CALCULATIONS:	
20% OPEN SPACE REQUIRED FOR COMMERCIAL DEVELOPMENT:	80,723 SF * 0.20 = 16,145 SF REQ'D
	33,023 SF (40.77%) PROVIDED

- LEGEND:**
- AG-2 = AGRICULTURAL
 - CPD = COMMERCIAL PLANNED DEVELOPMENT
 - TFC-2 = RESIDENTIAL TWO FAMILY
 - CC = COMMUNITY COMMERCIAL
 - C-1 = COMMERCIAL
 - TYP = TYPICAL
 - ⊕ = HANDICAPPED PARKING SPACE
 - ▨ = PROPOSED CONCRETE
 - ▩ = PROPOSED PAVEMENT
 - △ = DEVIATIONS



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