

# PALM GARDENS COMMERCIAL

NORTH FORT MYERS, FL



# OFFERING SUMMARY

**Property Address:** 621 Pondella Road  
North Fort Myers, FL 33903

**County:** Lee County

**Property Size:** 13.78± Acres (600,257 Sq. Ft.)

**Property Type:** Vacant Commercial Land

**Zoning:** C-1 (Commercial)

**Future Land Use:** Suburban

**Permits in Place:** SFWMD in place - Expires June 9, 2026

**Utilities:** Water, sewer, and electricity are available

**STRAP Number:** 10-44-24-00-00005.0000

**Tax Information:** \$4,324,39 (2021)

**LIST PRICE**  
**\$1,600,000 | \$2.67 PSF**

**LSI**  
**COMPANIES**  
LSICOMPANIES.COM

# PALM GARDENS COMMERCIAL

NORTH FORT MYERS, FL

## YOUR EXECUTIVE TEAM



**Randy Thibaut**  
Founder / Senior Broker



**Hunter Ward, CCIM**  
Sales Associate

## 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.

# THE OPPORTUNITY

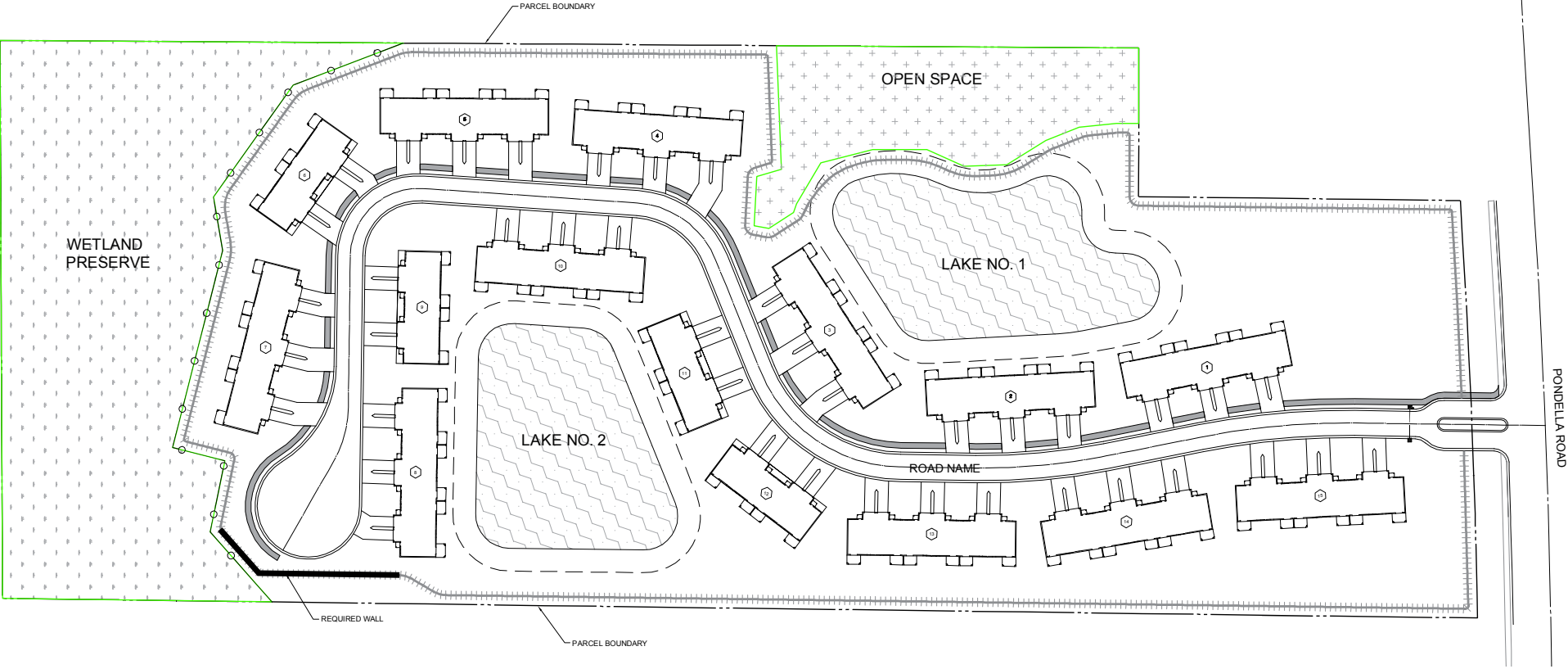
## PROPERTY HIGHLIGHTS

- 13.78± acres of vacant commercial land in North Fort Myers, FL.
- Zoned C-1 Commercial allows for a wide variety of Commercial and Residential uses.
- Located in a rapidly growing sub-market in SWFL and positioned between two major corridors.
- One of the few remaining vacant land tracts along the Pondella thoroughfare.
- Allowable uses include multifamily, retail, boat storage, medical, gas station, and much more. See full list on page 5.
- Environmental Resource Permit is currently in place allowing for an 82-unit townhome project.
- Water, sewer, and electricity are in close proximity to the property.
- Strong traffic counts of 22,000± vehicles per day.
- Suburban Future Land Use in place which allows for a maximum density of 10 units per acre.
- Excellent opportunity for a developer looking to build a multifamily project or outdoor storage.



# MULTI-FAMILY SITE PLAN

Palm Gardens currently has an ERP permit in place to construct an 82-Unit Townhome project. The site plan has been provided below and is subject to an ACOE Permit and Lee County Development Order.



# ALLOWABLE USES

PONDELLA ROAD

**AAADT 22,000±**

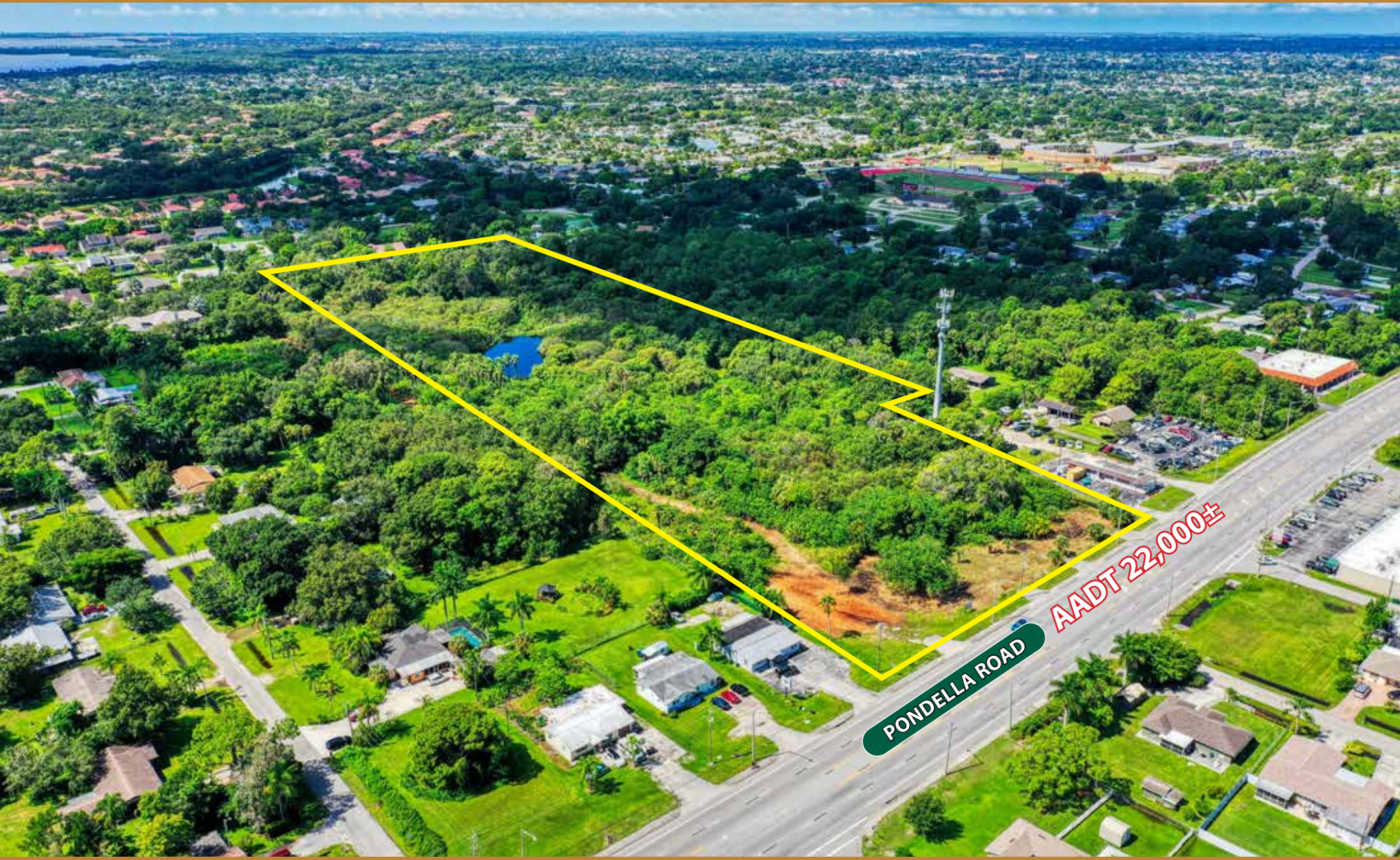
## ALLOWABLE USES

- Assisted Living Facility
- Auto Parts Store
- Automobile Repair
- Bait and Tackle
- Banks and Financial Establishments
- Bed and Breakfast
- Boat Parts Store
- Boat Storage, Dry, not exceeding 18 feet above grade
- Car Wash
- Clothing Store
- Convenience Store (Food & Beverage)
- Daycare Center
- Drive-Through Facility (for any permitted use)
- Drugstore/Pharmacy
- Duplex
- Single-Family
- Townhouse
- Multifamily
- Food Store
- Funeral Home
- Hardware store
- Hotel/Motel
- Insurance Companies
- Laundromat
- Medical Office
- Place of Worship
- Restaurant, Fast Food
- Storage

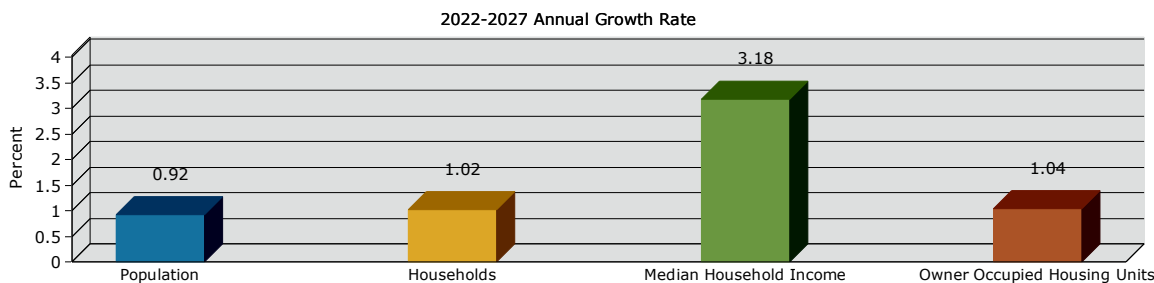
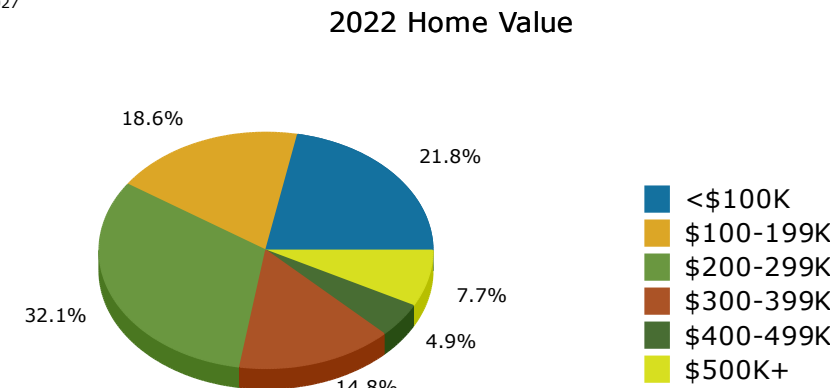
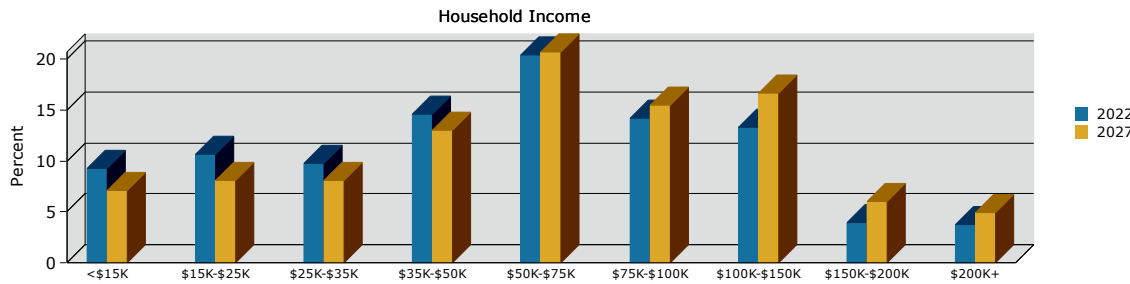
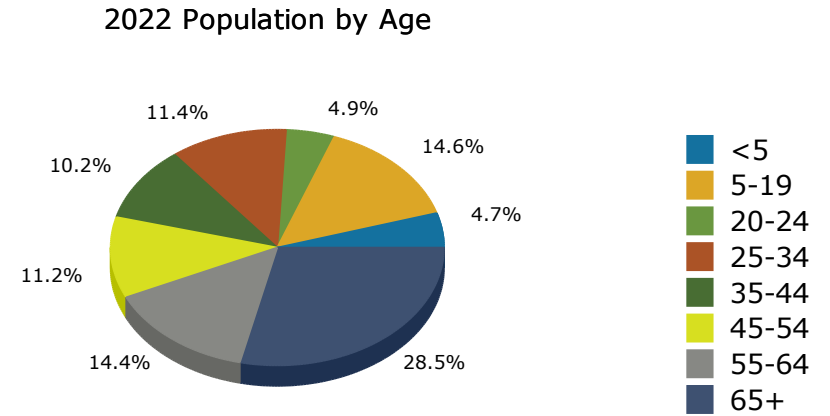
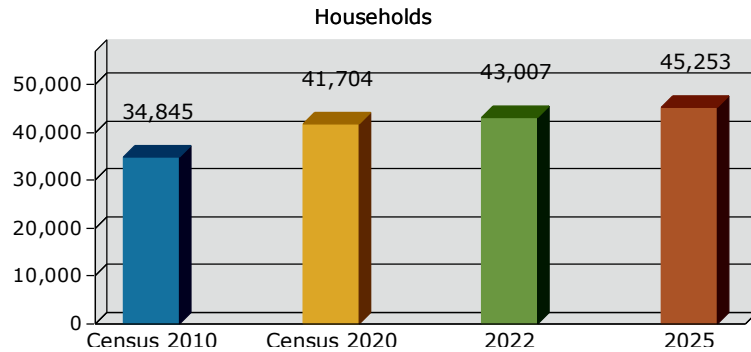
# PROPERTY AERIAL



# PROPERTY AERIAL



# 10-MIN RADIUS – DEMOGRAPHICS





# 10-MIN RADIUS – DEMOGRAPHICS



## 2020 Census Redistricting Data (Public Law 94-171)

621-621 Pondella Rd  
Drive time band of 0 - 10 minutes

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

### 2010-2020 ANNUAL GROWTH RATE



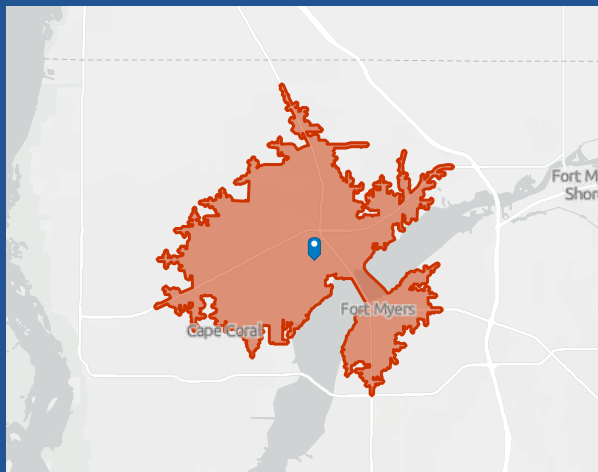
**1.78%**  
Population



**-5.45%**  
Group Quarters



**1.81%**  
Households



Source: U.S. Census Bureau, 2020 Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



### KEY FACTS

**97,373**  
Total Population

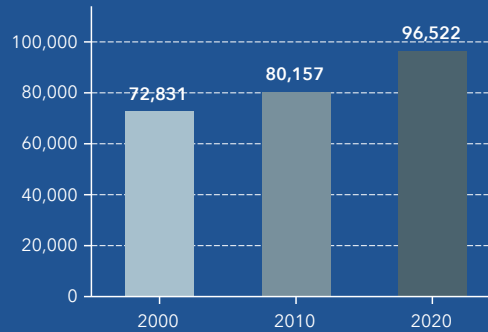
**49,155**  
Housing Units

**2,145.9**  
Population Density

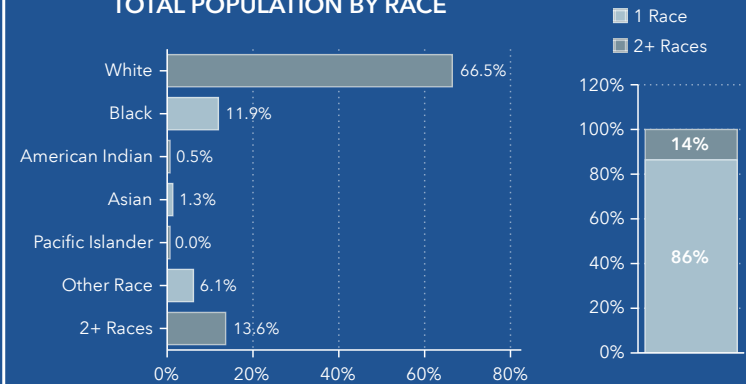
**2.31**  
Average Household Size

**68.7**  
Diversity Index

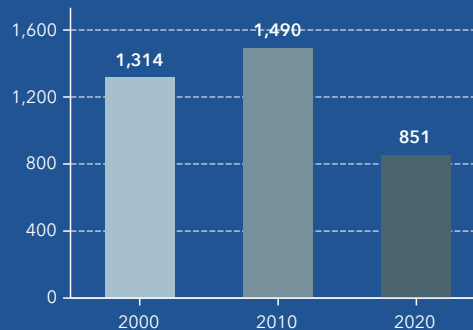
### HOUSEHOLD POPULATION



### TOTAL POPULATION BY RACE

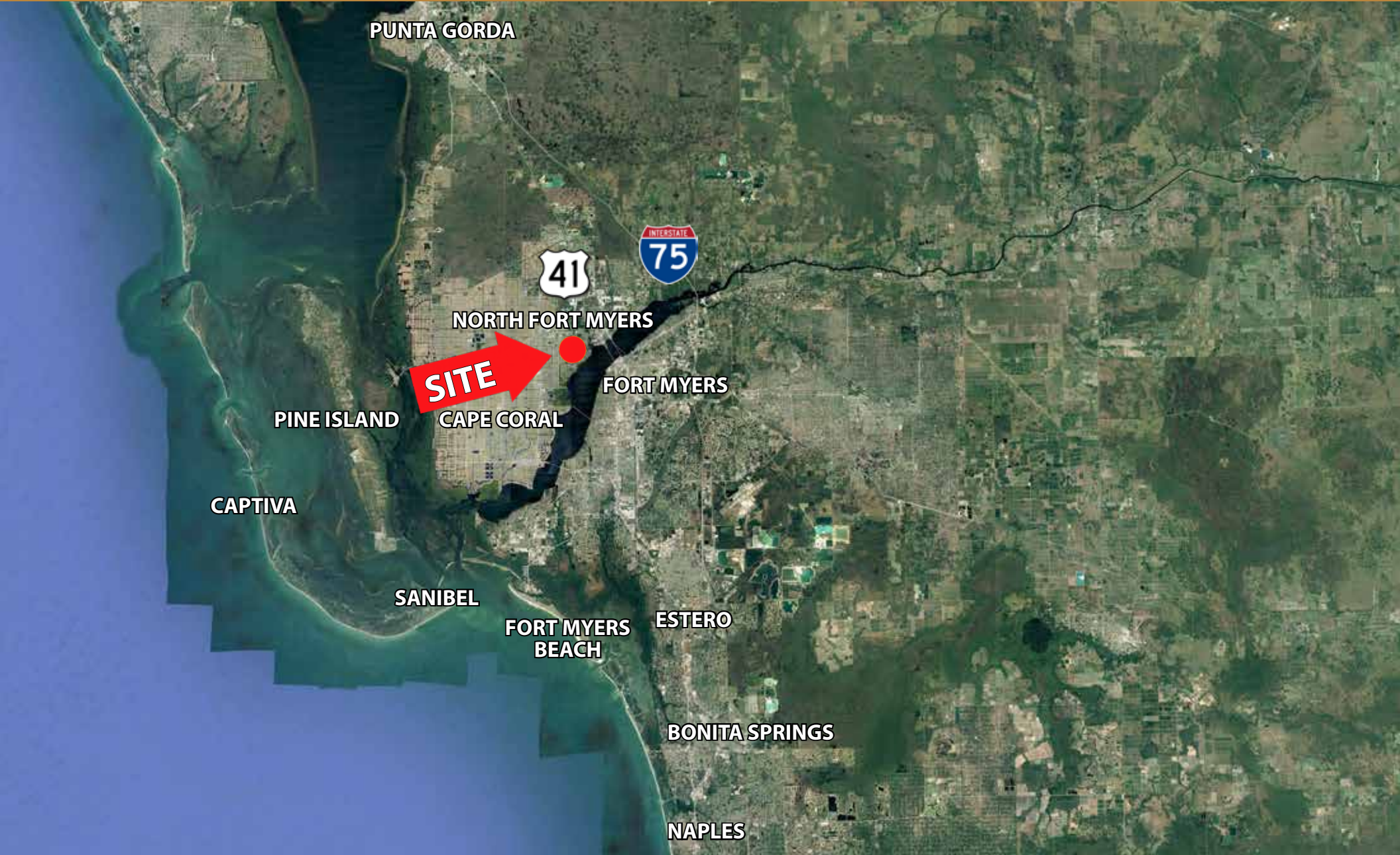


### GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	17,648	79,725
1 Race	14,045	70,044
White	8,851	55,856
Black	3,276	8,339
American Indian/Alaska Native	108	333
Asian	211	1,093
Pacific Islander	8	33
Some Other Race	1,591	4,391
2 or More Races	3,603	9,681

# LOCATION





## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.