

87-UNIT DEVELOPMENT SITE

3.47± ACRES

FOR SALE

4018 PRINCETON STREET, FORT MYERS, FL 33901



PRICE: \$2,695,000 @ \$30,977/Multi-Family Unit or \$16,042/ALF Unit

SIZE: 3.47± Acres

LOCATION: Off Winkler Avenue, west of US 41, near the Edison Mall, which is at the corner of Winkler Avenue and US 41

ZONING: RM-16 (City of Fort Myers); approved for 87 units or 168 ALF units

RE TAXES: \$1,574.18 (2020)

PARCEL ID: 35-44-24-P3-02200.0010

DEVELOPMENT SITE

3.47± acres with entitlement for 87 units or 168 ALF units. Located in a quiet residential neighborhood, off Winkler Avenue, west of US 41, across from the Edison Mall.

Close to shopping centers and other amenities. Suitable for Condominium, Apartments, Senior Housing, ALF and ACLF.

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HIGHLIGHTS

- Entitlements for 87 units or 168 ALF units
- Located in a quiet residential neighborhood
- Close to shopping and dining



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2021 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,032	60,363	167,675
EST. HOUSEHOLDS	5,236	25,756	73,736
EST. MEDIAN HOUSEHOLD INCOME	\$49,790	\$46,700	\$55,372

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