

HEALTH PARK CPD-FORT MYERS FLORIDA DEVELOPMENT OPPORTUNITY

**±1.48 ACRES DEVELOPMENT OPPORTUNITY
IN FORT MYERS, FLORIDA**

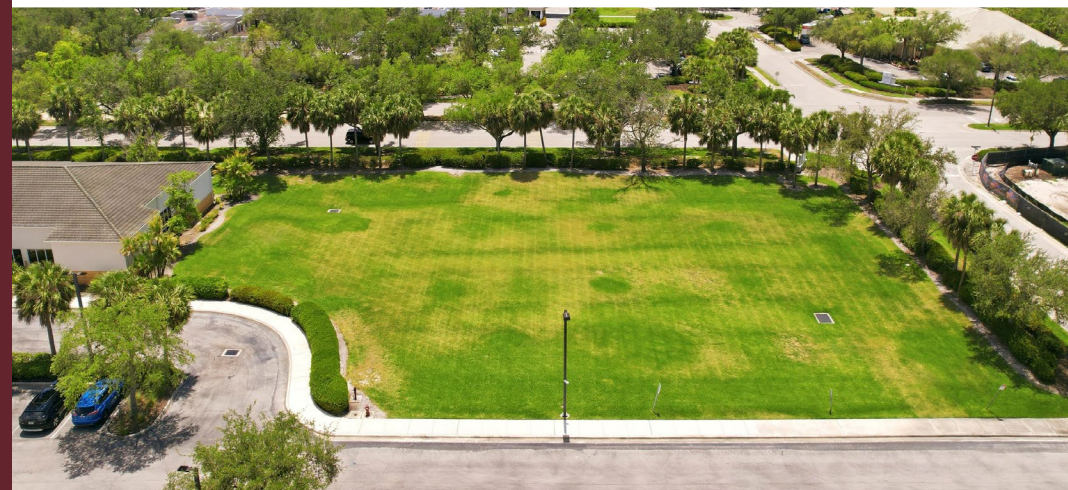
LOT 2-15821 HOLLYFERN COURT, FORT MYERS, FL 33908



ACRES: 1.48 | PRICING: \$1,275,000

PROPERTY DESCRIPTION

- » Next door to Pediatrics Orthopedics Center
- » 1.48 Acres zoned CPD
- » Can build up to 4 stories with plenty of parking on ground floor
- » New 61,000 sq ft Lee Health complex being built next door
- » One of the last buildable lots remaining within this CPD
- » A variety of approved uses within the CPD Resolution
- » Surrounded by Health Care and Health Care Support including:
 - » Lee Heath Park Center
 - » Golisano Children's Hospital
 - » Children's Hospital of SW Florida
 - » Hope Hospice
 - » Ronald McDonald House
 - » Health Park Senior Living
 - » Health Park Child Development
 - » A variety of specialty medical & therapy clinics
- » Village shops that include Jimmy Johns, Five Guys, Tropical Smoothie, Ruby Tuesday
- » Lexington Country Club nearby
- » Great Visibility from Health Park Circle and Bass Rd.
- » Easy access from Summerlin Rd.
- » 20 minutes to RSW Fort Myers Airport
- » Hotels, Residences, Schools, Shopping, Beaches all nearby
- » Strategically located in Fort Myers within the medical corridor
- » Patients or Customers will be able to find and easily locate this property whether coming from Naples, Cape Coral, Fort Myers, Bonita Springs/Estero, North Fort Myers, Punta Gorda or coming from out of town.



PROPERTY DESCRIPTION

UTILITIES AT SITE	STORM WATER DRAINS & FIRE HYDRANTS INSTALLED	EASY ACCESS TO PROPERTY
ZONED CPD	3-5-10 AND 20 MILE RADIUS GROWING RAPIDLY	NATIONAL DEVELOPERS WELCOMED



AERIAL MAP



FIVE GUYS tropical
BURGERS and FRIES
eggcetera
SMOOTHIE CAFE

JJ
JIMMY JOHN'S
SANDWICHES

St. Mary's
RESTAURANT

Golisano
Children's Hospital
LEE HEALTH

First Citizens Bank

CYPRESS
COVE

LEE HEALTH
Foundation

LEE HEALTH

CYPRESS
COVE

BASS RD 12,700 VPD

HEALTHPARK CIR

HOLLYFERN COURT

LEE HEALTH
61,000 SQ FT
LEE HEALTH FACILITY

AERIAL MAP



Walmart
ANYTIME FITNESS
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Publix

McDonald's
chili's
DOLLAR TREE

RIVERCHASE
DERMATOLOGY

LEE HEALTH
61,000 SQ FT
LEE HEALTH FACILITY

1.48+/- ACRES
AVAILABLE

BASS RD 12,700 VPD

HEALTHPARK CIR

PHOTOS



SITE PLAN

Ground level: Parking + 900 Sq Ft Lobby/Elevator Core

Above Grade: 2 Occupied Medical Office Floors

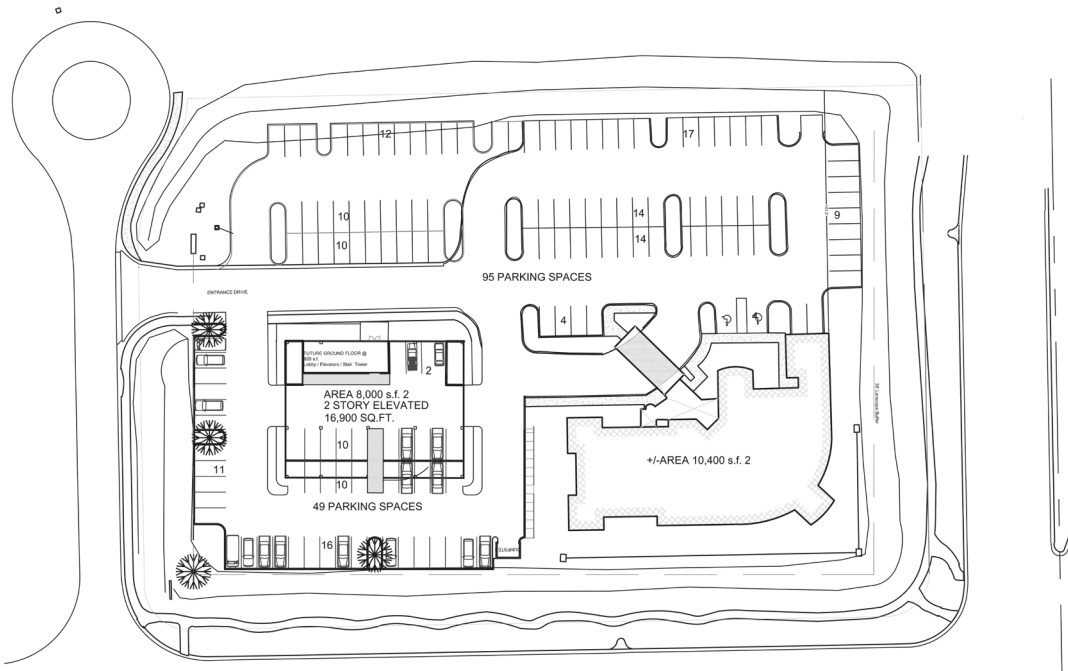
Total Under Air: 16,900 Sq Ft

With **Plenty of Parking**

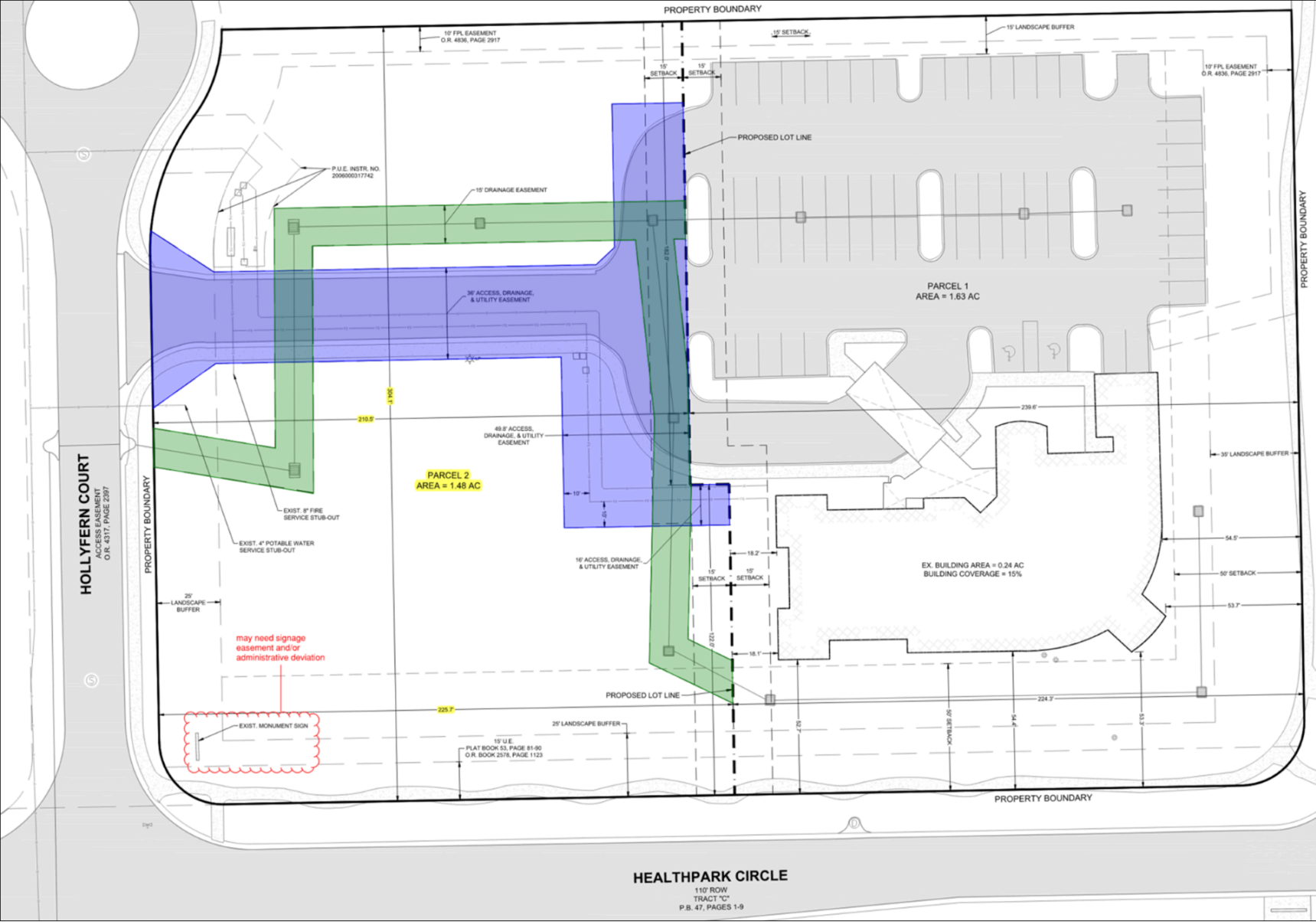
1 Level 1 (Ground): Open Parking + Lobby/Elevator/Stair Tower

2 Level 2: 8,000 sq ft medical office floor

3 Level 3: 8,000 sq ft medical office floor



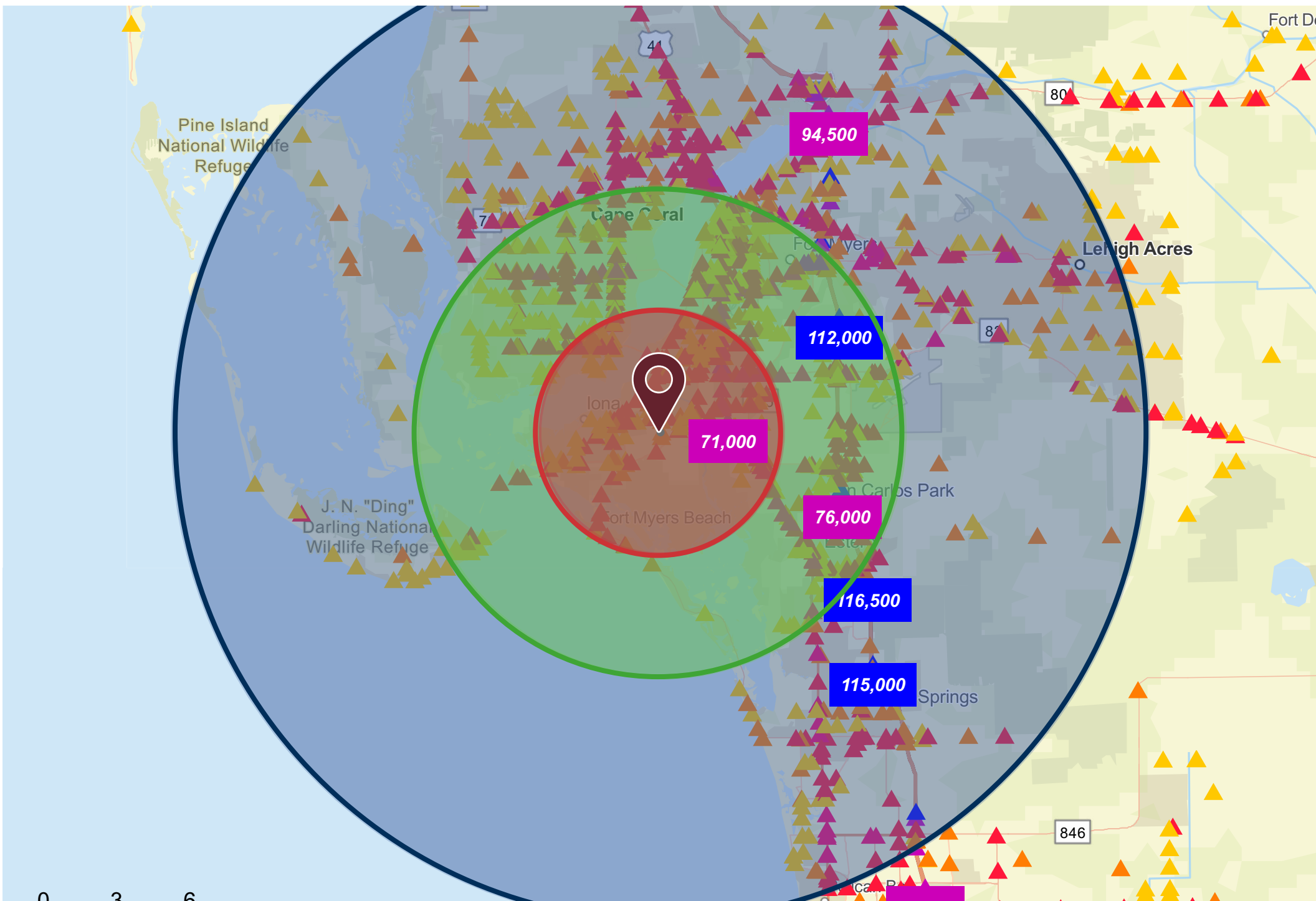
SITE PLAN



RETAIL MAP



TRAFFIC COUNT MAP



MARKET OVERVIEW

FORT MYERS, FL

Fort Myers, Florida, is a growing Southwest Florida city known for its sunny, mild weather and outdoor activities, including beaches, boating, and nature preserves along the Caloosahatchee River. The city is famous for the historic Edison and Ford Winter Estates, its vibrant downtown River District with shops and restaurants, and as a hub for MLB Spring Training. Fort Myers offers a mix of natural beauty, historical attractions, and a thriving cultural and business climate, making it a popular destination for tourists and residents alike.



KEY FEATURES & ATTRACTIONS

Edison and Ford Winter Estates:

This is a major historical attraction, offering tours of the winter homes and gardens of the famous inventors.

Downtown River District:

A charming area with brick-paved streets, featuring a variety of shops, restaurants, art galleries, and monthly art and music walks.

Nature and Wildlife:

The city provides access to beautiful beaches like Fort Myers Beach, along with nature preserves such as Six Mile Cypress Slough, and the extensive Calusa Blueway Paddling Trail for kayaking.

Outdoor Activities:

Opportunities abound for kayaking, stand-up paddleboarding, fishing, boating, hiking, and biking in the area's numerous parks and waterways.

CLIMATE & LIFESTYLE

Weather:

Fort Myers boasts a humid subtropical climate with a generally mild winter and hot, humid summers. It averages around 271 sunny days per year.

Recreation:

The city is an outdoor enthusiast's paradise, offering a year-round opportunity to enjoy its natural beauty and participate in various sports and activities.

HISTORY

Origins:

The city was named for a military fort built during the Seminole Wars, and the fort was named after Colonel Abraham Myers.

Edison's Influence:

Thomas Edison discovered Fort Myers in 1885, establishing his winter home there and becoming a beloved resident.

DEMOGRAPHICS

2025 SUMMARY	5 MILE	10 MILES	20 MILES
Population	110,594	400,883	885,871
Households	56,193	182,284	383,305
Families	31,214	113,005	249,917
Average Household Size	1.92	2.14	2.27
Median Age	60.7	53.0	50.7
Median Household Income	\$69,439	\$76,221	\$78,548
Average Household Income	\$109,007	\$113,230	\$116,881

2030 SUMMARY	5 MILE	10 MILES	20 MILES
Population	114,721	423,710	955,619
Households	59,230	195,723	418,920
Families	32,769	120,838	272,581
Average Household Size	1.89	2.11	2.25
Median Age	61.9	53.6	50.9
Median Household Income	\$77,946	\$88,544	\$91,663
Average Household Income	\$121,327	\$126,828	\$130,783



37,027
TOTAL
BUSINESSES



348,766
TOTAL
EMPLOYEES



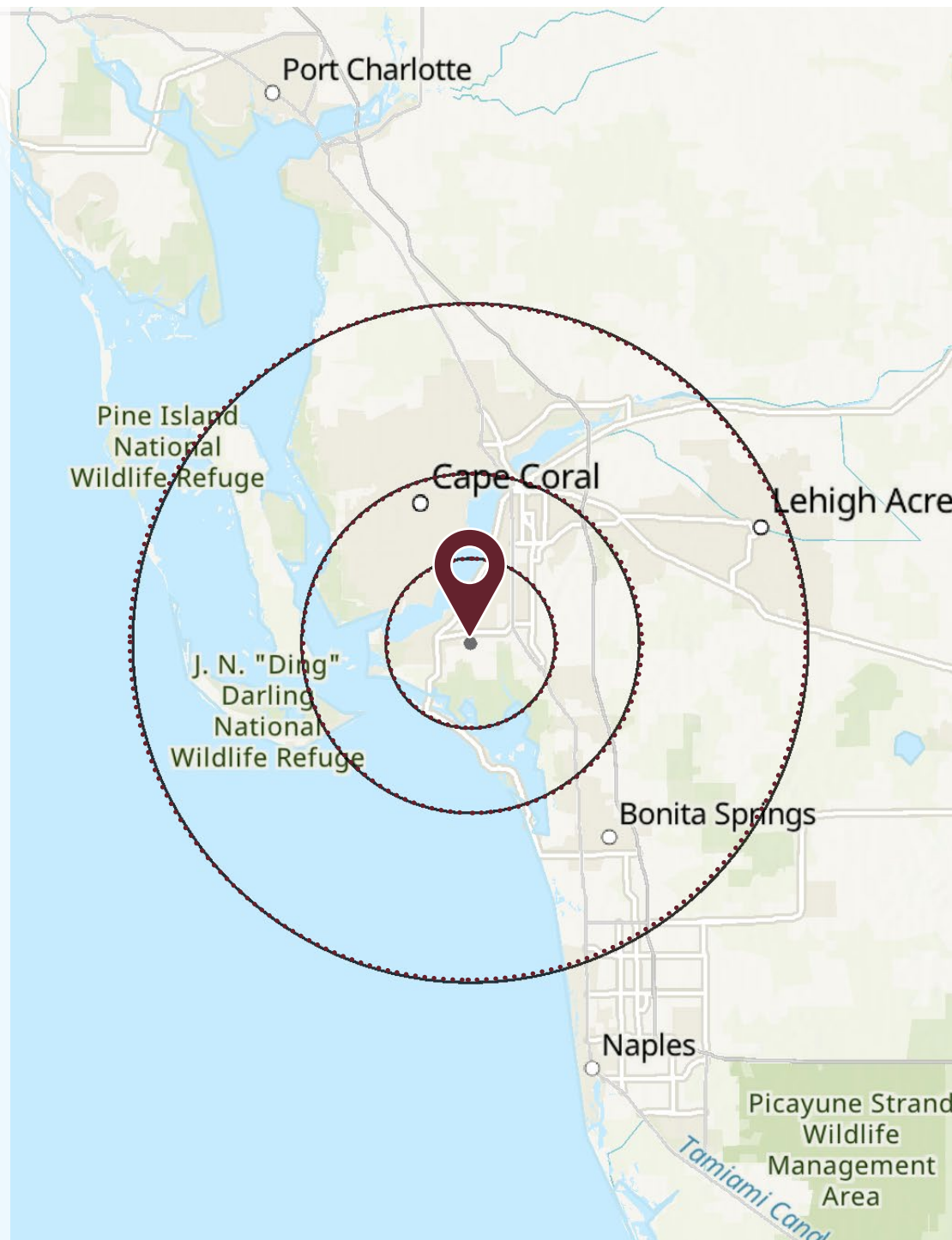
\$116,881
AVERAGE HH
INCOME



\$50,762
PER CAPITA
INCOME



\$334,755
MEDIAN
NET WORTH



COMMUNITY SUMMARY

15821 HOLLYFERN COURT | RING OF 10 MILES

400,883	1.51%	2.14	61.6	53.0	US\$76,221	US\$460,056	US\$314,031	14.2%	52.1%	33.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



18.1%
Services

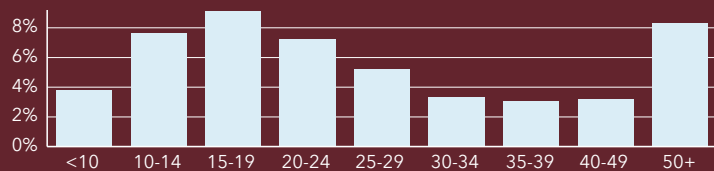


17.5%
Blue Collar

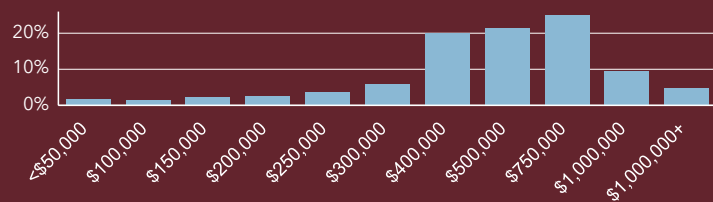


64.5%
White Collar

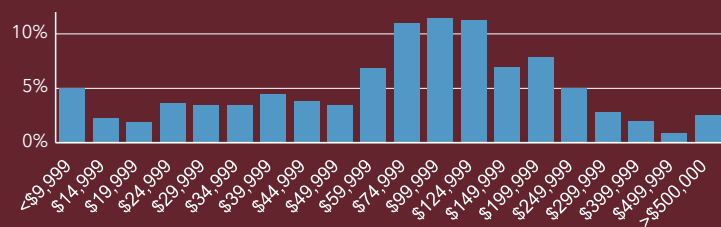
Mortgage as Percent of Salary



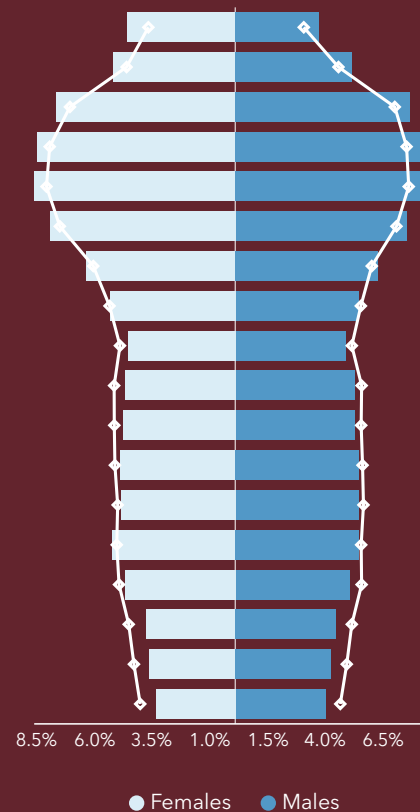
Home Value



Household Income



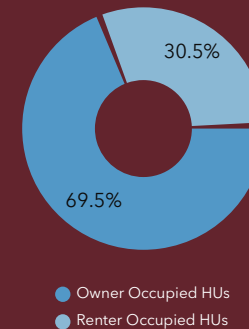
Age Profile: 5 Year Increments



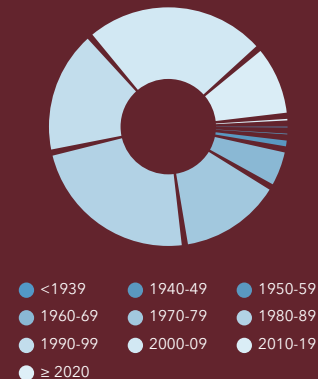
Dots show comparison to

Lee County

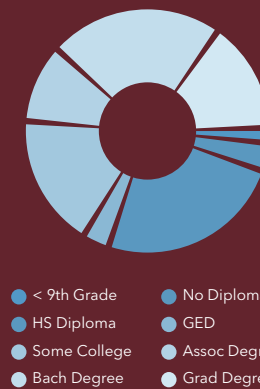
Home Ownership



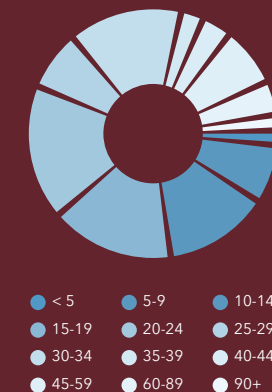
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).



DON DROKE

LIC SD AND FL
REAL ESTATE BROKER

Berkshire Hathaway Florida Realty
Commercial Division

📞 239-770-3002

✉️ dondroke@outlook.com

Don Droke graduated from Briar Cliff University with a B.A. in Human Resource Management. He spent 9 years in Occupational Health and Safety, and was a business owner in Sioux City for 13 years with 45 employees and 300 Accounts. Don sold that business and moved to Bonita Springs where he has been a resident since 2004. As a Realtor Don has achieved over 200 million in closed sales and has been one of the top Realtors for the Bonita-Estero Association of Realtors for 10 years in a row. In addition, he is a top producer for Berkshire Hathaway Florida Realty in the state of Florida and has achieved a top 25 in the State 3 years as well as maintains a top 5% globally for his company.

Don continues to further himself as a Realtor® with the certifications he has received. GRI-Graduate Realtor Institute designation CREC Commercial Real Estate Certified and Relocation Specialist. He has experience in all levels of Real Estate: residential, commercial, industrial, land acquisitions and relocations. Don is currently a CCIM candidate.

Licensed Broker in Florida & South Dakota with Berkshire Hathaway Commercial Division.

Don Droke brings energy, excitement, and dedication to all his clients, with marketing and advertising skills that are second to none. Your listing will have the true exposure it deserves.

CONFIDENTIALITY AGREEMENT

It is understood and agreed that the principals, assigns, agents or others authorized to disclose confidential information, hereinafter referred to as Discloser(s), may provide confidential information to the recipient(s) identified below. It is also agreed that the information disclosed is and must be kept confidential. To ensure the protection of such information, and to preserve its confidentiality, it is agreed that:

1. The Confidential Information to be disclosed includes, but is not limited to, business and financial data for _____.
2. The Recipient(s) shall limit disclosure of Confidential Information within its own organization to its directors, officers, partners, members, employees and/or independent contractors (collectively referred to as "affiliates") having a need to know. The Recipient(s) and affiliates will not disclose the confidential information obtained from the discloser unless required to do so by law.
3. This Agreement imposes no obligation upon Recipient(s) with respect to any Confidential Information (a) that was in Recipient's possession before receipt from Discloser; (b) is or becomes a matter of public knowledge through no fault of Recipient; (c) is rightfully received by Recipient from a third party not owing a duty of confidentiality to the Discloser; (d) is disclosed without a duty of confidentiality to a third party by, or with the authorization of, Discloser; or (e) is independently derived by Recipient.
4. This Agreement states the entire agreement between the parties concerning the disclosure of Confidential Information. Any addition or modification to this Agreement must be made in writing and signed by the parties.
5. If any of the provisions of this Agreement are found to be unenforceable, the remainder shall be enforced as fully as possible and the unenforceable provision(s) shall be deemed modified to the limited extent required to permit enforcement of the Agreement as a whole.

WHEREFORE, the recipient(s) acknowledge that they have read and understand this Agreement and voluntarily accept the duties and obligations set forth herein.



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