

FOR SALE

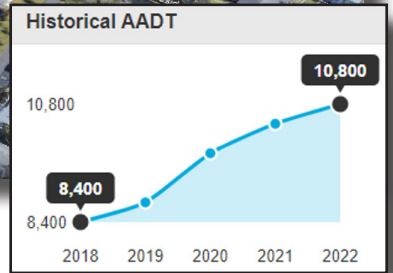
# 9820/9860 Orange River Blvd

Fort Myers, FL 33905



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



**PRICE**  
**\$1,658,000**



**SIZE**  
**±10.33 AC**



**Zoning**  
**C-1 / RS-1**

## Property Details

Address	9820/9860 Orange River Blvd Fort Myers, FL 33905
Land Size (AC)	±10.33 AC
Land Size (SF)	±449,975 SF
Sale Price	\$1,658,000
Price/sf	\$3.68
Zoning	C-1 / RS-1
Parcel Number	03-44-25-01-00054.0000 03-44-25-01-00054.0010
Submarket	City of Fort Myers

## Property Description

- C-1 zoning fronting Orange River Blvd, with RS-1 on remainder of parcels
- Future Land Use: Central Urban
- Priced at land value. Buildings suitable for demolition.
- Great proximity to I-75 and Fort Myers in general

**Gary Tasman**  
CEO & Principal Broker  
+1 239 489 3600  
gtasman@cpswfl.com



**Lane Boy, CCIM**  
Executive Director  
+1 239 489 3600  
lboy@cpswfl.com



5220 Summerlin Commons Blvd. Suite 500  
Fort Myers, FL 33907  
239 489 3600  
[www.cpswfl.com](http://www.cpswfl.com)

FOR SALE

**9820/9860 Orange River Blvd**  
Fort Myers, FL 33905



**CUSHMAN &  
WAKEFIELD**

**COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA**

## Residential Zoning



RS-1 Zoning - With a Central Urban future land use allowing a base density of 10 dwelling units per acre.

## Commercial Zoning



C-1 Zoning - Commercial zoning offers a wide range of uses.

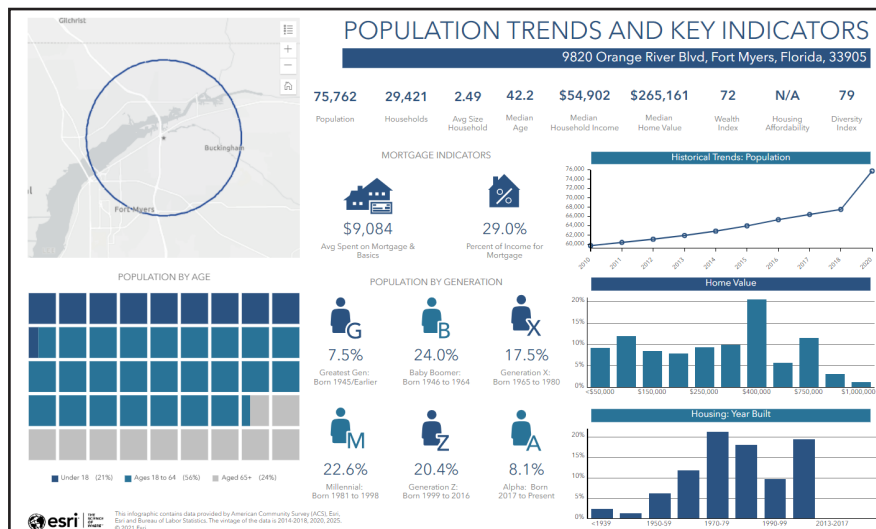
## Parcel Breakdowns



The mix of commercial and residential zoning benefits from close proximity to I-75.

Strap 03-44-25-01-00054.0000  
3.65 ac of RS-1  
1.00 ac of C-1  
0.45 ac pond

Strap 03-44-25-01-00054.0010  
4.15 ac RS-1  
0.73 ac C-1  
0.35 ac Pond



**Gary Tasman**  
CEO & Principal Broker  
+1 239 489 3600  
gtasman@cpswfl.com



**Lane Boy, CCIM**  
Executive Director  
+1 239 489 3600  
lboy@cpswfl.com



5220 Summerlin Commons Blvd. Suite 500  
Fort Myers, FL 33907  
239 489 3600  
[www.cpswfl.com](http://www.cpswfl.com)