



FOR SALE

# 4.3± AC Commercial Land | South Fort Myers, FL

16998/ 16990/ 16984 McGregor Blvd., Fort Myers, FL 33908

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL |  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**MELINDA GARRETT**

Commercial Real Estate Advisor

941.899.4842

MelindaGarrett@msccommercial.com



## PROPERTY SUMMARY

16998/16990/16984 MCGREGOR BLVD., FORT MYERS, FL



## VIDEO

## PROPERTY DESCRIPTION

Exceptional 4.3± acre commercial site situated at the prominent northeast corner of McGregor Boulevard and Davis Road, offering approximately 915 feet of combined frontage within a well-established and growing commercial corridor in South Fort Myers. The property is located directly across from the proposed Grande Calusa mixed-use development (formerly the Sanibel Outlets), which is expected to include multifamily, a performing arts center, and significant retail, office, and restaurant amenities, providing additional traffic and synergy for future commercial uses.

The property is fully entitled for a 44-unit luxury storage condominium development, providing immediate development potential. Its commercial zoning, strong visibility, and prime corner location also make it ideal for a variety of alternative uses, including QSR, convenience store, bank branch, medical office, or small retail center.

This high-traffic corridor benefits from strong demographics, steady residential growth, and proximity to key retail and service destinations, creating a rare opportunity for investors or end users to capitalize on the continued expansion of South Fort Myers. The site offers excellent development flexibility and is well-positioned for a wide range of commercial uses.



## PROPERTY HIGHLIGHTS

- Approved Site for 44 Luxury Storage Condos or Hybrid Warehouse Units
- 915± feet of total frontage (582' on McGregor Blvd and 334' on Davis Rd)
- Ideal for QSR, Retail, Bank Branch, Convenience Store, Luxury "Toy Box" Condominiums
- Directly across from the proposed Grande Calusa mixed-use development
- Strong demographics with 68,000+ household incomes
- Located within a rapidly growing South Fort Myers market
- Multiple development options with generous acreage

## OFFERING SUMMARY

Sale Price:	\$2,950,000
Lot Size:	4.3 Acres

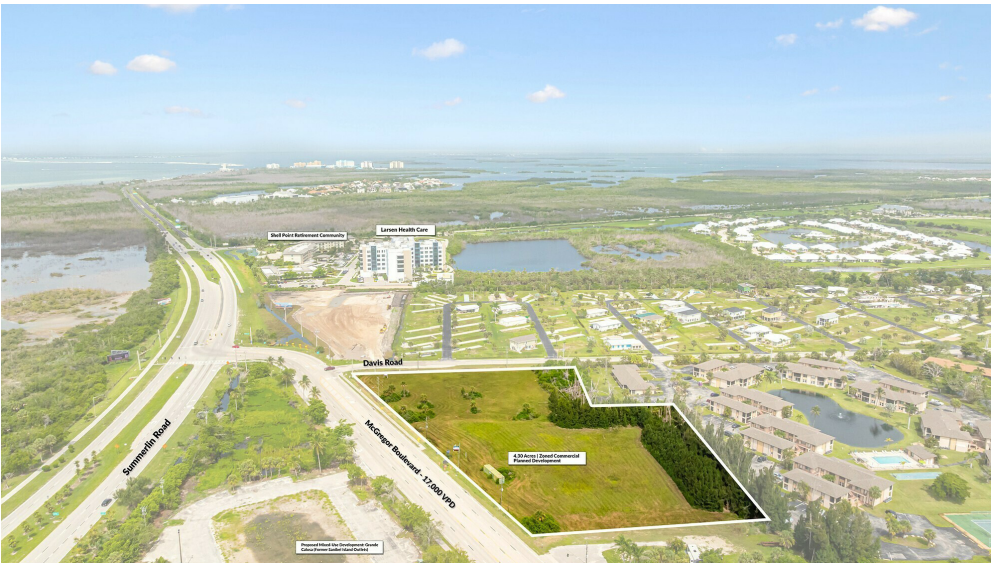


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## ADDITIONAL IMAGES

16998/16990/16984 MCGREGOR BLVD., FORT MYERS, FL



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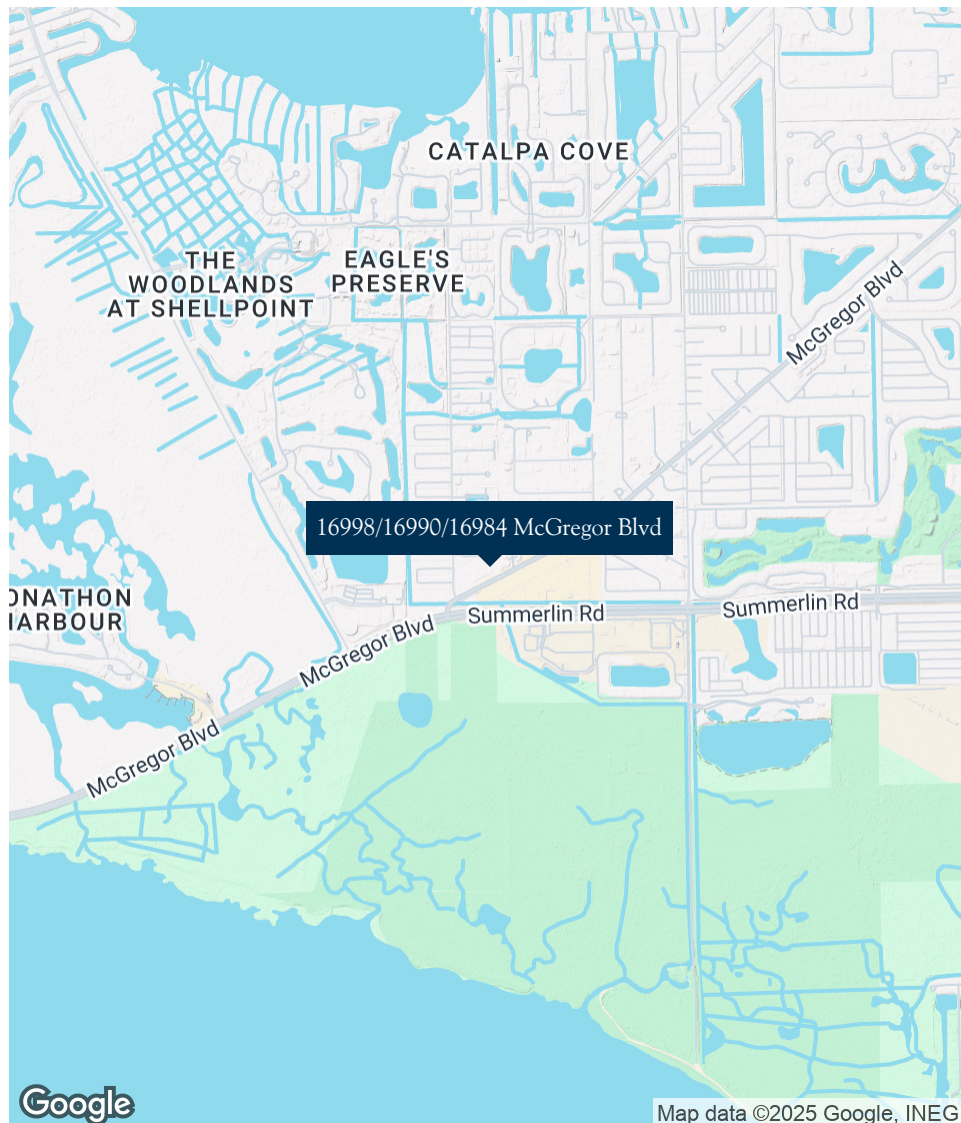
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## LOCATION MAP & OVERVIEW

16998/16990/16984 MCGREGOR BLVD., FORT MYERS, FL



### LOCATION OVERVIEW

Located in South Fort Myers, a thriving coastal community along Florida's Southwest Gulf Coast, this site offers a prime development opportunity within an evolving corridor experiencing ongoing infrastructure enhancements and sustained economic growth. Strategically positioned at the intersection of Davis Road and McGregor Boulevard, a primary thoroughfare that leads directly to the Sanibel Causeway, making it a strategic choice for a wide range of businesses and national brands seeking maximum exposure.

The property sits directly across from the proposed Grande Calusa mixed-use development (formerly the Sanibel Outlets), a transformative project that is expected to include over 300 multi-family residential units, a performing arts center, and more than 70,000 square feet of retail, office, and restaurant space. This significant investment will further activate the area and enhance the value and development potential of neighboring properties, including the subject site.

Surrounded by some of Southwest Florida's most desirable destinations, including the Sanibel and Captiva Islands, Fort Myers Beach, and well-established retail and lifestyle centers like the Bell Tower Shops. These attractions help drive year-round traffic and reinforce the area's appeal as both a residential and commercial hub.

With commercial land in this major corridor becoming increasingly scarce, this well-located parcel presents a rare opportunity for meaningful development. Offering excellent visibility, access, and flexibility, the site can accommodate a wide range of potential uses—including retail, hybrid warehouse, self-storage, or specialty development. Its proximity to major demand drivers and location within a fast-growing submarket position it as a compelling investment opportunity for developers looking to establish a long-term presence in the Fort Myers area.

## AREA ANALYTICS

16998/16990/16984 MCGREGOR BLVD., FORT MYERS, FL

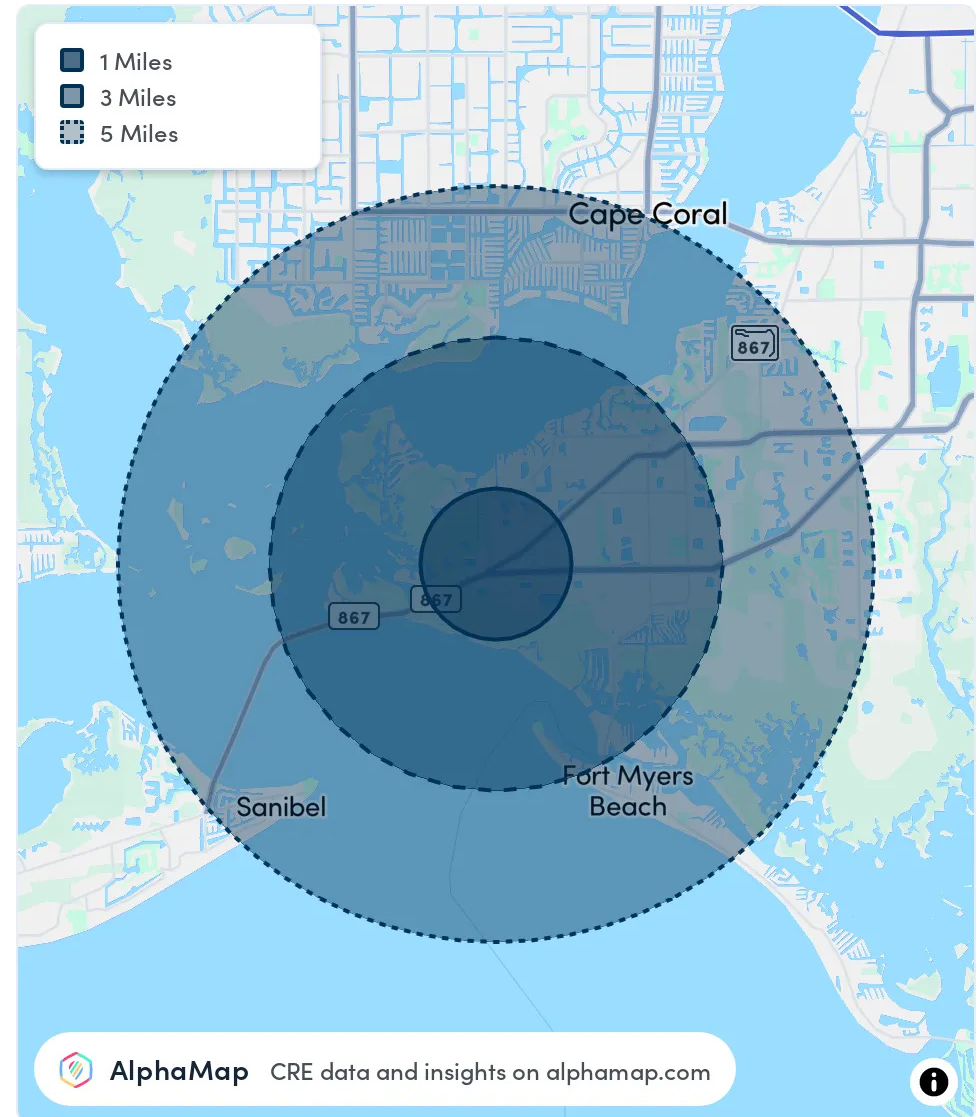
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,954	23,798	68,918
Average Age	67	65	59
Average Age (Male)	66	64	58
Average Age (Female)	67	65	59

## HOUSEHOLD &amp; INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,542	12,815	34,815
Persons per HH	1.9	1.9	2
Average HH Income	\$82,734	\$89,042	\$97,849
Average House Value	\$461,825	\$443,369	\$472,910
Per Capita Income	\$43,544	\$46,864	\$48,924

Map and demographics data derived from AlphaMap



## ADVISOR BIO

16998/16990/16984 MCGREGOR BLVD., FORT MYERS, FL



## MELINDA GARRETT

Commercial Real Estate Advisor

MelindaGarrett@msccommercial.com

Direct: 941.899.4842 | Cell: 941.899.4842

## PROFESSIONAL BACKGROUND

Melinda Garrett has been immersed in the commercial real estate sector since early 2012, fueled by a combination of skills and a profound passion for the industry.

Prior to joining Michael Saunders & Company, she practiced commercial real estate appraisal and consulting for a reputable firm where she worked closely with developers, investors and lenders. She specialized in the valuation and assessment of commercial properties, employing in-depth analysis techniques to determine accurate market values for various types of real estate assets.

Throughout her career, Melinda has honed exceptional customer service skills, coupled with a strong work ethic and a vibrant personality, which have been key in fostering and nurturing essential relationships. Her unwavering commitment to client satisfaction is evident through her emphasis on open communication, transparency, and integrity in all engagements.

Leveraging her comprehensive expertise and local market knowledge, she ensures that every transaction is not only successful but also maximizes profitability. To maintain her competitive edge, she remains diligently informed about the latest market trends and their implications on the commercial real estate landscape in Sarasota and Manatee counties.

## MEMBERSHIPS

Realtor Association of Sarasota & Manatee Member (RASM)  
Commercial Real Estate Alliance of RASM Member (CREA)  
Board of Directors RASM CREA, 2025  
Manatee Chamber of Commerce- Downtown Redevelopment Committee  
Manatee Chamber of Commerce- Better Business Council  
Sarasota Chamber of Commerce  
MSC Foundation Council Member

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