



- **GULFVIEW BEACH RESORT**
6530 ESTERO BLVD
FORT MYERS BEACH, FL 33931

PROPERTY DESCRIPTION

GULFVIEW BEACH RESORT IS SET TO BECOME THE ULTIMATE DESTINATION FOR TRAVELERS SEEKING THE PERFECT BALANCE OF LUXURY AND COASTAL RELAXATION. THE EXISTING 34-ROOM BEACHFRONT HOTEL IS UNDERGOING A FULL-SCALE TRANSFORMATION TO DELIVER ELEVATED ACCOMMODATIONS AND UNFORGETTABLE GULF VIEWS.

UPON COMPLETION, THE RESORT WILL FEATURE A VARIETY OF BEAUTIFULLY RENOVATED SUITES DESIGNED FOR COMFORT AND STYLE:

- **FIVE** TWO-BEDROOM, TWO-BATHROOM SUITES – 1,282 SQ/FT EACH
- **EIGHTEEN** ONE-BEDROOM BEACHFRONT SUITES – 616 SQ/FT EACH
- **TEN** ONE-BEDROOM SUITES – 858 SQ/FT EACH
- **ONE** EXCLUSIVE THREE-BEDROOM PENTHOUSE – 1,232 SQ/FT

JUST ACROSS THE STREET, THE BELOVED **BEACH THEATER** IS ALSO BEING REIMAGINED INTO TWO UNIQUE DINING EXPERIENCES:

- **THE BOARDWALK GRILLE** – A VIBRANT OUTDOOR RESTAURANT AND BAR OFFERING CASUAL, OPEN-AIR BEACHSIDE DINING
- **SALT & REEL CHOPHOUSE** – A REFINED STEAK AND SEAFOOD RESTAURANT FEATURING PREMIUM SELECTIONS, CRAFT COCKTAILS, AND A SUNSET-VIEW PATIO

TOGETHER, **GULFVIEW BEACH RESORT** AND ITS NEIGHBORING VENUES WILL REDEFINE THE SOUTH END OF FORT MYERS BEACH'S EXPERIENCE—UNITING MODERN RESORT AMENITIES WITH TIMELESS COASTAL CHARM.

INVESTMENT SUMMARY

FORT MYERS BEACH IS EXPERIENCING A WAVE OF NEW DEVELOPMENT PROJECTS AIMED AT REVITALIZING THE AREA FOLLOWING THE DEVASTATION OF HURRICANE IAN. SEVERAL KEY PROJECTS ARE RESHAPING THE LANDSCAPE, FOCUSING ON MODERN, RESILIENT CONSTRUCTION AND ENHANCED AMENITIES.



FORT MYERS BEACH - POST HURRICANE IAN

AFTER HURRICANE IAN STRUCK FORT MYERS BEACH IN SEPTEMBER 2022, THE AREA HAS UNDERGONE SIGNIFICANT CHANGES AND REDEVELOPMENT EFFORTS. THE HURRICANE CAUSED EXTENSIVE DAMAGE WITH HIGH WINDS AND A MASSIVE STORM SURGE, LEADING TO THE DESTRUCTION OF MANY BUILDINGS AND HOMES.

2.5 YEARS LATER, FORT MYERS BEACH IS IN THE MIDST OF A TRANSFORMATION. DEVELOPERS HAVE PURCHASED MANY OF THE DAMAGED PROPERTIES, AND NEW CONSTRUCTION IS OFTEN MORE MODERN AND EXPENSIVE, ADHERING TO UPDATED BUILDING CODES THAT WERE ESTABLISHED POST-HURRICANE ANDREW IN 1992. THIS INCLUDES MULTIPLE PROPOSALS FOR HIGH-RISE BUILDINGS AND LUXURY CONDOMINIUMS THAT ARE REPLACING OLDER STRUCTURES



NEW DEVELOPMENT PROJECTS ON FORT MYERS BEACH

RED COCONUT PROJECT

137

**137 LUXURY CONDO
UNITS IN NEW
BUILDING**

4

**4 BAY-FRONT
LUXURY PRIVATE
RESIDENCES**

3

**3 RESORT STYLE
SWIMMING POOLS**

15

**CONDO BUILDING
PEAKS AT 15
STORIES ABOVE
PARKING**



View from across Estero Blvd.

FORT MYERS BEACH HOTEL & RESIDENCES

NEW DEVELOPMENT PROJECTS ON FORT MYERS BEACH

OUTRIGGER BEACH RESORT PROJECT

196

196 TOTAL UNITS
100 HOTEL ROOMS
50 CONDO/HOTEL ROOMS
46 LUXURY CONDO UNITS

3

**3 RESORT SWIMMING
POOLS**

4

**4 RESTAURANTS /
BARS**

15

**PROPOSED 15 STORY
HOTEL AND A 10
STORY CONDO
BUILDING**



Figure 2. Rendering of Estero Boulevard & School Street Corner

NEW DEVELOPMENT PROJECTS ON FORT MYERS BEACH

MYERSIDE DEVELOPMENT PROJECT

45

45 HOTEL ROOMS

4

4 STORY BUILDING,
TALLEST POINT 50
FEET

1

1 RESTAURANT &
BAR

54k

NEARLY 54,000
SQUARE FEET



GULFVIEW BEACH RESORT ROOM TYPES

18

**ONE BEDROOM
BEACHFRONT SUITES
616 SQ/FT**

10

**ONE BEDROOM
OCEAN VIEW SUITES
858 SQ/FT**

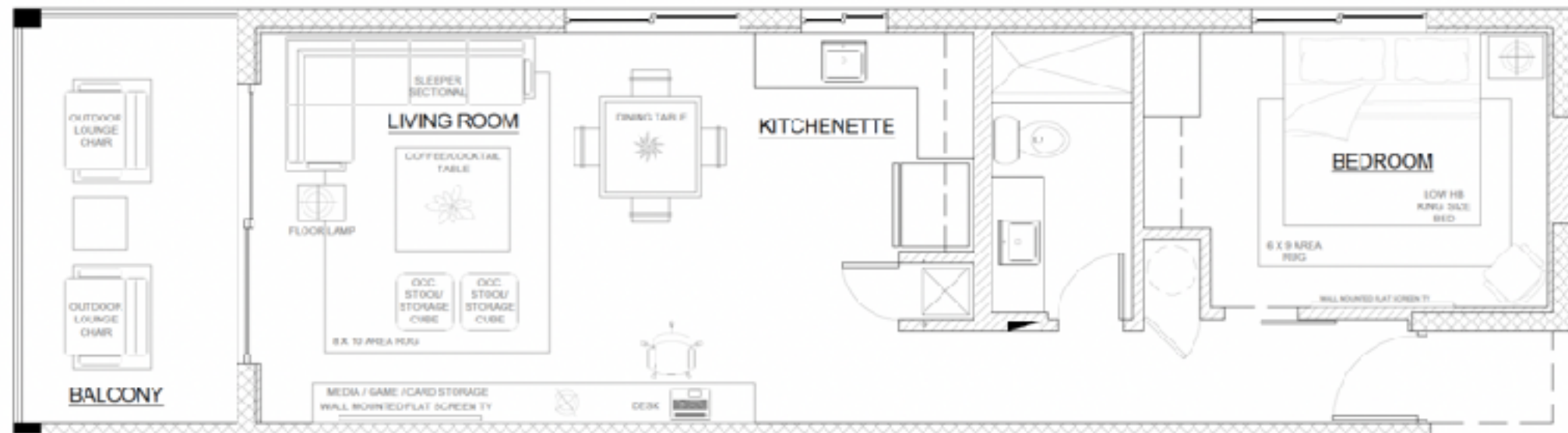
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**TWO BEDROOM 2
BATHROOM OCEAN
VIEW SUITES
1,282 SQ/FT**

1

**THREE BEDROOM
BEACHFRONT
PENTHOUSE
1,232 SQ/FT**

ONE BEDROOM BEACHFRONT SUITES

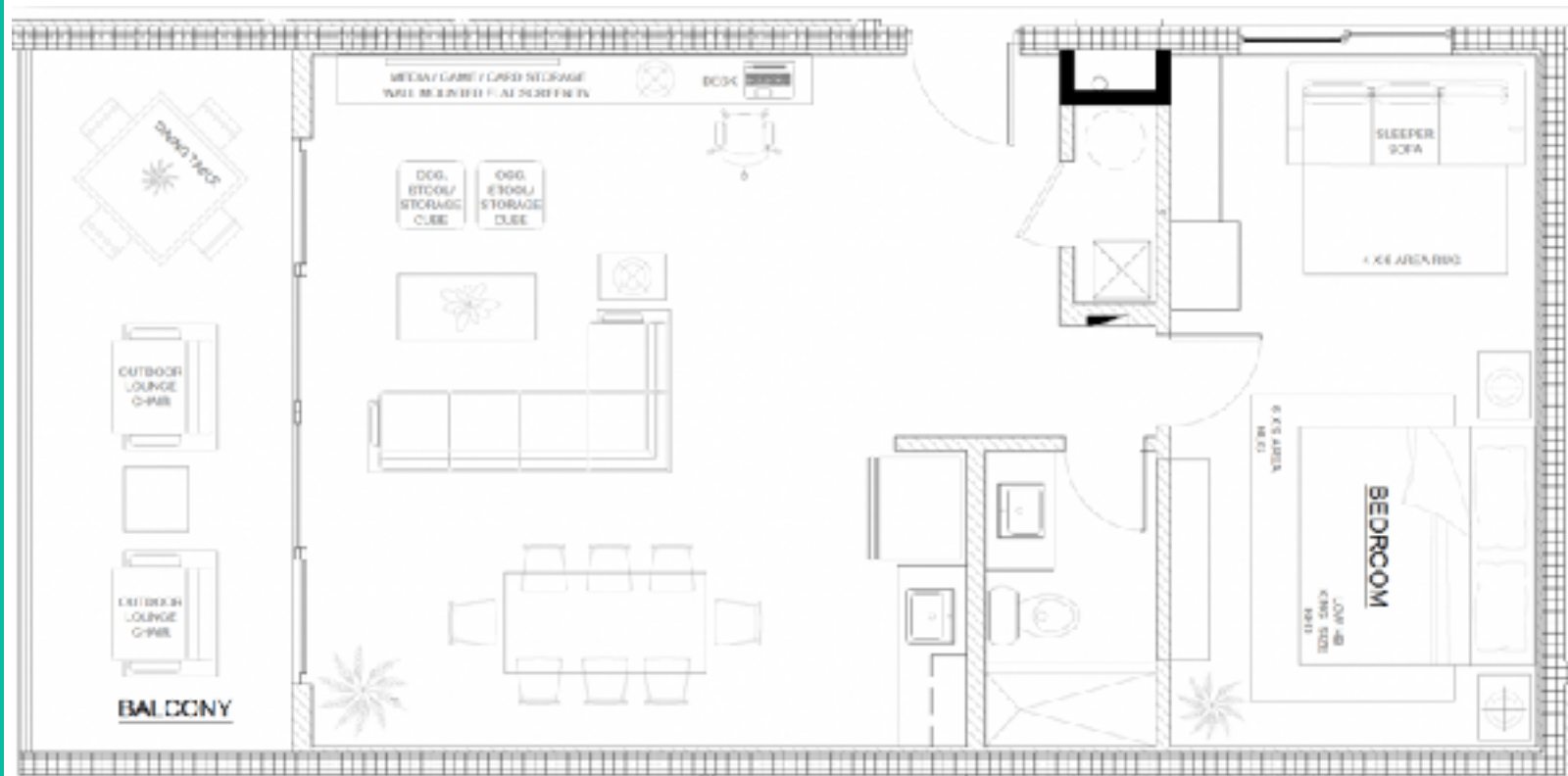


1 BEDROOM 1 BATH GULF FRONT UNITS - FLOOR PLAN

ONE BEDROOM BEACHFRONT SUITES



ONE BEDROOM OCEAN VIEW SUITES



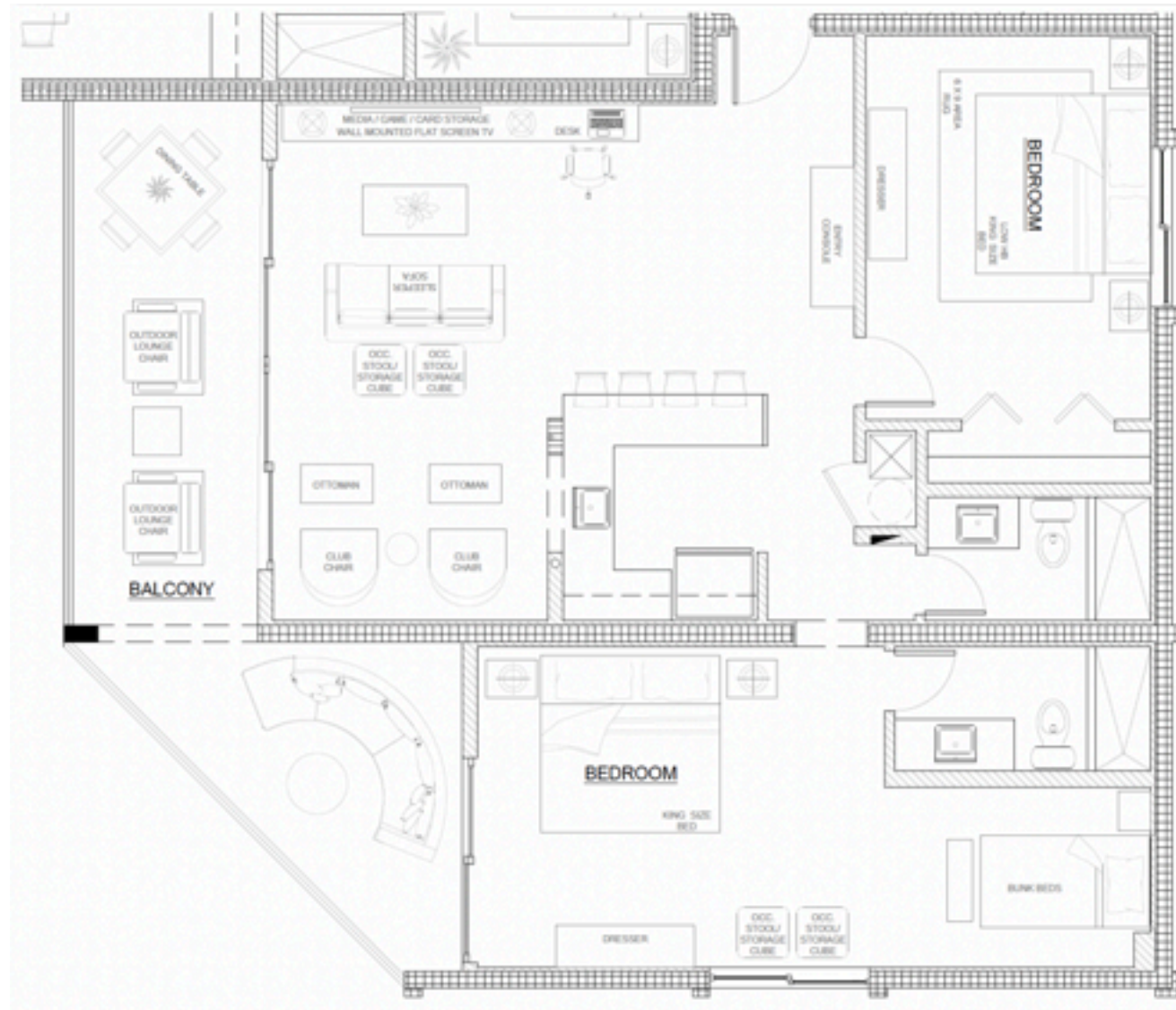
ONE
BEDROOM
OCEAN
VIEW
SUITES



ONE
BEDROOM
OCEAN
VIEW
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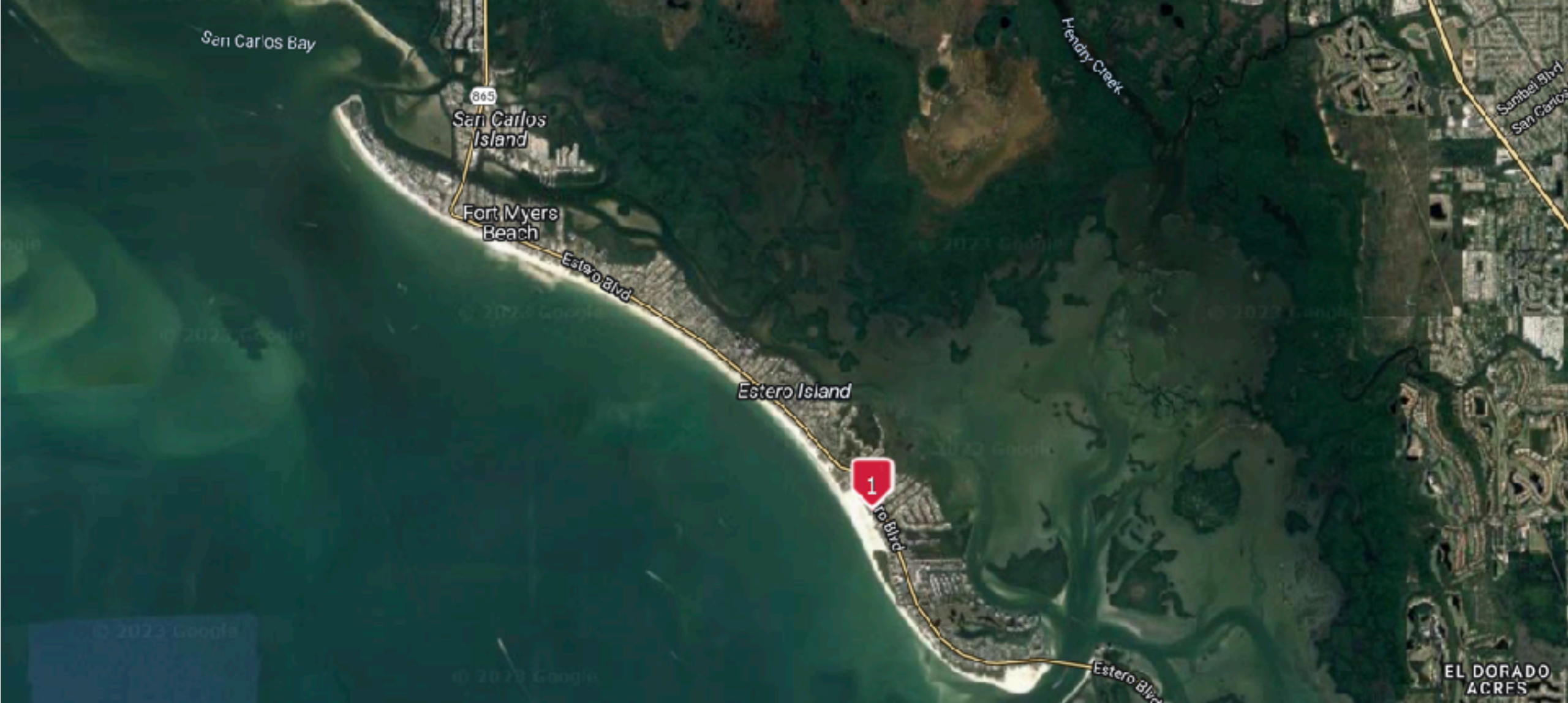


TWO BEDROOM OCEAN VIEW SUITES



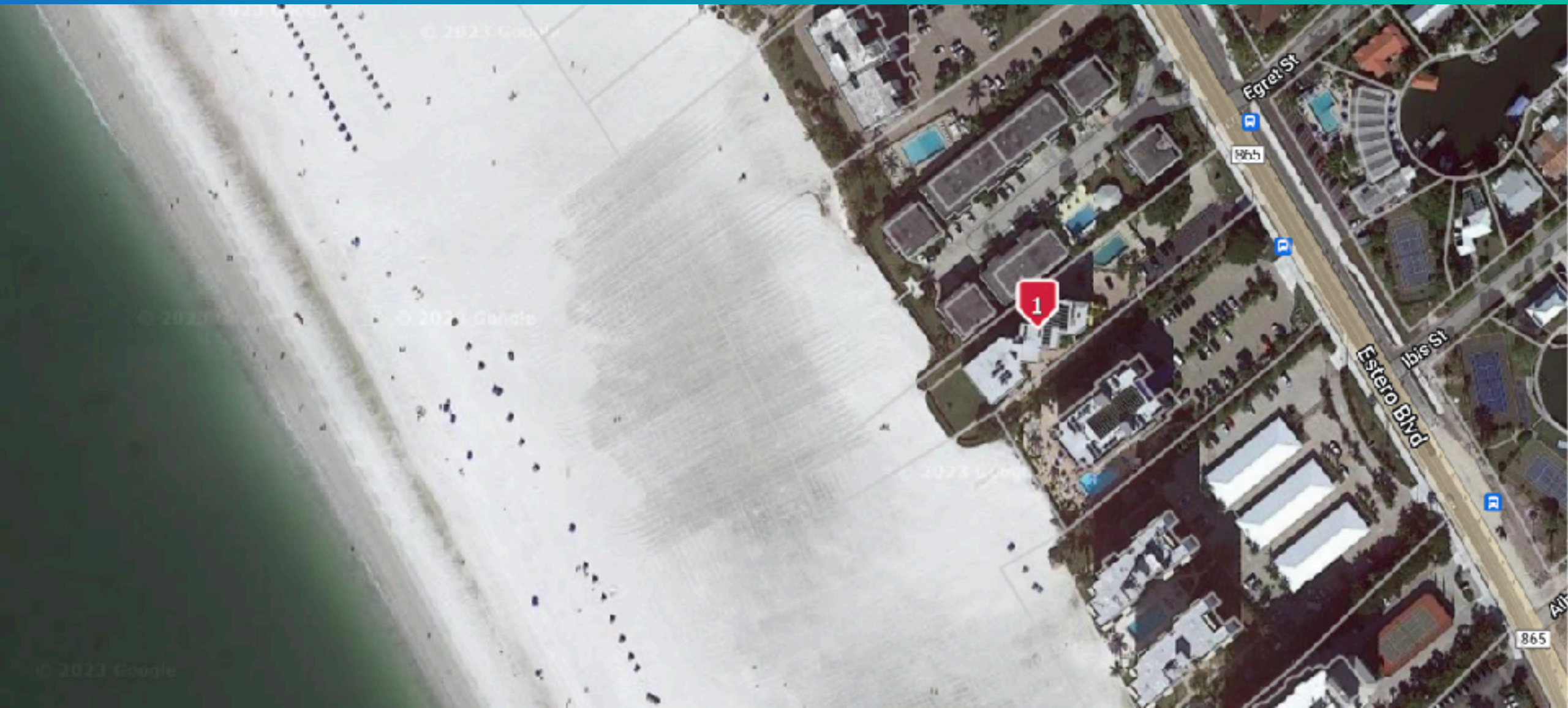
TWO BEDROOM OCEAN VIEW SUITES

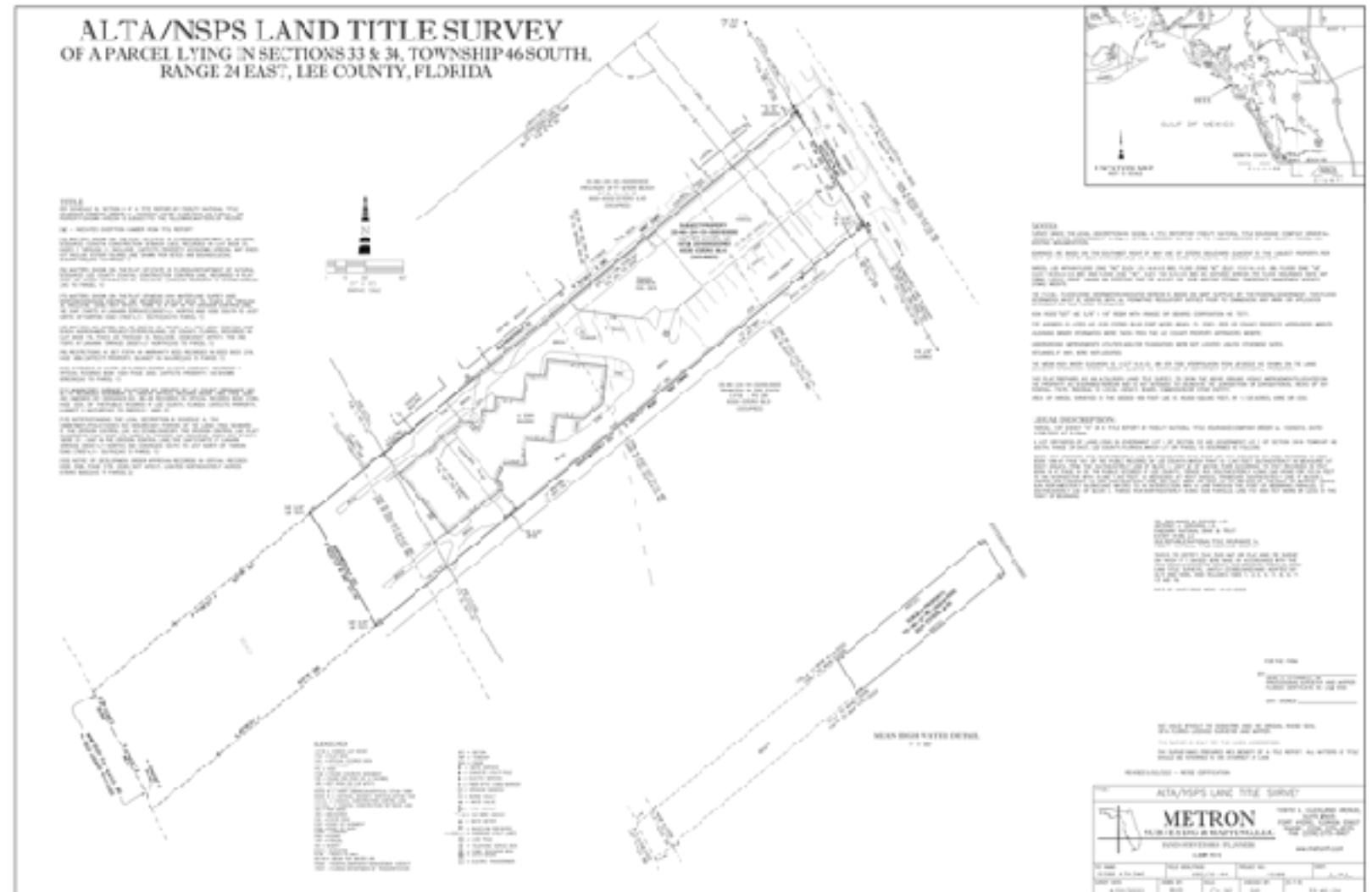




LOCATION | FORT MYERS BEACH

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**STEVE BOGE
MANAGING BROKER
SIGNATURE REAL ESTATE GROUP**

**11680 BONITA BEACH RD #401
BONITA SPRINGS, FL 34135
239.994.2229**

STEVE@SIGNATUREREFLORIDA.COM

SIGNATUREREFLORIDA.COM