



FOR SALE

4.3± AC Commercial Land | South Fort Myers, FL

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

16984 MCGREGOR BLVD., FORT MYERS, FL



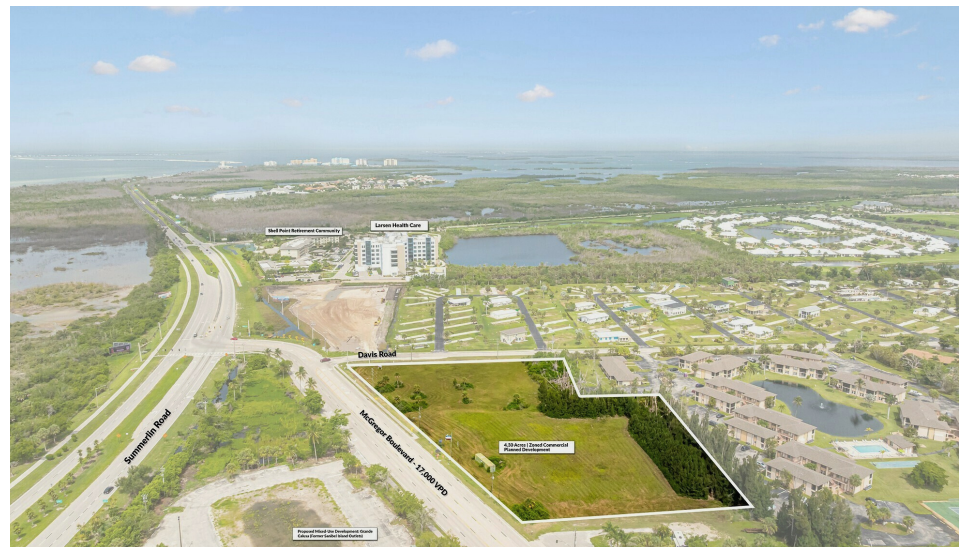
VIDEO

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. The property was fully entitled for a 44-unit luxury storage condominium development, offering a ready-to-build project. 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, gas station, medical office, or small retail center.

The property is located directly across from the 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 to the area.

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 opportunities.



PROPERTY HIGHLIGHTS

- Approved Site for 44 Luxury Storage Condos
- 915± feet of total frontage (582' on McGregor Blvd and 334' on Davis Rd)
- Zoned CPD (Commercial Planned Development)
- Ideal for QSR, Retail, Convenience Store, Luxury "Toy Box" Condominiums
- Directly across from the Grande Calusa mixed-use development
- Strong demographics with 68,000+ household incomes
- Located within a rapidly growing South Fort Myers market
- Buyer to independently verify zoning, density, utilities, and development potential

OFFERING SUMMARY

Sale Price:

\$2,950,000

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ADDITIONAL IMAGES

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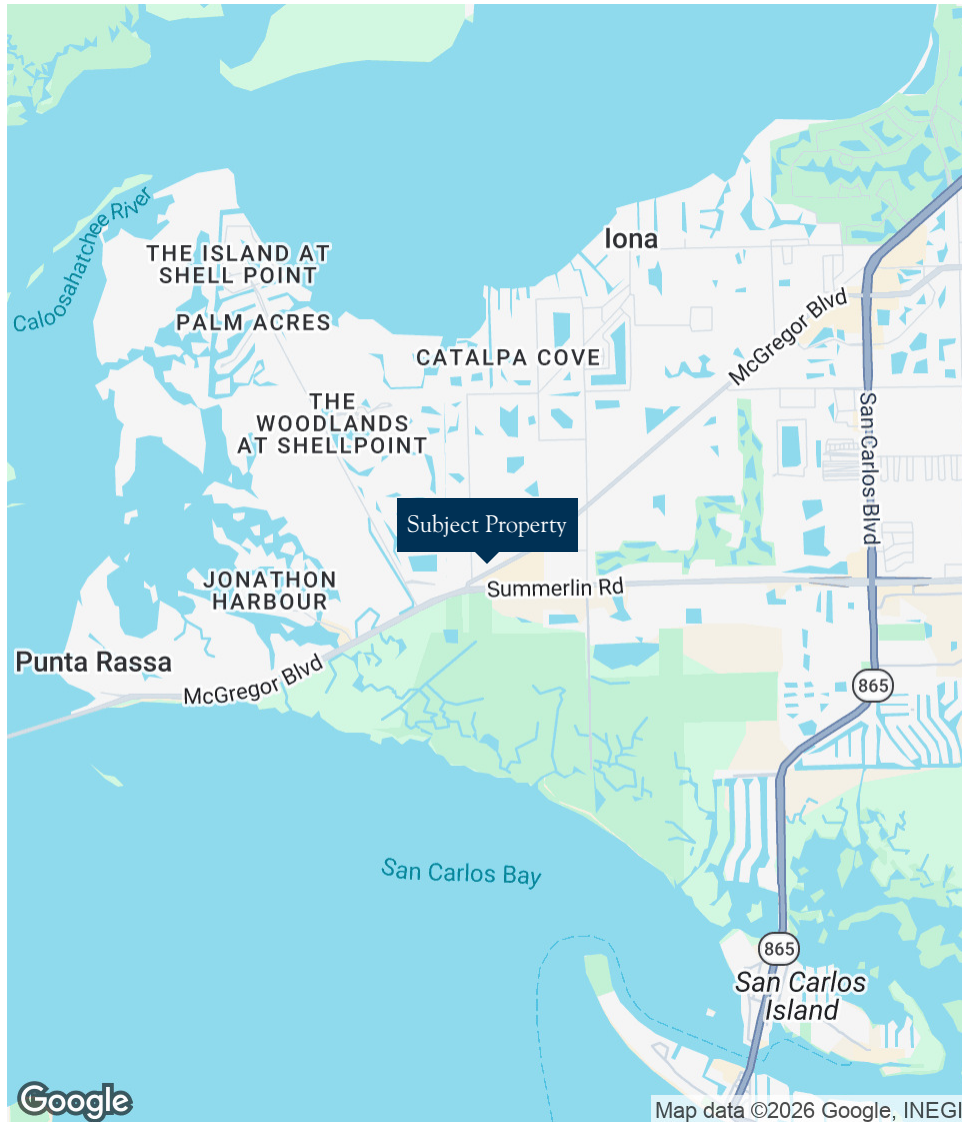
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LOCATION MAP & OVERVIEW

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

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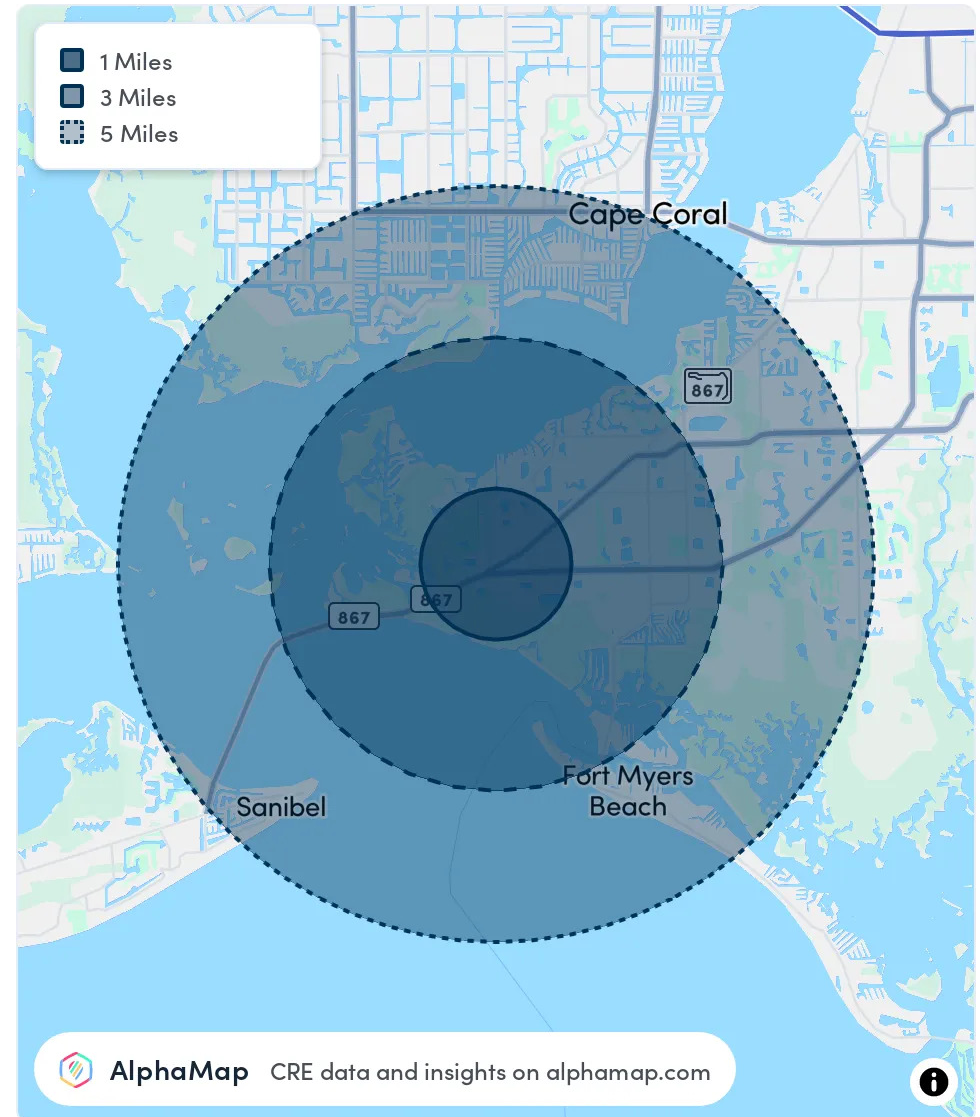
POPULATION

	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 & 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



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ADVISOR BIO

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PROFESSIONAL BACKGROUND

Melinda has been deeply rooted in the commercial real estate industry since 2012, driven by a profound passion for the business and a disciplined, analytical approach to the market. Her career reflects a rare combination of valuation expertise, strategic insight, and a commitment to helping clients make informed, high-impact real estate decisions.

Prior to joining Michael Saunders & Company, Melinda built a strong foundation as a commercial real estate appraisal consultant with a respected firm, collaborating closely with developers, investors, and lenders. This background provided her with an in-depth understanding of asset valuation, risk assessment, and market behavior across a wide range of commercial property types, giving her clients a distinct competitive advantage.

Melinda leverages this analytical foundation to deliver a strategic advantage at every stage of the transaction. Her focus is on clarity, protection of client interests, and maximizing value through informed positioning and decisive execution.

With comprehensive market knowledge throughout Sarasota and Manatee counties, Melinda remains closely attuned to evolving local market trends and investment dynamics. She offers forward-thinking

guidance rooted in data, experience, and integrity—helping clients move confidently toward their real estate goals while driving long-term profitability and results.

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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