



Colliers

Bayshore  
Elementary  
School

BAYSHORE ROAD

1,310.98'

919.86'

2,202.90'

967.12'

34.80±  
Acres

INTERSTATE  
75

For sale

\$7,450,000  
PURCHASE PRICE



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# Residential Development Site

7150/7200 Bayshore Road  
North Fort Myers, FL 33903

**Rezoned to RPD allowing up to 180 residential units**

- Lee County
- 34.80± Acres for single-family, townhomes, and build-to-rent
- Current Land-Use is AG/RS-1
- Parcel IDs: 29-43-25-00-00004.0000 (Folio ID 10239538)  
29-43-25-00-00001.0010 (Folio ID 10239532)

34.80± acres of prime land for development located on SR78/Bayshore Road, the primary east-west corridor connecting Cape Coral, Babcock Ranch, and I-75. The site has been rezoned from Agriculture (AG-2) and Residential Single-Family RS-1 to Residential Planned Development (RPD) to allow up to 180 multifamily residential units. With premier frontage, immediate highway access, robust regional growth and newly granted RPD zoning, this site delivers the perfect foundation for a high-quality, high-demand multifamily community in one of Southwest Florida's fastest-growing markets.

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Accelerating success.



# Location & Access

## Travel Distances

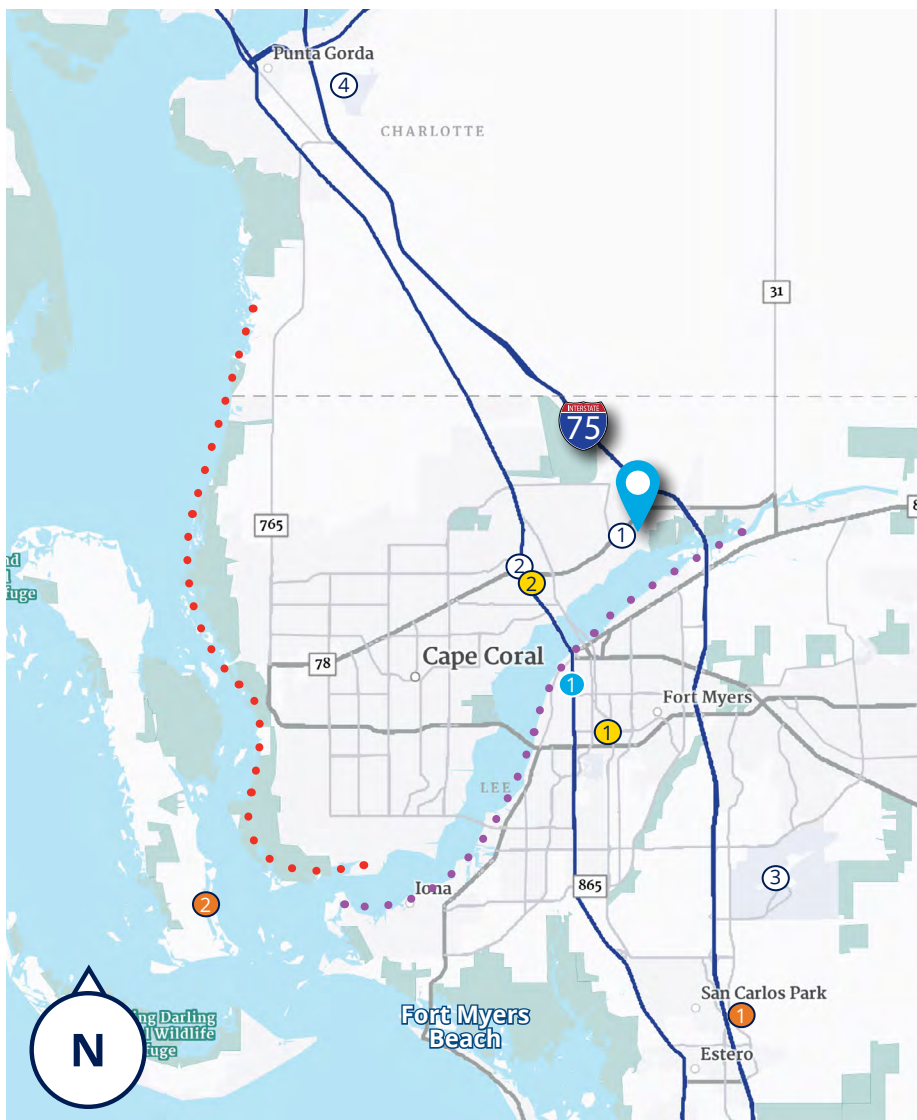
Eagle Landing Shopping Center	1.0 mi   2 Mins
I-75 Interchange	3.1 mi   4 Mins
Walmart Supercenter	5.6 mi   11 Mins
Downtown Fort Myers	7.7 mi   14 Mins
SW FL International Airport	19.1 mi   19 Mins
Punta Gorda Airport	20.9 mi   20 Mins

## Area Highlights

- Known for its laid-back, small-town atmosphere - popular with retirees and snowbirds.
- Active local clubs, golf courses, and social events.
- Downtown Fort Myers is just across the bridge for historic charm.

## Why People Choose North Fort Myers

- Cost of Living
- Pace of Life
- Recreation
- Location
- Community



## Legend and Amenities



Subject Property

①

Eagle Landing Shopping Center

②

Walmart Supercenter

③

Southeast International Airport

④

Punta Gorda Airport

①

Edison Mall

②

US-41 C

①

Lee Memorial Hospital

①

FGC

②

Hodges University

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Gulf Coast Beaches

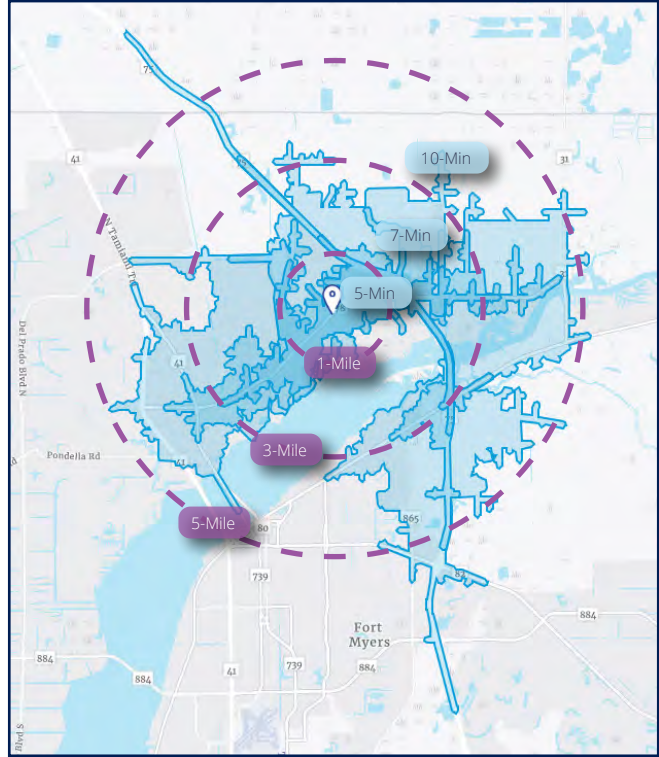
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Caloosahatchee Riverfront

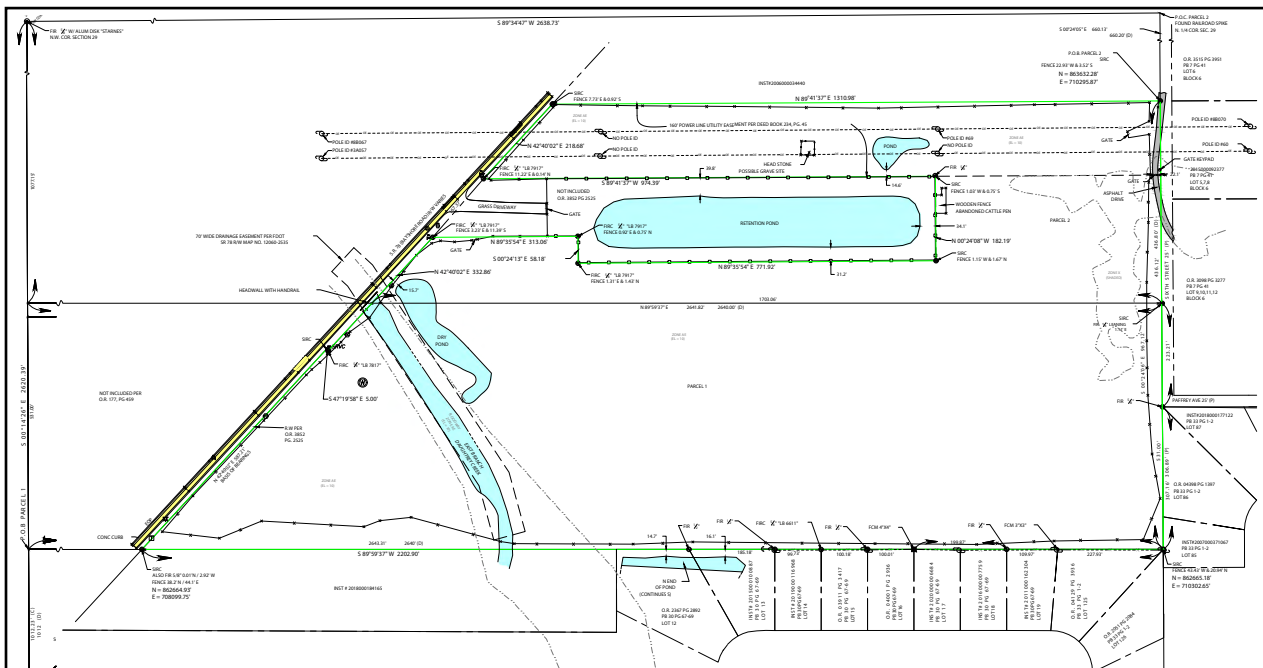
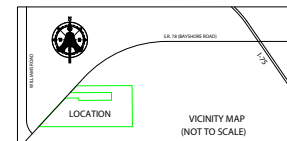
# Demographics

Demographics	5-Min	7-Min	10-Min	N Ft Myers
<b>DRIVE TIME POPULATION</b>				
2030 Projection	4,500	13,462	44,890	47,378
2025 Population	3,955	12,222	41,456	53,892
% Growth	2.6%	%1.9%	1.6%	2.6%
<b>HOUSEHOLD INCOME</b>				
Average	\$80,614	\$76,742	\$74,394	\$80,327
Median	\$57,877	\$57,627	\$56,003	\$61,121
<b>DAYTIME WORKERS</b>				
2025	2,032	4,196	14,059	12,626
<b>Housing Units</b>				
2025 Estimate	2,537	7,096	22,155	31,765

	1-Mile	3-Mile	5-Mile
<b>RING POPULATION</b>			
2030 Projection	3,159	28,283	84,050
2025 Estimate	2,627	25,620	76,130
% Growth	3.8%	2.0%	2.0%

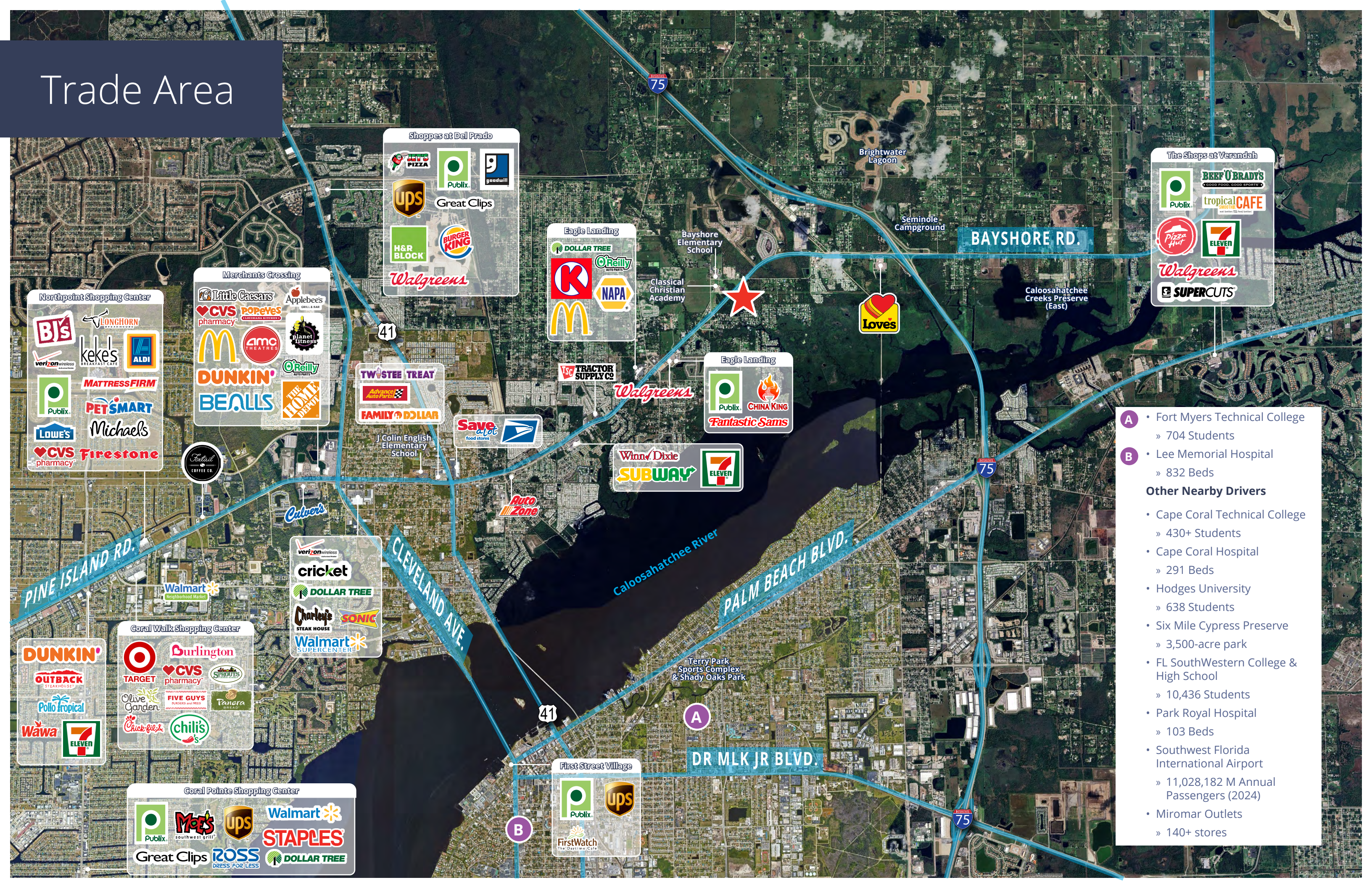


# Survey





# Trade Area



- A** • Fort Myers Technical College  
» 704 Students
  - B** • Lee Memorial Hospital  
» 832 Beds
- Other Nearby Drivers**
- Cape Coral Technical College  
» 430+ Students
  - Cape Coral Hospital  
» 291 Beds
  - Hodges University  
» 638 Students
  - Six Mile Cypress Preserve  
» 3,500-acre park
  - FL SouthWestern College & High School  
» 10,436 Students
  - Park Royal Hospital  
» 103 Beds
  - Southwest Florida International Airport  
» 11,028,182 M Annual Passengers (2024)
  - Miromar Outlets  
» 140+ stores



# Future Developments

Nearby Home Sales Up To \$1.09M

### Future Development Map - North Fort Myers

- Subject Property
- Bayshore Elementary School
- Bayshore 65 - LSI - 56 SF Lots + 150 MF Units
- Seneca at Oak Creek - 184 Villas (55+)
- Proposed WaWa - C-Store + Gas
- Solena - Taylor Morrison - Early Permitting Stages
- Del Webb Oak Creek - 806 SF Lots (55+)
- Palermo aka Crane Landing - Lennar Homes - 963 SF Lots & 264 TH's
- Mosaic @ Del Prado - Mosaic Dev - Early Permitting Stages
- The Heritage - MHC - 172 SF Lots
- Leetana - Maronda Homes - 196 SF Lots
- Brightwater Phase 1&2 - Metro DG - SF Lagoon Community
- Brightwater Phase 3&4 - Metro DG - SF Lagoon Community
- North Fort Myers Academy For The Arts
- Stonehill Manor - Lennar Homes - 71 SF Lots
- Proposed RaceTrac - C Store + 16 Gas Pumps
- Fort Myers RV Storage - 562 RV Stalls

