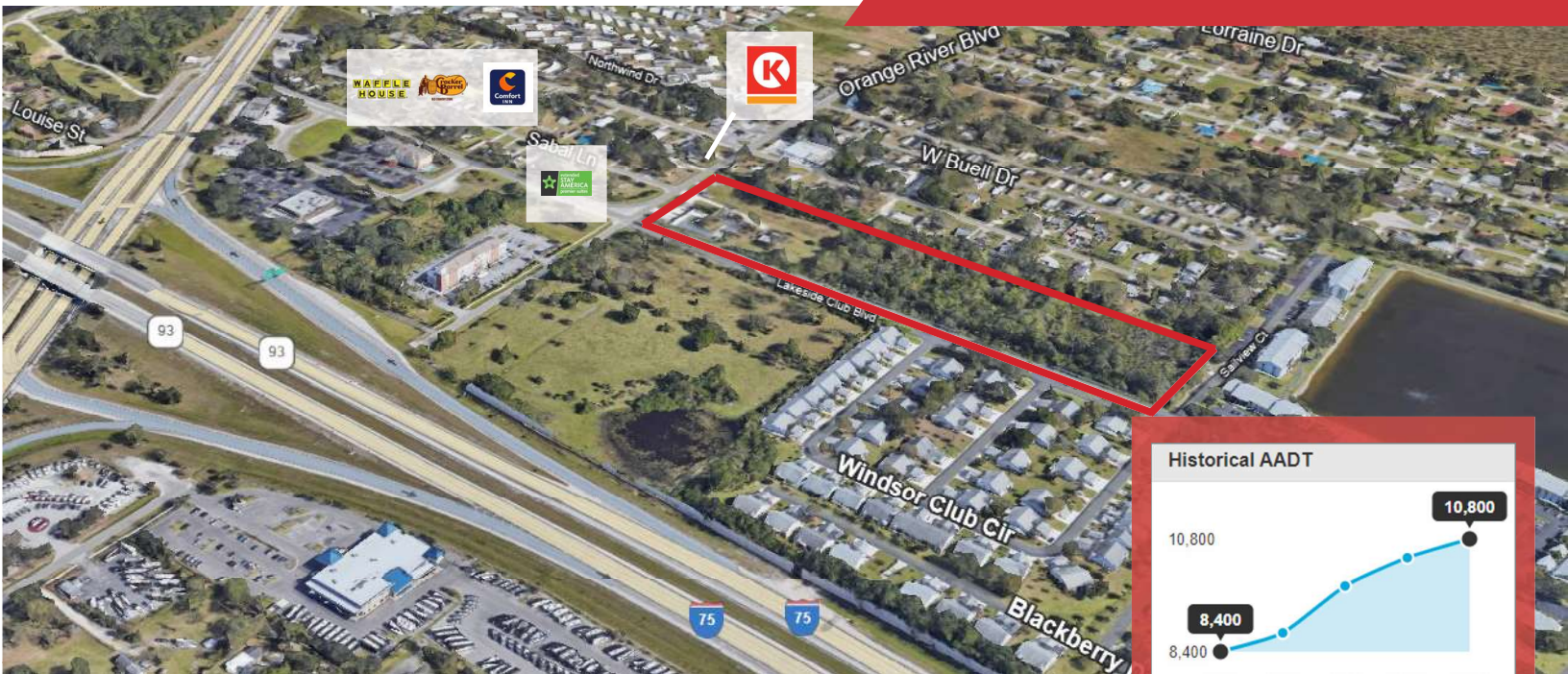
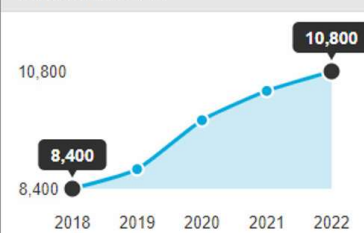




Historical AADT



9820/9860 Orange River Blvd

Fort Myers, FL 33905

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

For more information:

Gary Tasman

Executive Vice President

+1 239 489 3600

gtasman@naiburnsscalo.com

Lane Boy

First Vice President

+1 863 517 1658

lboy@naiburnsscalo.com

Property Highlights

- 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

Price

\$1,658,000

Size

±10.33 AC

Zoning

C-1/RS-1

Residential Zoning



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

Commercial Zoning

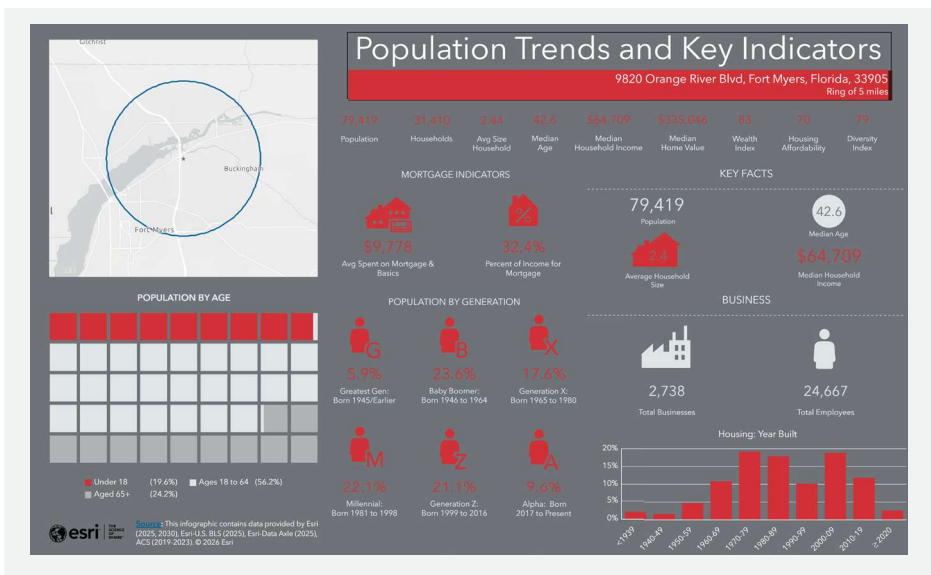


C-1 Zoning - Commercial zoning offers a wide range of uses.

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

For more information:

Gary Tasman

Executive Vice President

+1 239 489 3600

gtasman@naiburnsscalo.com

Lane Boy

First Vice President

+1 863 517 1658

lboy@naiburnsscalo.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com