

MIDPOINT BRIDGE

Caloosahatchee River



FOWLER STREET



METRO PKWY. - AADT: 22,000±

OLD METRO PKWY.

**LSI**  
COMPANIES

OFFERING MEMORANDUM

**METRO PARKWAY 4.7**

4.7± ACRES COMMERCIAL PROPERTY - FORT MYERS, FL



## PROPERTY SUMMARY

**Property Address:** Metro Pkwy. at Old Metro Pkwy.  
Fort Myers, FL 33916

**County:** Lee

**Property Size:** 4.7± Acres | 204,732± Sq. Ft.

**Zoning:** C-1 (Commercial 1)

**Future Land Use:** RMD (Residential Medium Density)

**Utilities:** Water, Sewer and Electric

**Tax Information:** \$12,000.29 (2019)

**STRAP Number:** 31-44-25-P1-00201.0020

LIST PRICE:  
**\$1,250,000**  
**\$6.11 PSF**

**LSI**  
COMPANIES



LSICOMPANIES.COM

## SALES EXECUTIVES



**Hunter Ward, CCIM, ALC**  
Broker Associate



### DIRECT ALL OFFERS TO:

**Hunter Ward, CCIM, ALC**

[hward@lsicompanies.com](mailto:hward@lsicompanies.com)

☎: (239) 489-4066 | 📞: (863) 227-6200

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



## EXECUTIVE SUMMARY



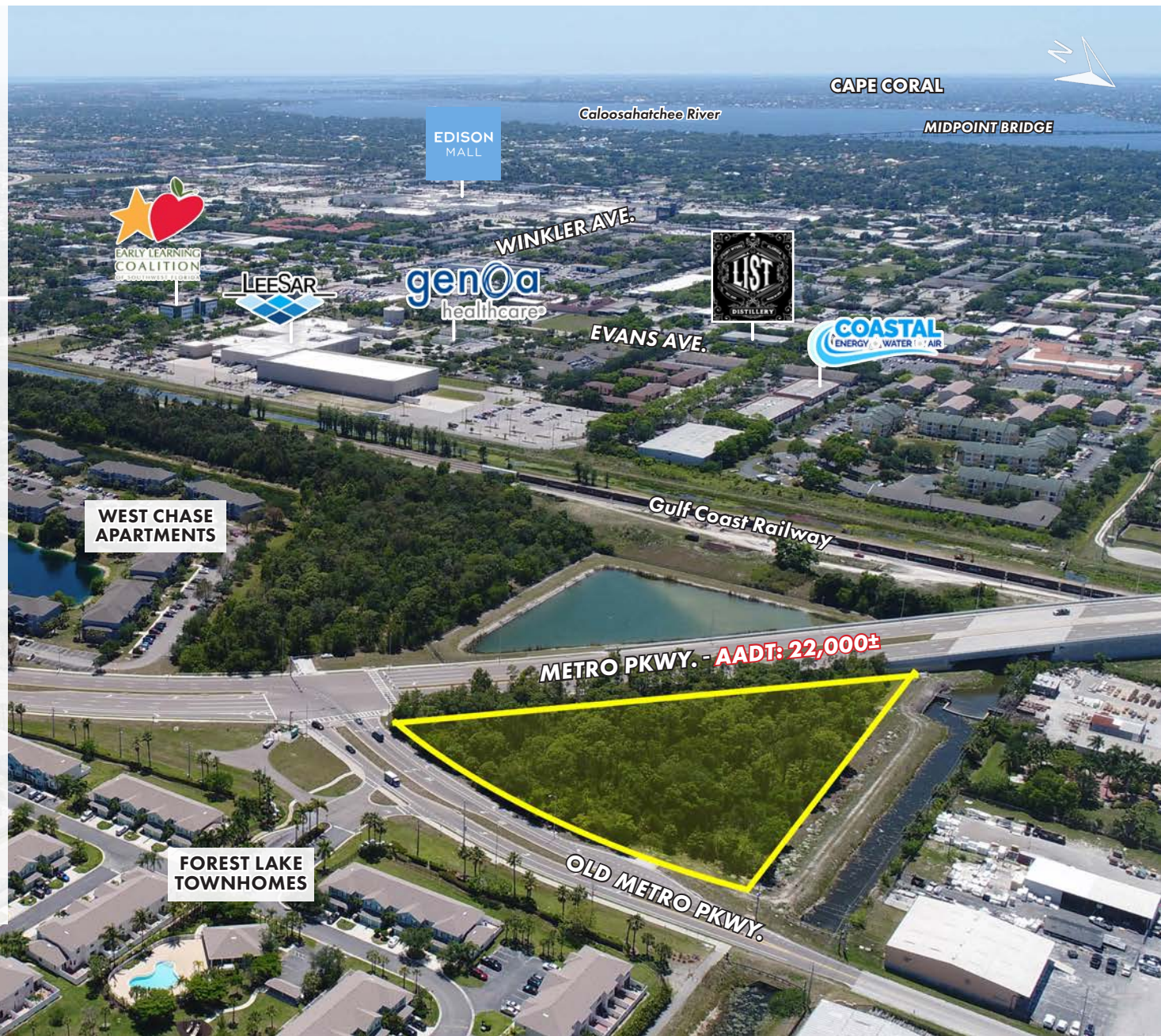
- 4.7± acre opportunity for commercial or residential use
- Property is well-suited for developer looking to develop commercial or industrial office uses
- Excellent visibility at the lighted intersection of Metro Pkwy. and Old Metro Pkwy.
- Commercial Intensive (C1) zoning allows for a wide use of commercial uses along with 25 dwelling units per acre
- Dual access is stubbed to site along Metro Pkwy. and Old Metro Pkwy.
- Site has a maximum lot coverage of 45% and a 70 foot or 5-story max height
- Parcel on the south side of Metro Pkwy. is available to potentially increase project size
- Adjacent to Forest Lake Townhomes (248 units)



## APPROVED USES

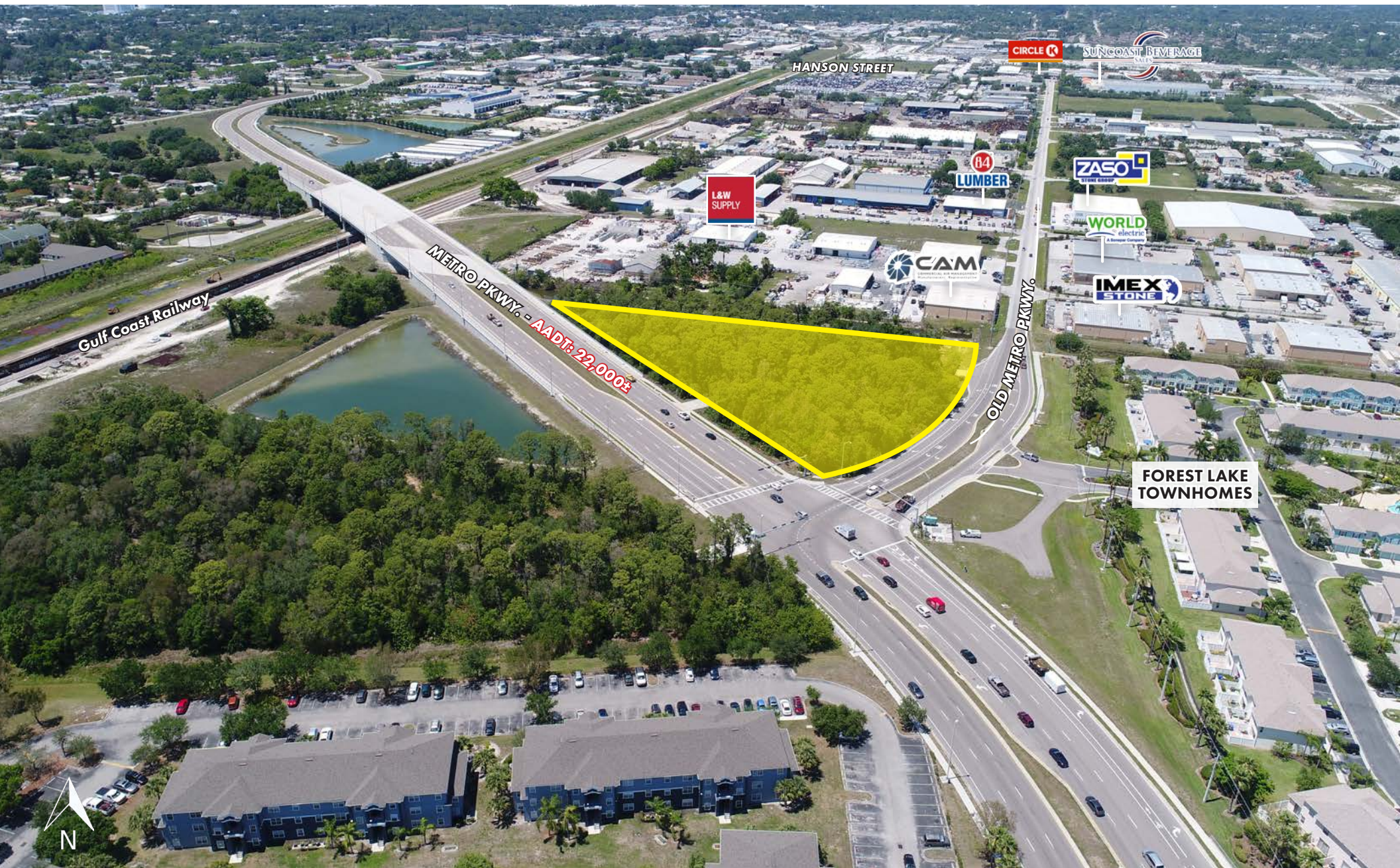
- Administrative Office
- Animal Clinic
- Assisted Living Facility / Home Care Facility
- Auto Repair & Services
- Bank
- Boat Storage
- Car Wash
- Convenience Food & Beverage Store
- Day Care Center
- Drive Thru Facility
- Drugstore/Pharmacy
- Essential Services
- Food Stores
- Hardware Store
- Health Care Facility (Group III)
- Hotel/ Motel
- Medical Office
- Package Store
- Rental or Leasing Establishment
- Residential (Multi-family & Townhome)
- Repair Shop
- Restaurant/Fast Food
- Retail
- Self Service Fuel Pumps (SE)
- Storage (indoor or outdoor)

Please inquire for a full list of approved uses



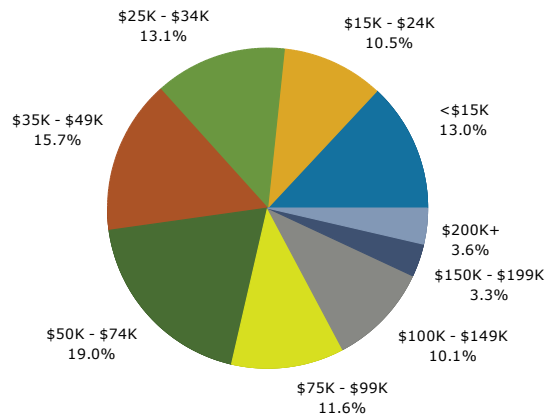


## PROPERTY AERIAL

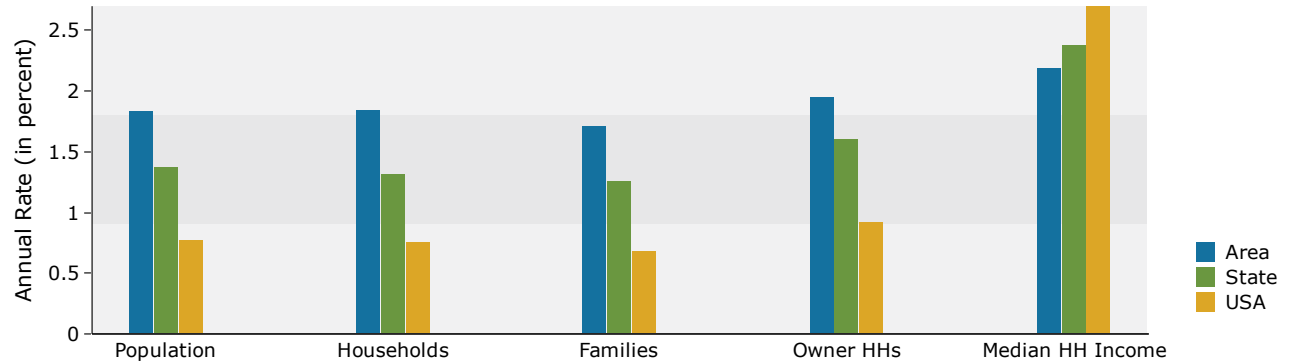




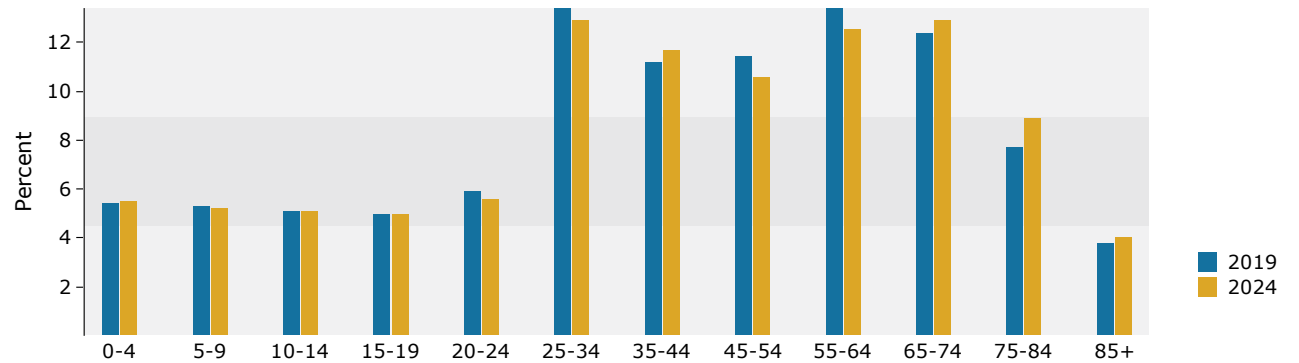
2019 Household Income



Trends 2019-2024

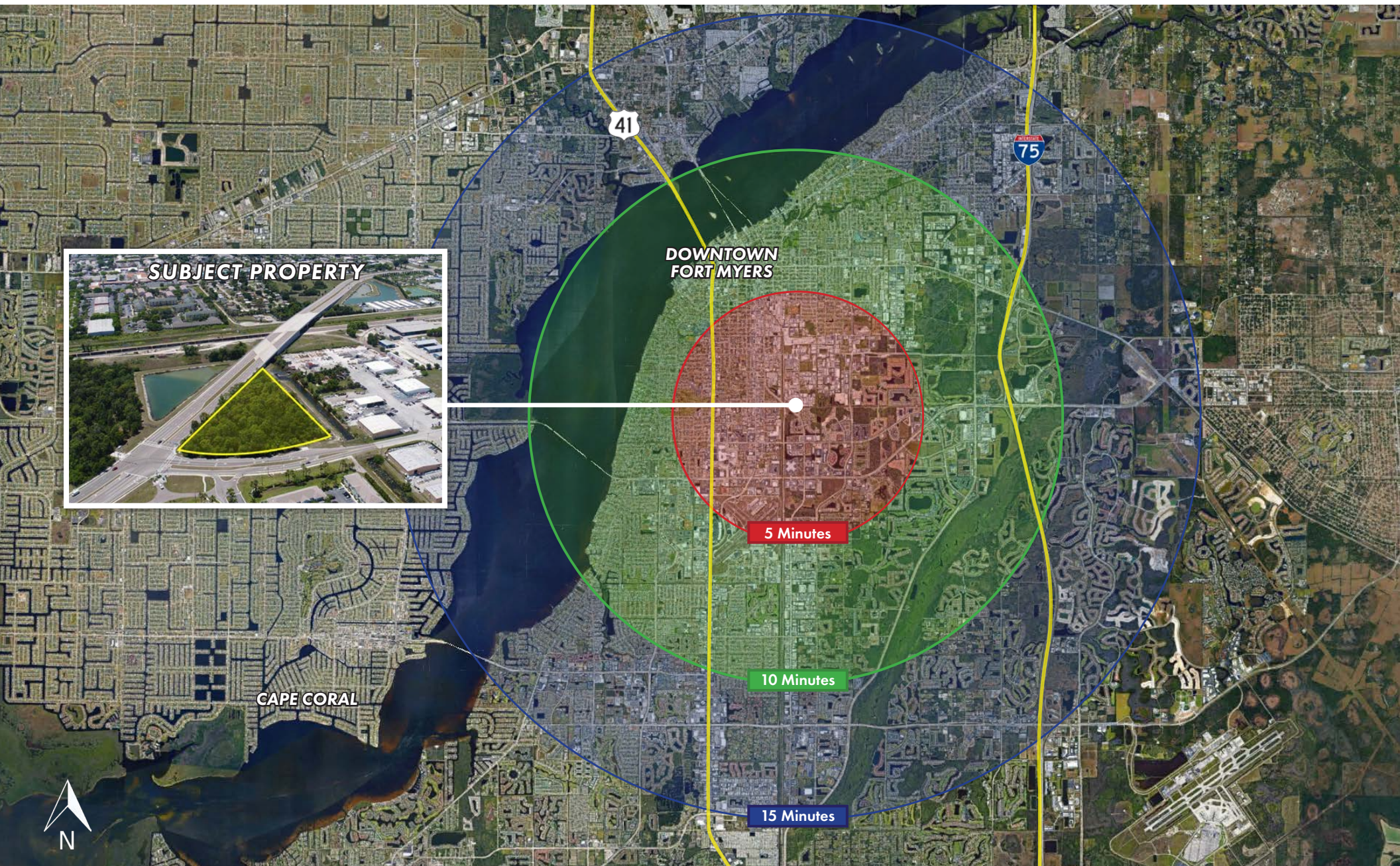


Population by Age



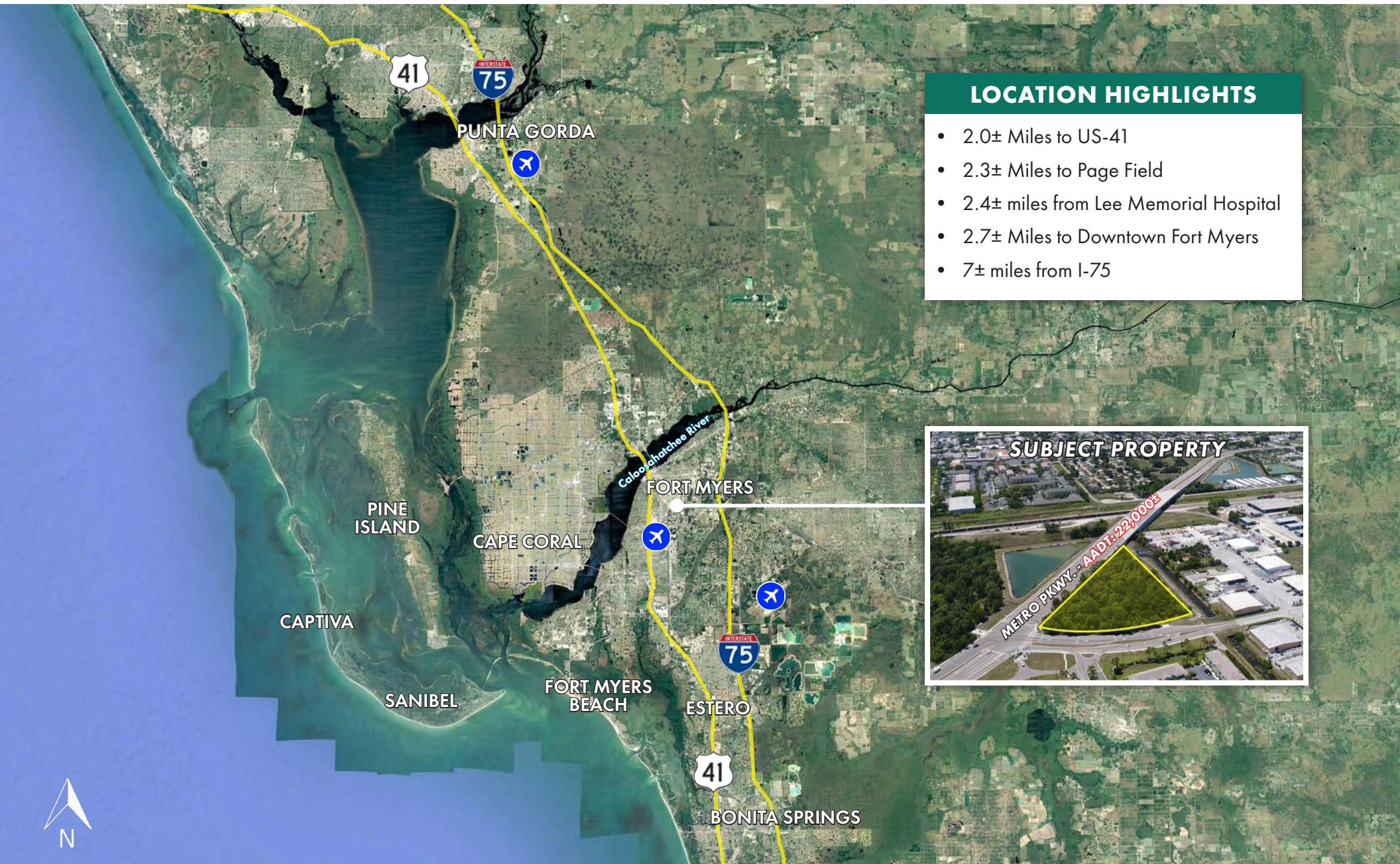


## DRIVE TIME MAP





## LOCATION MAP



### LOCATION HIGHLIGHTS

- 2.0± Miles to US-41
- 2.3± Miles to Page Field
- 2.4± miles from Lee Memorial Hospital
- 2.7± Miles to Downtown Fort Myers
- 7± miles from I-75







## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.