

FISCHLER

PROPERTY COMPANY



FOR SALE -
PREMIER COASTAL
REDEVELOPMENT
SITES WITH WALKABLE
ACCESS TO BEACH
AND AMENITIES

1600 ESTERO BLVD,
71/73 ALVA DR,
1560 ESTERO BLVD
FORT MYERS BEACH, FL
33931



Fort Myers Beach, FL
Lee County



LOT LINES ARE ESTIMATED

PHIL FISCHLER, CCIM
pjf@fischlerco.com
239.895.1060

STEPHEN CUNNINGHAM, MAI, SRA, CCIM
steve@cunninghamrealtyag.com
239.910.4085

PROPERTY SUMMARY

1600 Estero Blvd., 71/73 Alva Dr., and 1560 Estero Blvd., located in the heart of the famed Fort Myers Beach present a premier opportunity for coastal infill redevelopment in a walkable pedestrian district. These sites offer incredible views and access to the Gulf of Mexico and unmatched accessibility to the area's vibrant public spaces. As a key location in Fort Myers Beach's revitalization, the site is surrounded by a bustling mix of dining, retail, and entertainment options, making it ideal for high-quality mixed-use development.

With zoning and future land use entitlements already in place, the property is well-suited for a wide range of commercial uses, including hospitality, retail, lodging, restaurants and residential. Its proximity to public parking, high foot traffic, and an iconic beachfront location ensure both visibility and long-term investment potential. This is a rare chance to secure an irreplaceable property in one of Southwest Florida's most sought-after redevelopment corridors, offering investors an opportunity to contribute to the ongoing transformation of Fort Myers Beach.





\$10,692,300
Listing Price



\$137,081
Price Per Key



0.82 ACRES
Total Parcel Size

OFFERING SUMMARY

Address:	1600 Estero Blvd Fort Myers Beach, FL 33931
Size:	0.41 Acres
Use:	Vacant, Land for Development
Zoning:	Downtown
Future Land Use:	Pedestrian Commercial
FAR:	1.4
Max Bldg Height:	40 feet above base flood elevation, no taller than 3 stories.
FEMA Flood Zone:	AE, Elev 12
Planning Jurisdiction:	Town of Fort Myers Beach

1600 ESTERO BLVD - UNIT A

PID#: STRAP: 19-46-24-W4-0230A.0000
Folio ID: 10228457

2024 Taxes: \$2,110.38

1600 ESTERO BLVD - UNIT B

PID#: STRAP: 19-46-24-W4-0230B.0000
Folio ID: 10228458

2024 Taxes: \$1,198.15

1600 ESTERO BLVD - UNIT C

PID#: STRAP: 19-46-24-W4-0230C.0000
Folio ID: 10228459

2024 Taxes: \$2,283.28

1600 ESTERO BLVD - UNIT D

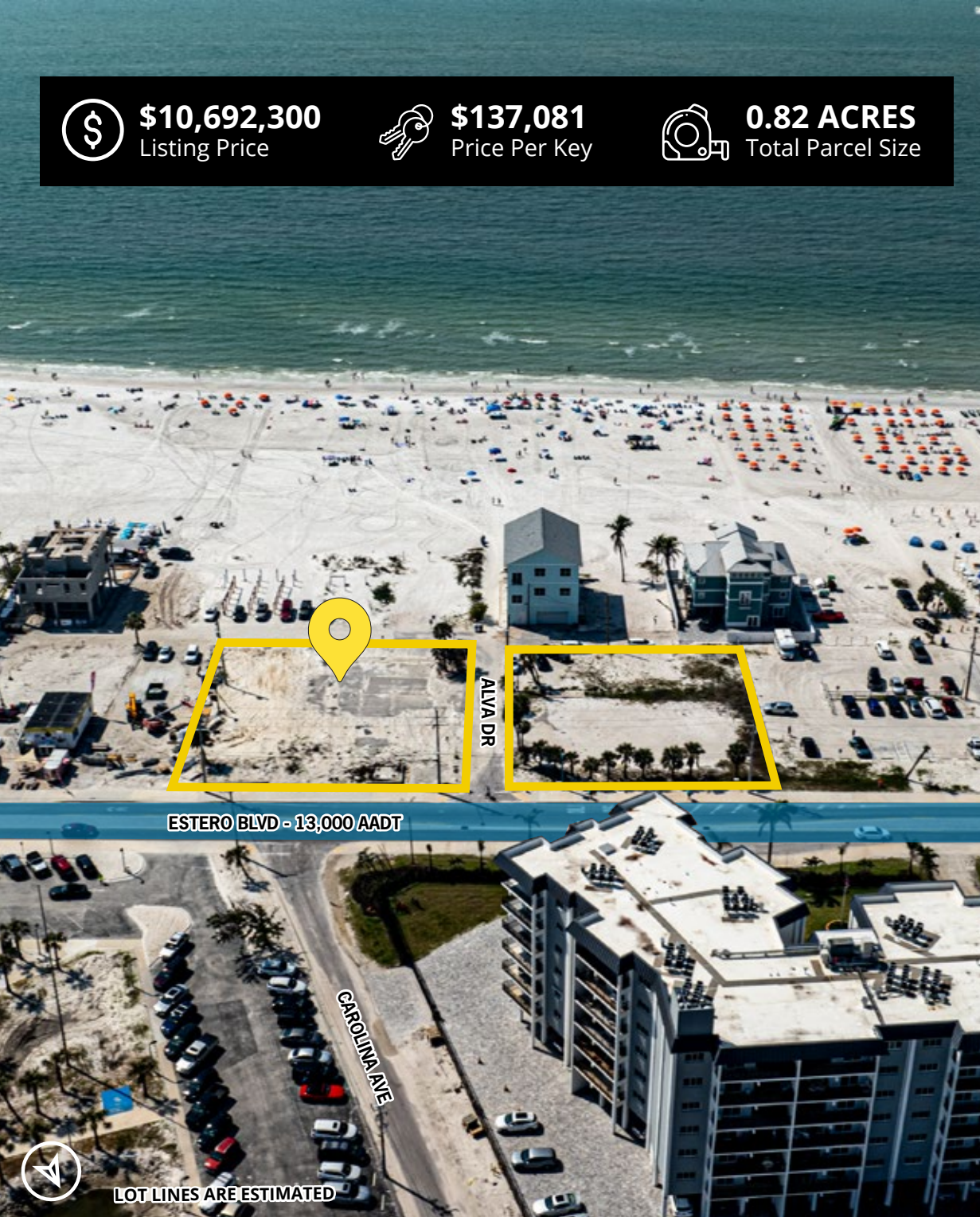
PID#: STRAP: 19-46-24-W4-0230D.0000
Folio ID: 10228460

2024 Taxes: \$2,260.66

1600 ESTERO BLVD - UNIT E

PID#: STRAP: 19-46-24-W4-0230E.0000
Folio ID: 10228461

2024 Taxes: \$2,283.28



FISCHLER
PROPERTY COMPANY

CUNNINGHAM
REALTY ADVISORY GROUP

PREMIER COASTAL REDEVELOPMENT SITES, FORT MYERS BEACH, FL | OFFERING MEMORANDUM

OFFERING SUMMARY

Address: 71/73 Alva Drive
Fort Myers Beach, FL 33931

Size: 0.14 Acres

Use: Vacant, Land for Development

PID#: STRAP: 19-46-24-W4-02300.00CE
Folio ID: 10462574

Zoning: Downtown

Future Land Use: Pedestrian Commercial

FAR: 1.4

Max Bldg Height: 40 feet above base flood elevation, no taller than 3 stories.

2024 Real Estate Taxes: \$12,657.15

FEMA Flood Zone: AE, Elev 12

Planning Jurisdiction: Town of Fort Myers Beach



LOT LINES ARE ESTIMATED



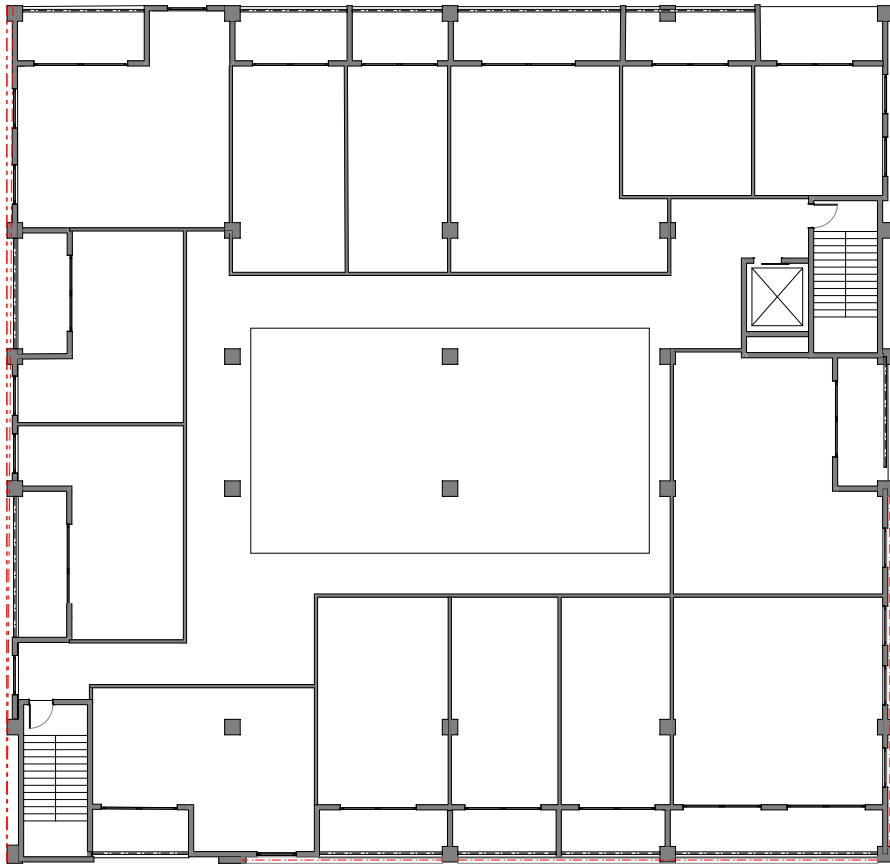
OFFERING SUMMARY

Address:	1560 Estero Blvd Fort Myers Beach, FL 33931
Size:	0.27 Acres
Use:	Vacant, Land for Development
PID#:	STRAP: 19-46-24-W4-0070C.0010 Folio ID: 10228183
Zoning:	Downtown
Future Land Use:	Pedestrian Commercial
FAR:	1.4
Max Bldg Height:	40 feet above base flood elevation, no taller than 3 stories.
2024 Real Estate Taxes:	\$9,861.70
FEMA Flood Zone:	AE, Elev 12
Planning Jurisdiction:	Town of Fort Myers Beach

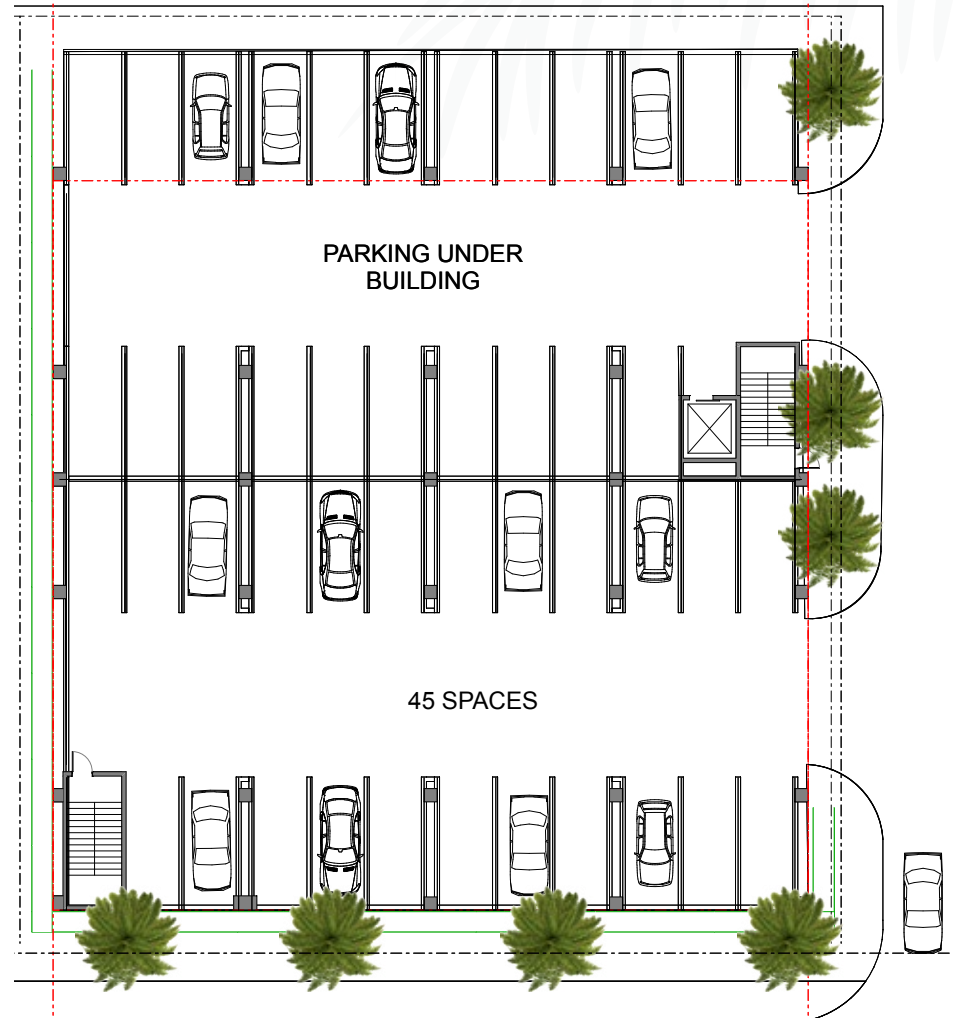
CONCEPTUAL DESIGN PLAN — EXTERIOR 3D VIEW FROM ESTERO BOULEVARD



CONCEPTUAL DESIGN PLAN — HOTEL BUILDING

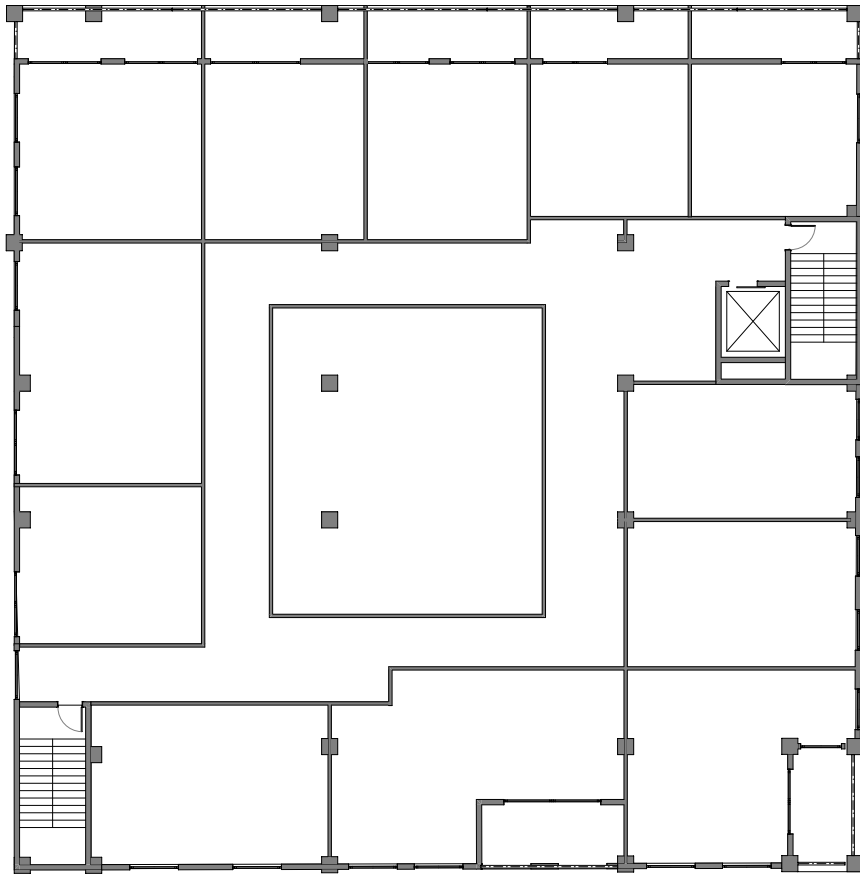


TYPICAL FLOOR PLAN (FLOORS 2 - 4)
14 UNITS / FLOOR (408-864 SF)

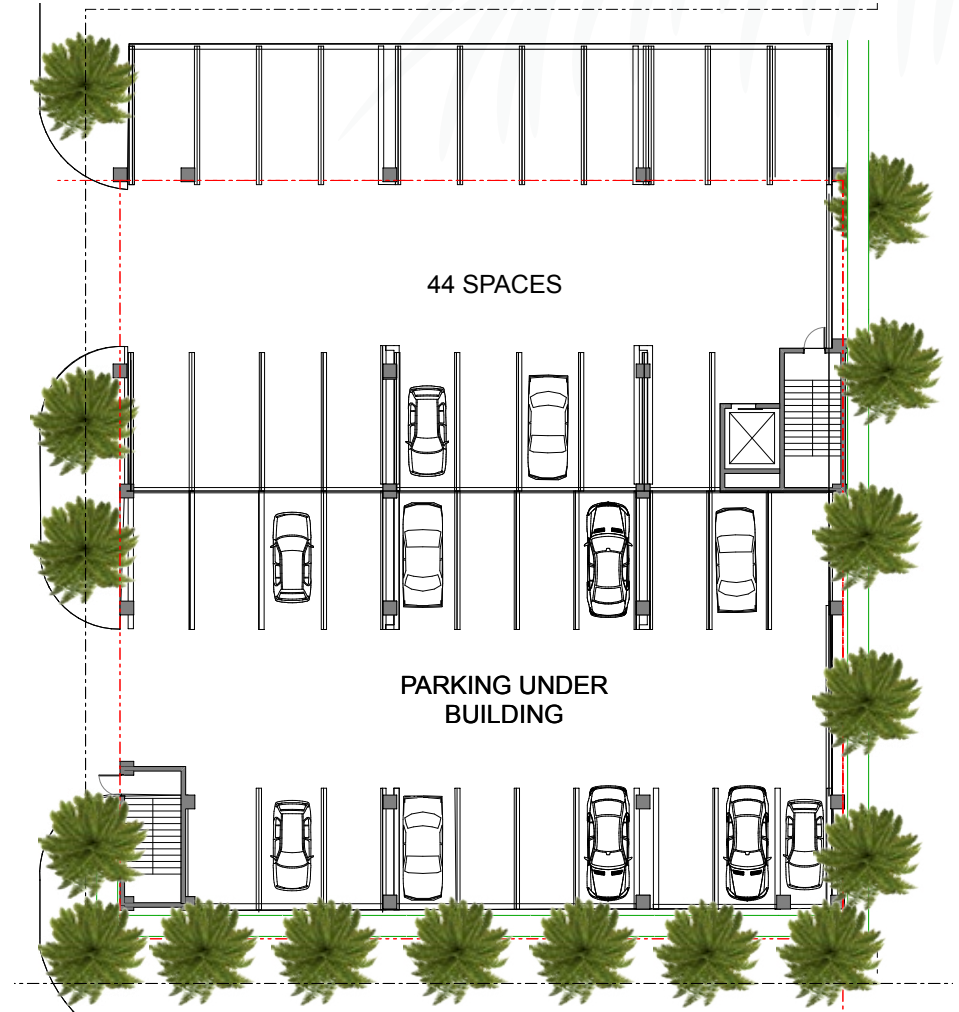


42 ROOMS (408-864 SF)
THREE STORIES OVER PARKING

CONCEPTUAL DESIGN PLAN — HOTEL BUILDING



TYPICAL FLOOR PLAN (FLOORS 2 - 4)
12 UNITS / FLOOR (400-700 SF)



36 UNITS (10,000 SF/FLOOR)
THREE STORIES OVER PARKING



TPI Hospitality officially opened the long anticipated Margaritaville Beach Resort, marking a pivotal moment in the rejuvenation of Fort Myers Beach. Developed on a 7.25-acre site that was previously an outdated retail strip, the 254-room resort culminates a nearly \$200 million investment that began in 2021. With nightly rates ranging from \$300 to \$900, the resort offers six exciting dining venues and a very popular Beach Club that features a 15,000-square-foot pool with stunning Gulf of Mexico views. Serving as a hub for entertainment and dining, the resort not only boosts strong tourism support but is also anchoring the ongoing redevelopment of this area, setting the stage for an inspiring future for Fort Myers Beach.



PROPOSED DEVELOPMENTS



1. ARCHES BAYFRONT



2. THE NEPTUNE



3. RED COCONUT

1. ARCHES BAYFRONT

Proposed. \$200M Mixed-use Development.

2. THE NEPTUNE

Approved. 148-room Hotel Development. Est. Total Cost: \$60M.

3. RED COCONUT

Approved. 17-story, 141 Residential Units, Private Beach Club, 10,000 SF Commercial Restaurant, Public Beach Access. Est. Total Cost: \$200 - \$250M.

4. SANDPIPER GULF RESORT

Potential Redevelopment.

5. THE OUTRIGGER

Proposed 100-room Hotel, 24,000 SF of Commercial Space, 50-unit Luxury Condo-hotel, and Separate 46-unit Luxury Condo Tower, Public Beach Access, Rooftop Bar, Restaurants, Parking. Est. Total Cost: \$250 - \$300M.

6. GULFSIDE TWELVE

Recently Completed Luxury Residences. Units Starting at \$4.4M. Est. Total Cost: \$40M.



4. SANDPIPER GULF RESORT



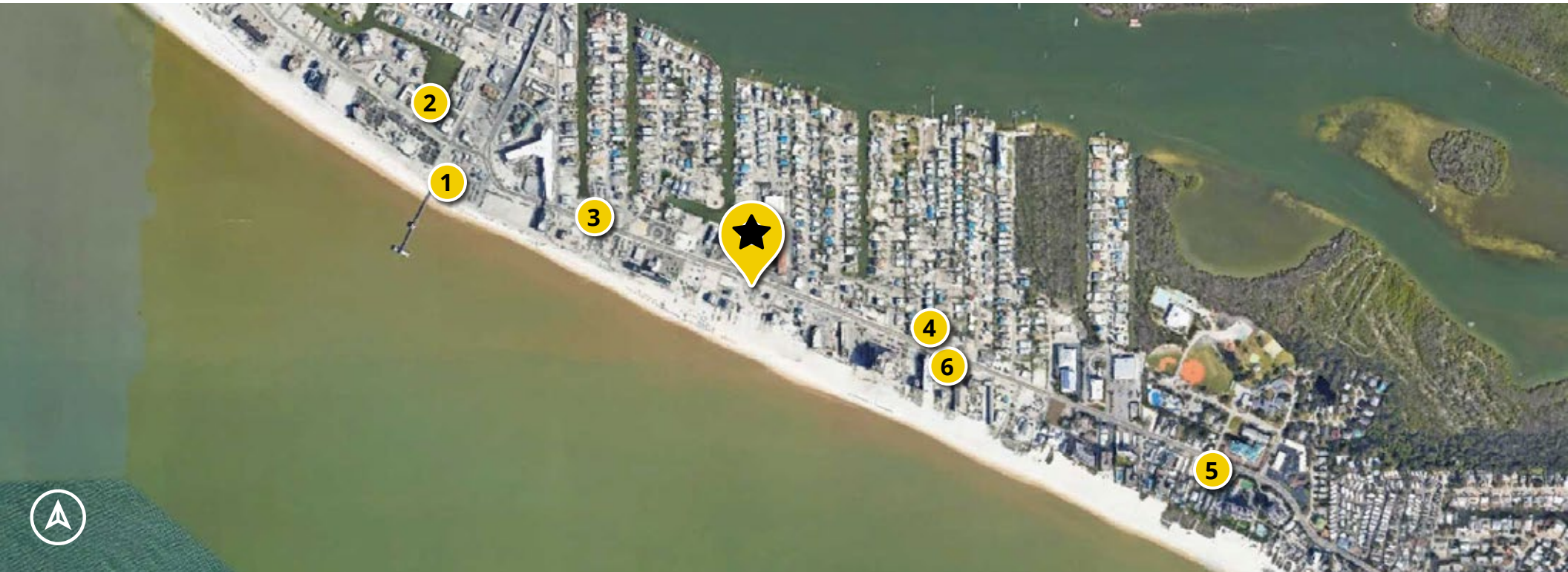
5. THE OUTRIGGER



6. GULFSIDE TWELVE



RELEVANT PROPERTIES



RECENTLY SOLD IN SUBMARKET

MAP ID	ADDRESS	GSF	STATUS	LISTED PRICE	SOLD PRICE	PPGSF	CLOSED ON	ZONING	DOM	PRODUCT TYPE	NOTES
1	1000 ESTERO BLVD	17,337	SOLD		\$6,400,000	\$369	28-Feb-24	DOWNTOWN		LAND	GULF FRONT
2	925 ESTERO BLVD	33,018	SOLD		\$9,250,000	\$280	30-Jan-24	DOWNTOWN		LAND	NORTH OF ESTERO BLVD. CANAL FRONT
3	1207 ESTERO BLVD	32,443	SOLD		\$7,100,000	\$219	3-Jan-23	DOWNTOWN		LAND	CURRENT LISTED FOR SALE, ATTEMPTED FLIP. SEE BELOW
TOTALS:		82,798			\$22,750,000						

LISTED FOR SALE IN SUBMARKET

MAP ID	ADDRESS	GSF	STATUS	LISTED PRICE		PPGSF		ZONING	DOM	PRODUCT TYPE	NOTES
3	1207 ESTERO BLVD	32,443	LISTED	\$9,900,000		\$305		DOWNTOWN	258+	LAND	PROPOSED FLIP - NO OFFERS IN 258 DAYS
4	2101 ESTERO BLVD	4,902	LISTED	\$995,000		\$203		COMM. BLVD. CB	540+	LAND	VACANT WITH ESTERO BLVD FRONTAGE. PEARL ACCESS
5	2700 ESTERO BLVD	18,600	LISTED	\$3,875,000		\$208		COMM. RESORT. CR	45+	LAND	VACANT WITH ESTERO BLVD FRONTAGE AT POMPANO
6	2100 ESTERO BLVD	16,553	LISTED	\$3,995,000		\$241		RESID-MF RM	40+	LAND	VACANT WITH ESTERO FRONTAGE AT DELMAR AVE.
TOTALS:		72,498		\$18,765,000							

PPGSF = PRICE PER GROSS SQUARE FOOT
 PPNSF = PRICE PER NET SQUARE FOOT
 DOM = DAYS ON MARKET

RELEVANT PROPERTIES

RECENTLY SOLD IN SUBMARKET



1000 ESTERO BLVD

GSF:	17,337
Status:	Sold
Sold Price:	\$6,400,000
Price/SF:	\$369
Closed On:	28-Feb-24
Zoning:	Downtown



925 ESTERO BLVD

GSF:	33,018
Status:	Sold
Sold Price:	\$9,250,000
Price/SF:	\$280
Closed On:	30-Jan-24
Zoning:	Downtown

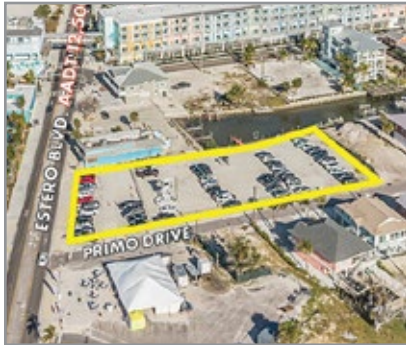


1207 ESTERO BLVD

GSF:	33,443
Status:	Sold
Sold Price:	\$7,100,000
Price/SF:	\$219
Closed On:	3-Jan-23
Zoning:	Downtown

RELEVANT PROPERTIES

LISTED FOR SALE IN SUBMARKET



1207 ESTERO BLVD

GSF:	32,443
Status:	Listed
Listed Price:	\$9,900,000
Price/SF:	\$305
Zoning:	Downtown



2101 ESTERO BLVD

GSF:	4,902
Status:	Listed
Listed Price:	\$995,000
Price/SF:	\$203
Zoning:	Downtown



2700 ESTERO BLVD

GSF:	18,600
Status:	Listed
Listed Price:	\$3,875,000
Price/SF:	\$208
Zoning:	Downtown



2100 ESTERO BLVD

GSF:	16,553
Status:	Listed
Listed Price:	\$3,995,000
Price/SF:	\$241
Zoning:	Downtown

5-MILE RADIUS — DEMOGRAPHIC SUMMARY

KEY FACTS



38,879
POPULATION



65.8
MEDIAN AGE



1.9
AVG. HH SIZE

INCOME



\$77,996
MED. HH INCOME



\$109,163
AVG. HH INCOME



\$375,654
MED. NET WORTH

BUSINESS



1,774
TOTAL BUSINESSES

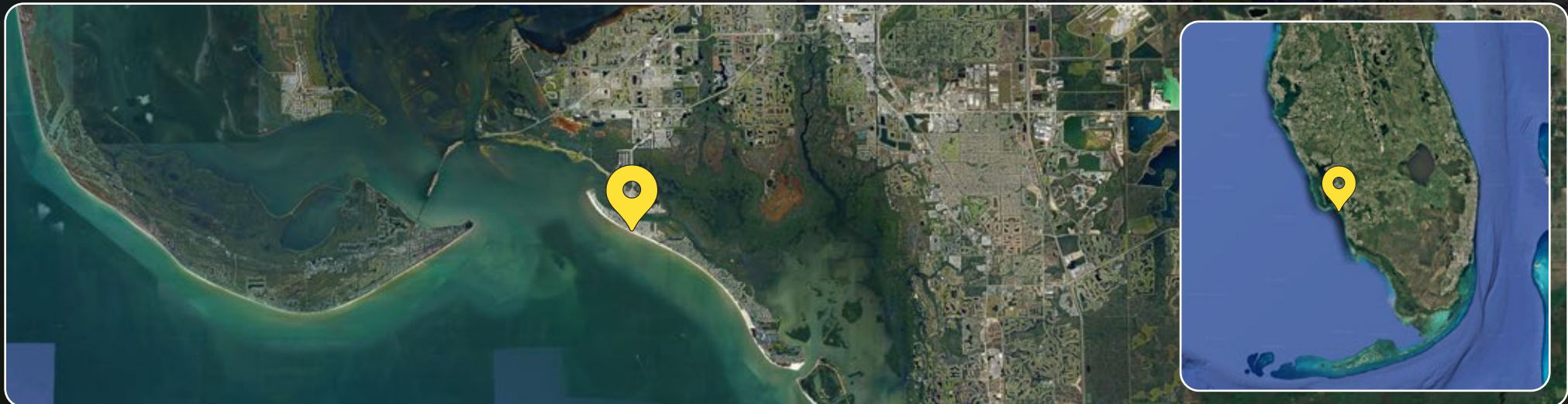


12,926
EMPLOYEES

EMPLOYMENT

2.8%

UNEMPLOYMENT
RATE



LEE COUNTY - THE PLACE TO BE

STRONG JOB MARKET

Lee County has an unemployment rate of 3.8%, which is lower than the national average of 4.2% (as of December 2021). The county has a diverse economy with over 100,000 jobs in healthcare, tourism, education, and manufacturing. The number of new businesses in the county has increased by over 6% in the past year.



POPULATION GROWTH

There has been a significant shift in migration trends toward Florida, with 10 of the Top 25 Growth Cities located in Florida; among those, Fort Myers was ranked #6 in the nation. Similarly, in a recent LinkedIn ranking of the top 20 cities for remote workers, Cape Coral took the #1 spot among major metros.



STRONG EDUCATION SYSTEM

Lee County has a strong public school system, with many highly-rated schools and a growing number of charter and private schools. The county is also home to several colleges and universities, including Florida Gulf Coast University and Hodges University.





CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Fischler Property Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop-ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Fischler Property Company, LLC, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Fischler Property Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Fischler Property Company, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Fischler Property Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modelling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Fischler Property Company, LLC in compliance with all applicable fair housing and equal opportunity laws.



FISCHLER
PROPERTY COMPANY



CUNNINGHAM
REALTY ADVISORY GROUP