

LSI COMPANIES

MAHANA BREEZE 8.35± ACRE SHOVEL READY MULTI-FAMILY DEVELOPMENT SITE

PROPERTY SUMMARY

Property Address: 15785 McGregor Boulevard

& 11982 Kelly Road Fort Myers, FL 33908

County: Lee

Property Type: Vacant Residential Land

Property Size: 8.35± Acres

Zoning: RM-2 (Residential Multi-Family-2)

Permits in Place: ERP (36-09004-P)

Development Order (DOS2020-00119)

Utilities: Water, Sewer, Electric, Cable

Tax Information: \$9,790 (2025)

STRAP Number: 31-45-24-00-00018.0000;

31-45-24-00-00011.0020

\$3,700,000

Joint venture opportunities will be considered

COMPANIES LSICOMPANIES.COM

SALES EXECUTIVES



Alec Burke Sales Associate



DIRECT ALL OFFERS TO:

Alec Burke

aburke@lsicompanies.com o: (239) 489-4066 m: (563) 505-2197

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

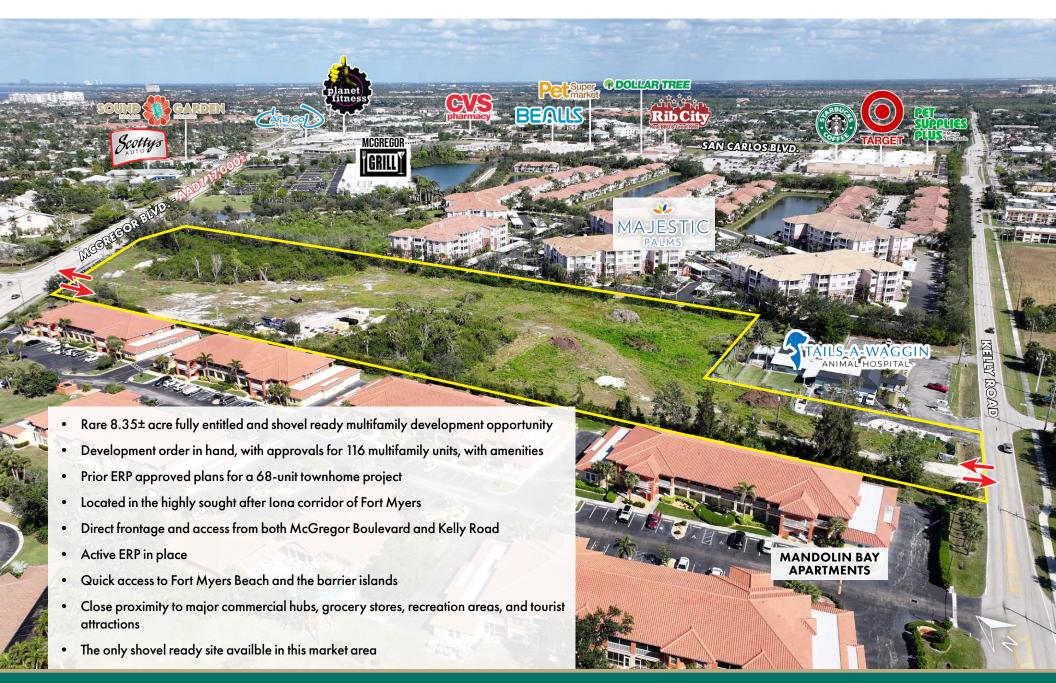
LSI Companies is pleased to present Mahana Breeze, a fully entitled, shovel ready development opportunity with approvals for 116 multifamily units.

This 8.35± acre infill site has a fully approved development order, ERP, and RM-2 zoning in place. The current development order includes plans for an amenitized multifamily project consisting of 116-units across three, four-story buildings, offering a rare opportunity to acquire the only shovel ready development site in this market. Additionally, the site benefits from prior SFWMD approvals for a 68-unit townhome project, which could be revised and reinstated.

The site is situated in the highly sought after Iona corridor of Fort Myers, just minutes from Fort Myers Beach, Sanibel, and Captiva Island. The property stretches from McGregor Boulevard to Kelly Road, with direct access from both roadways. Conveniently located near grocery, shopping, and entertainment, this site offers effortless access to both daily essentials and major tourist destinations of Southwest Florida.



INVESTMENT HIGHLIGHTS

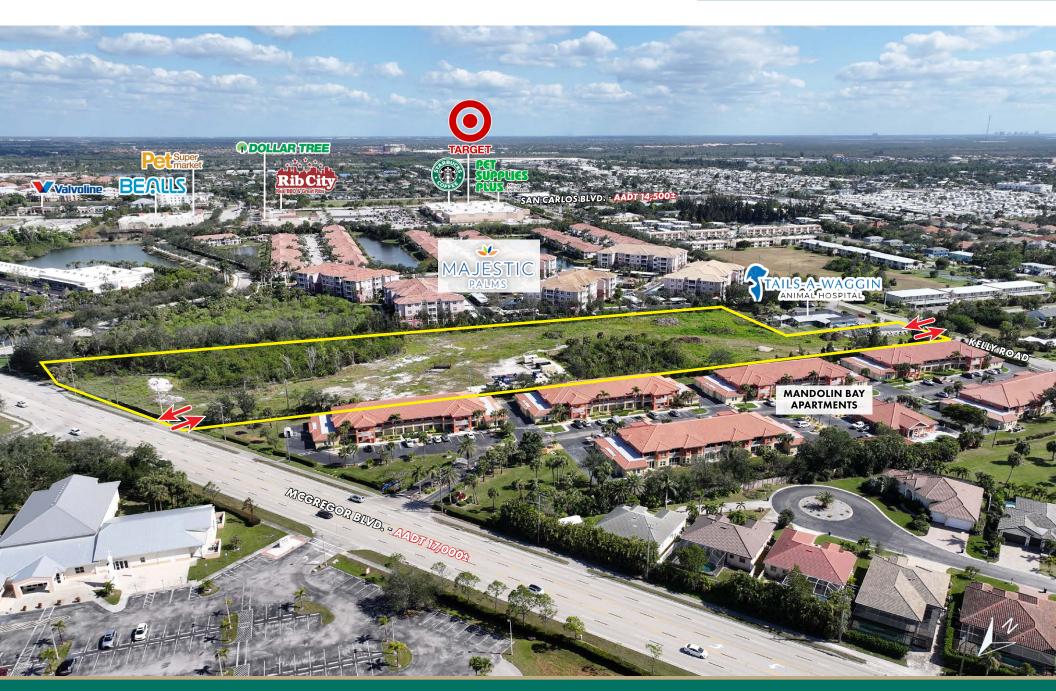




MULTI-FAMILY APPROVALS



PROPERTY AERIAL



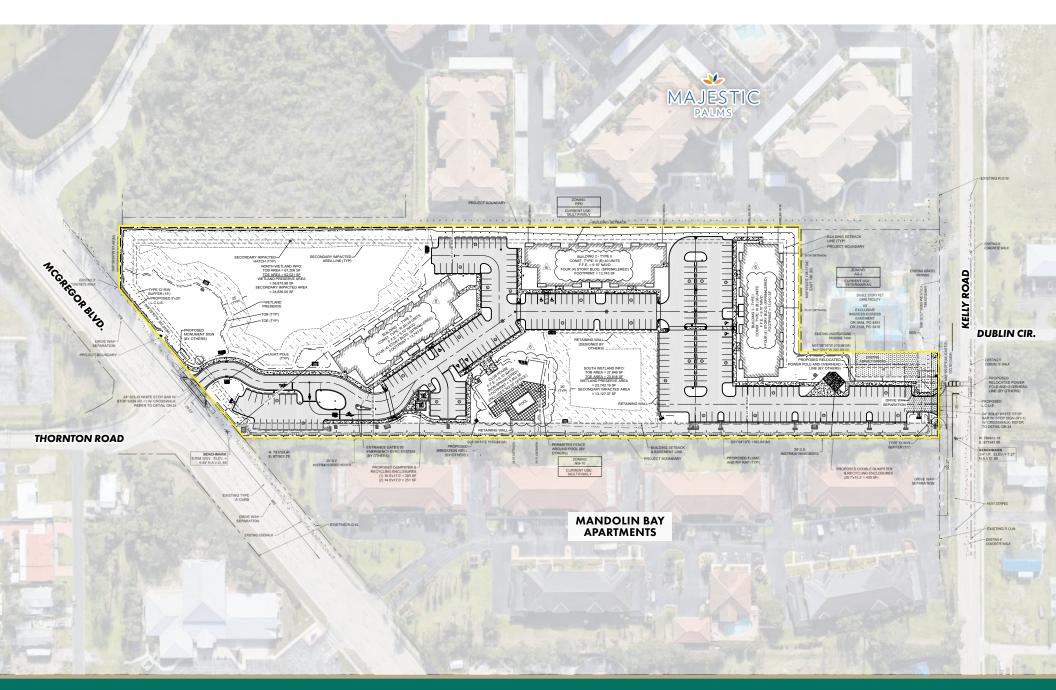


PROPERTY AERIAL





MASTER SITE PLAN





MULTI-FAMILY BUILDING DETAILS



BUILDING ELEVATIONS

BUILDING 1



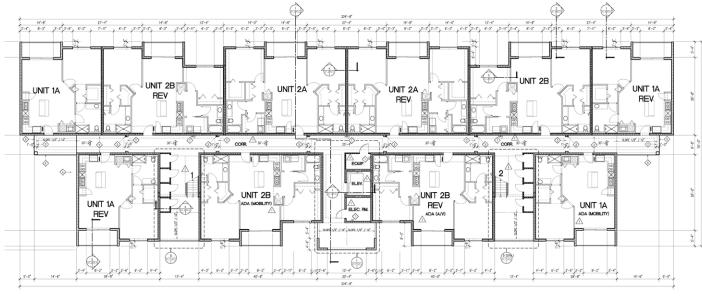
FRONT ELEVATION



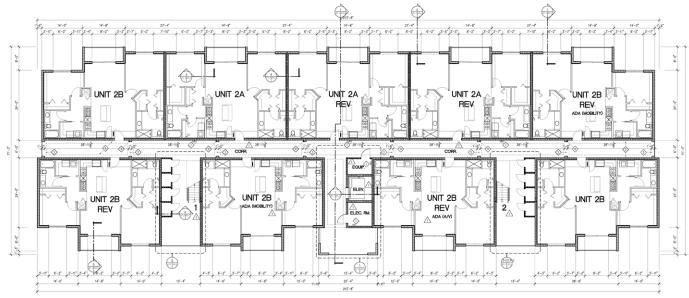
REAR ELEVATION

BUILDING FLOOR PLANS

BUILDING 1 & 3



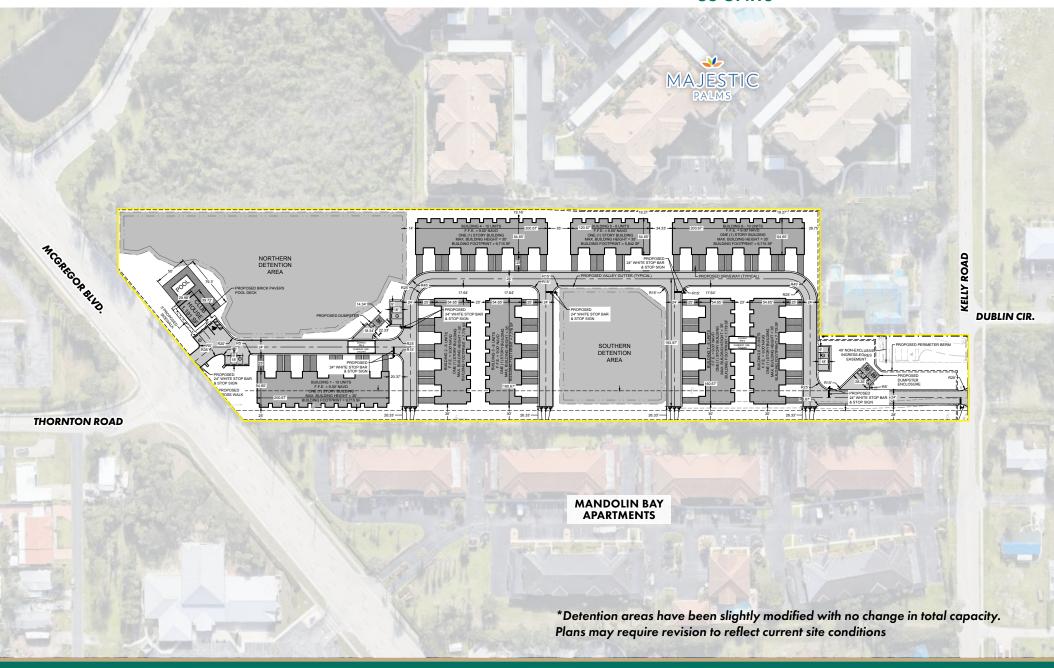
Unit Mix	Sq. Ft. (per unit)	No. of Units
1 Bed Unit	808 Sq. Ft.	32
2 Bed Unit (2A)	1,240 Sq. Ft.	28
2 Bed Unit (2B)	1,159 Sq. Ft.	56
	Total Units	116



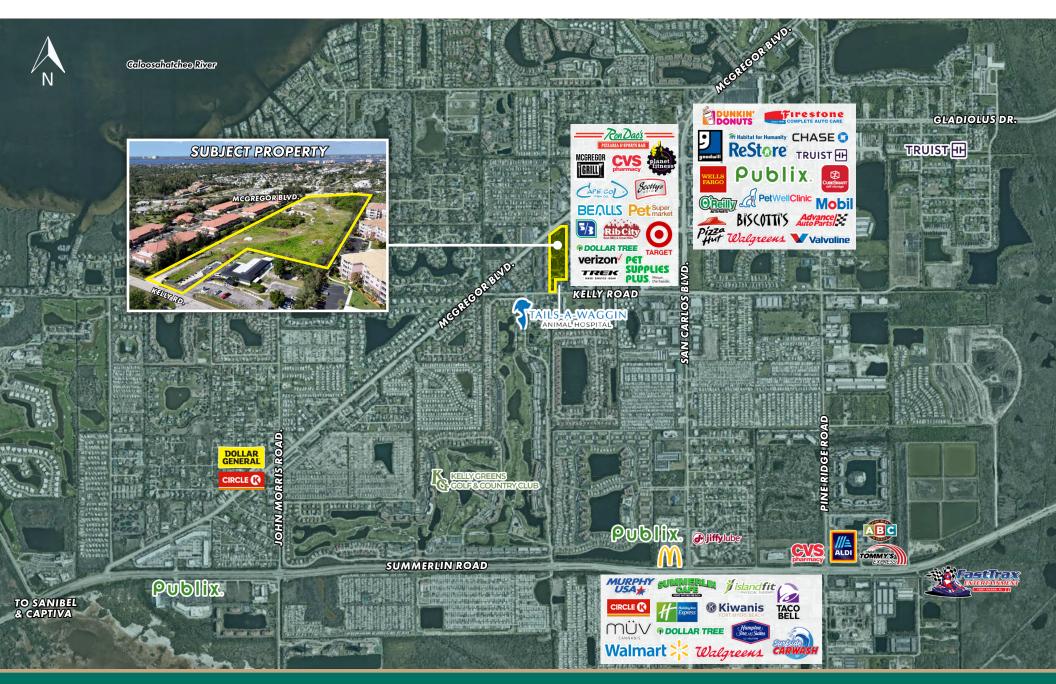
FIRST LEVEL BUILDING PLAN

TOWNHOME SITE PLAN

68 UNITS



RETAIL MAP





NEARBY ISLAND ATTRACTIONS



AREA AMENITIES



FORT MYERS COUNTRY CLUB

Located on historic palm tree lined McGregor Boulevard in the City of Fort Myers. The beloved course opened for play in 1917, making it one of the oldest golf facilities on the west coast of Florida.



BELL TOWER SHOPS

Recently renovated, Bell Tower Shops an openair shopping center, with many popular shops, local boutiques, restaurants, a movie theatre, and two adjoining hotels.



TWINS & RED SOX

Fort Myers is the spring training home of the Minnesota Twins at Hammond Stadium, while JetBlue Park hosts the Boston Red Sox.



GULF COAST TOWN CENTER

Gulf Coast Town Center offers a unique shopping destination featuring more than 100 specialty shops, restaurants and entertainment.



HERTZ ARENA

Located in Estero, Florida, Hertz Arena is Southwest Florida's premier entertainment venue offering a variety of entertainment including concerts and family shows. Hertz Arena is also home to the FCHI's Florida Everblades.



BARBARA B. MANN PERFORMING ARTS HALL

Located at FSW, Barbara B. Mann presents National Touring Broadway musicals, prominent entertainers and music concerts.



LEE COUNTY BARRIER ISLANDS

Fort Myers Beach known for it's long, sandy beaches, shops and restaurants. Sanibel and Captiva, both known for abundant wildlife, fresh seafood, resorts and shelling along the beaches

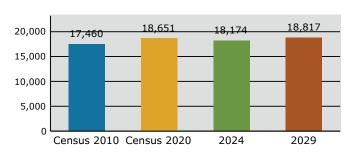


DOWNTOWN FORT MYERS

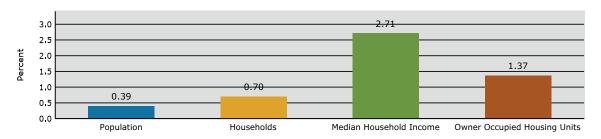
The culture and history-rich Downtown Fort Myers River District offers plenty to do with many boutique shops, restaurants and events.

AREA DEMOGRAPHICS

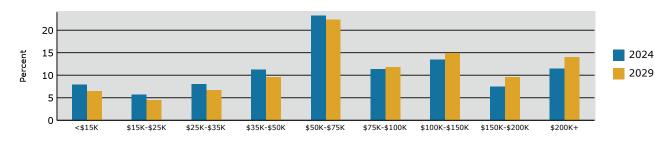
Households



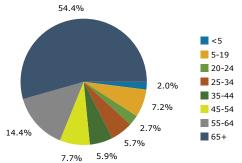
2024-2029 Annual Growth Rate



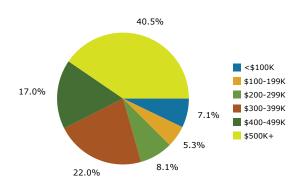
Household Income



2024 Population by Age

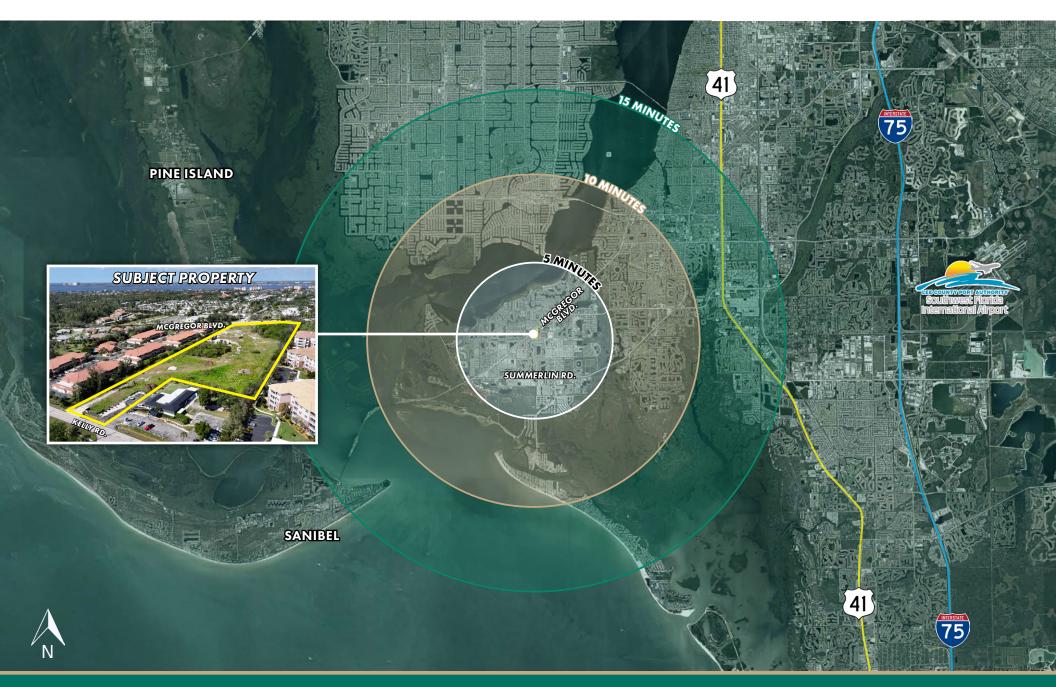


2024 Home Value



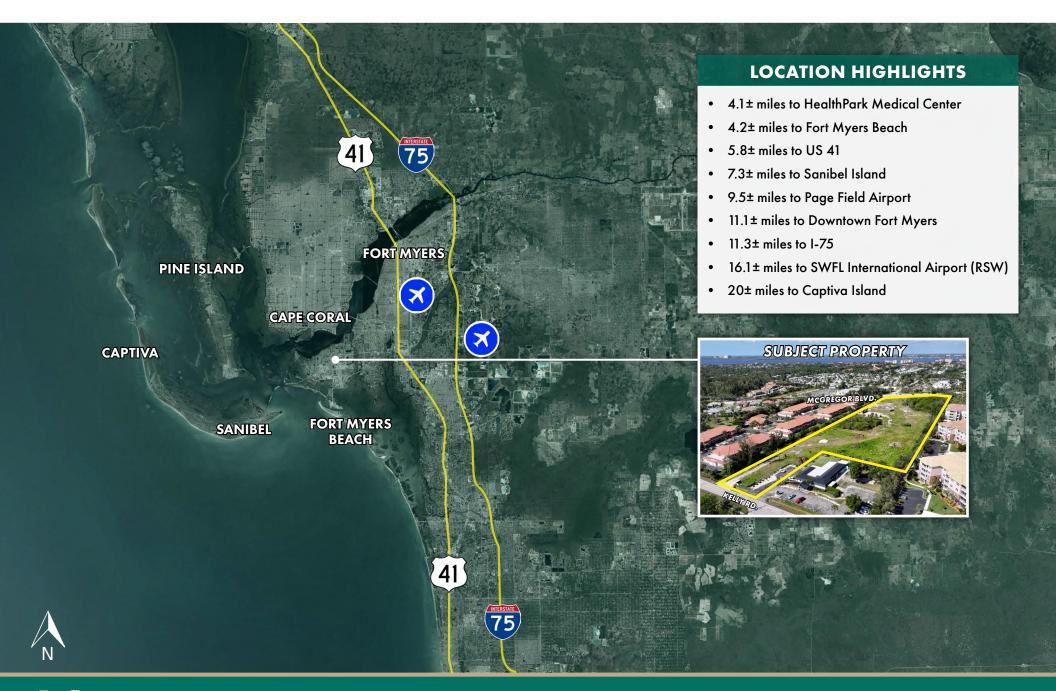


DRIVE TIME MAP





LOCATION MAP



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