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**FOR SALE:**

**\$1,350,000.00**

# Sea Side Storage and Pocks

OFFERING  
MEMORANDUM

19150 & 19105 Sea Side Dr.  
Ft. Myers Beach, FL 33931





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A man in a blue shirt is seen from the back, addressing a group of people in a meeting room. The room has large windows in the background, and several people are seated at tables, some looking towards the speaker. The scene is brightly lit, suggesting a professional and collaborative environment.

# EXECUTIVE SUMMARY

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# EXECUTIVE SUMMARY



Seaside Drive offers commercial boat access with on-site outdoor storage. The two parcels total .96 Acres

The Fort Myers Beach area is on the road to significant revitalization and this property maximizes all the benefits of a waterfront location without the traffic. There is no redevelopment uncertainty because all zoning and permitting is handled through unincorporated Lee County, not the Town of Fort Myers Beach. The docks are fully operational and this property has the added benefit of security and open storage.

The property is currently zoned Marine Industrial (IM) and Agricultural (AG-2) The future land use is Industrial and Urban Community.

ALL PROPERTIES ARE BEING SOLD "AS IS"

## HIGHLIGHTS



WATERFRONT  
MARINA & LAND



DEVELOPMENT  
OVERSIGHT IS LEE  
COUNTY, NOT FORT  
MYERS BEACH



MIXED USE  
DEVELOPMENT  
POTENTIAL



BOOMING  
GROWTH

TO ACCESS THE VIDEO BROCHURE,  
CLICK THE LINK BELOW:



# PROPERTY HIGHLIGHTS

- The Property includes half of the submerged canal bottom.
- The canal opens into Hurricane Pass and the back bay which connect directly to the Gulf of Mexico. .
- Besides great access to the Gulf of Mexico, this parcel is exceptional for marine contractors and similar businesses. An end user benefits from the secure location, access to both abutting outside storage and also the nearby Buttonwood Drive warehouse facility.
- Neighboring properties have both other marine and industrial uses. Across the waterway is existing residential.
- There is a fenced gate offering security between the two parcels and Sea Side Drive.
- Adjacent to the south of this property is the new Bay Harbour Marina Village property. This project will boast 75 residential units and a 40,000-square-foot “civic space” that will be open to the public. The complex will also include more than 300 boat slips and 30,000 square feet of retail and office space.



SIZE:  
.96 AC



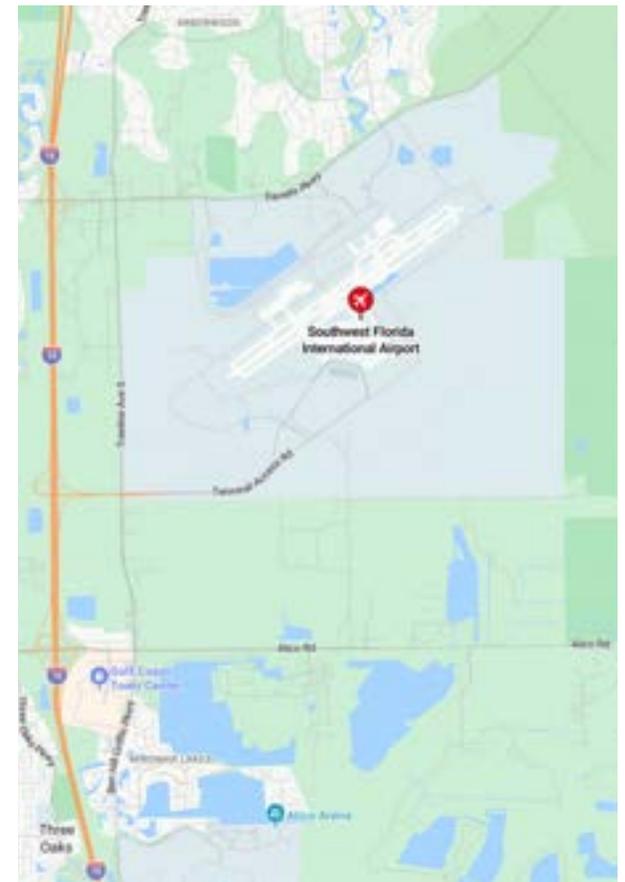
ZONING  
IM & AG-2



DOCKAGE



AIRPORT PROXIMITY  
20-25 MIN

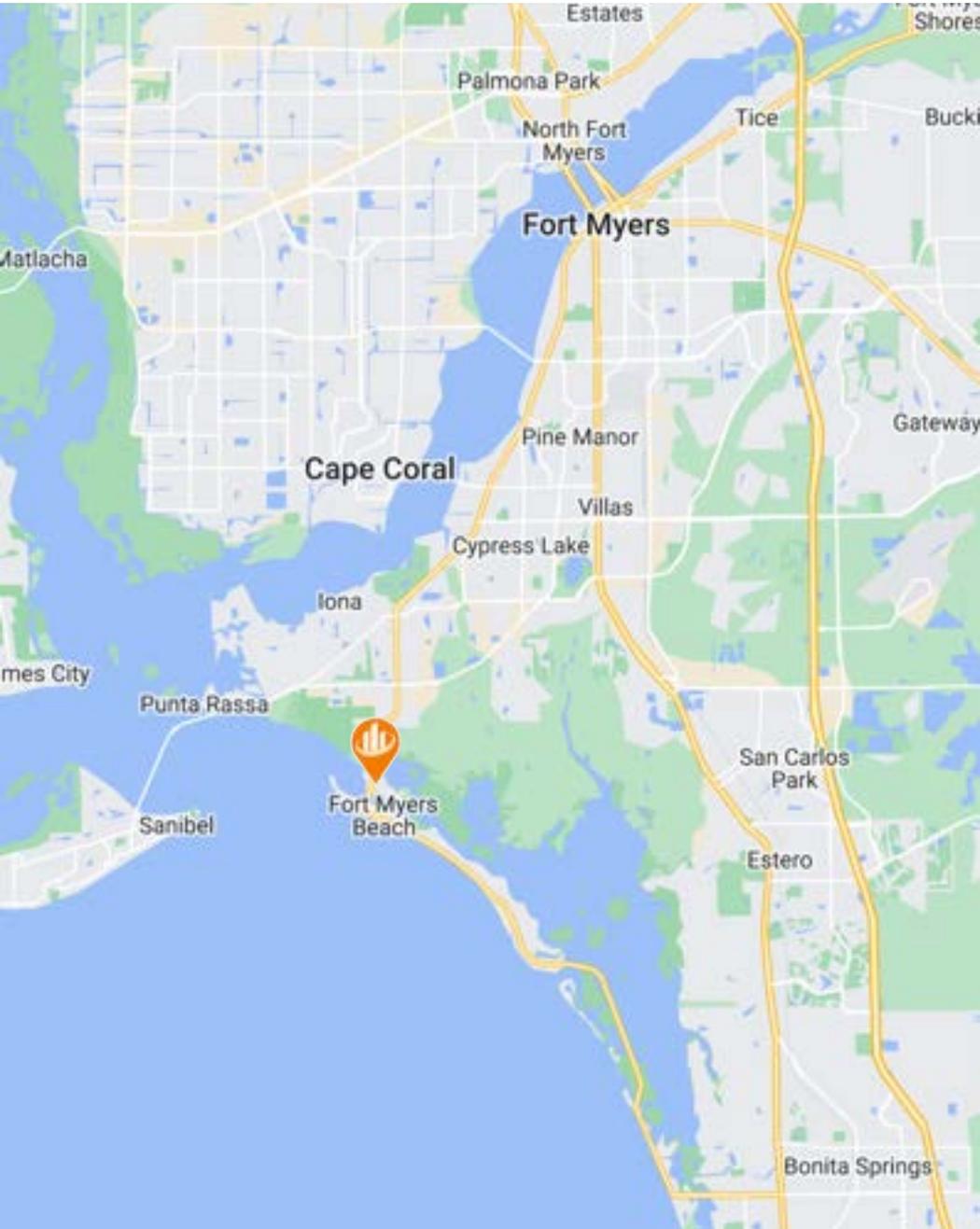




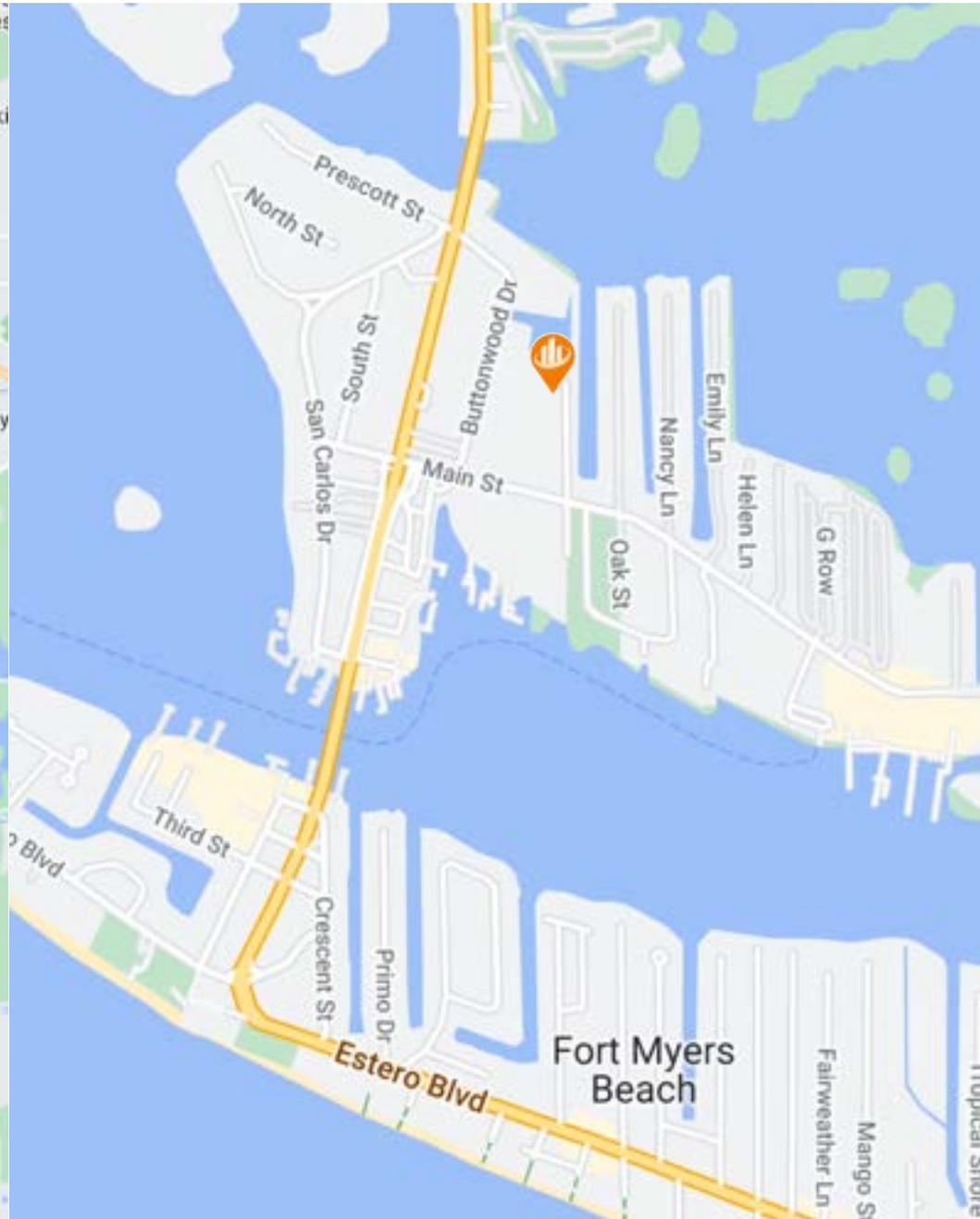
# AREA OVERVIEW

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# REGIONAL MAP



# AREA MAP



NEW DEVELOPMENT  
& AREA  
POINTS OF INTEREST



- 1 Outrigger Beach Resort  
London Bay Homes  
6200 Estero Blvd., Fort Myers Beach
- 2 Red Coconut RV Park Redevelopment  
Seagate Development  
3100 Estero Blvd., Fort Myers Beach
- 3 The Arches Bayfront | Fort Myers Beach  
Moss Marina  
450 Harbor Ct., Fort Myers Beach
- 4 Neptune Inn  
2310 Estero Blvd. Fort Myers Beach
- 5 Carousel inn Redevelopment  
Gulfside Twelve  
6240 Estero Blvd, Fort Myers Beach
- 6 Time Square  
1035 Estero Blvd, Fort Myers Beach
- 7 Fort Myer Beach Pier Plan  
10 Old San Carlos Blvd,  
Fort Myers Beach, FL 33931
- 8 The Cottages Bar & Grille  
1250 Estero Blvd, Fort Myers  
Beach, FL 33931

- 9 The Whale  
1249 Estero Blvd Fort Myers Beach
- 10 Margaritaville  
251 Crescent St, Fort Myers Beach
- 11 Bay Harbour Marina Village  
1135/1185 San Carlos Blvd  
Fort Myers Beach
- 12 Key West Express
- Doc Fords  
708 Fishermans Wharf  
Fort Myers Beach, FL 33931
- 13 Dixie Fish  
714 Fishermans Wharfs  
Fort Myers Beach, FL 33931

# NEW DEVELOPMENT & AREA POINTS OF INTEREST



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PROPERTY  
OVERVIEW

# PROPERTY SUMMARY

- This total property is comprised of two parcels which total .96 AC with boat dockage.
- All utilities are already on site.
- These parcels can be used by marine contractors and charter boats for Gulf of Mexico access and storage servicing Fort Myers Beach and surrounding areas.
- The larger parcel has a mixed future land use (FLU). The portion nearest the back bay is Urban Community and the area closest to the road entrance has a FLU of Industrial.
- The canal opens into Hurricane Pass and the back bay which connect directly to the Gulf of Mexico.
- There is a locking gate at the entrance from Sea Side Drive into the properties for added security.



## ADJACENT PROPERTIES



### TO THE WEST

866 & 870 Buttonwood is comprised of three parcels with various commercial zonings. There is a 7,660 SF building on the parcel closest to the Subject Property. Sale price for this property is \$1,695,000. This property would also allow access to Buttonwood Drive.



### TO THE SOUTH

1135 & 1185 Main St.  
Bay Harbour Marina Village

6.85 AC of Land  
Zoning is a combination  
IL, IM and C-2

This property is a new project  
with details on the next page!



## BAY HARBOUR MARINA VILLAGE

San Carlos Island will make way for a new destination resort that will transform the vacant parcel at 1135-1185 Main St. into a vibrant neighborhood. This development will enhance economic activity, provide jobs, spur tourism and improve property values. The Bay Harbour Marina Village was recently approved by the Lee Board of County Commissioners. The project will include 75 residential units and a 40,000-square-foot “civic space” to be used by the residents of San Carlos Island. The complex will also include more than 300 boat slips and 30,000 square feet of retail and office space.





## ZONING

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### Current Zoning - IM - Marine Industrial and AG-2

“The purpose and intent of the IM District is to permit the designation of suitable locations for, and to facilitate, the proper development and use of land and adjacent waters for commercial and industrial waterfront-dependent land uses.”  
(Lee County Land Development Code).

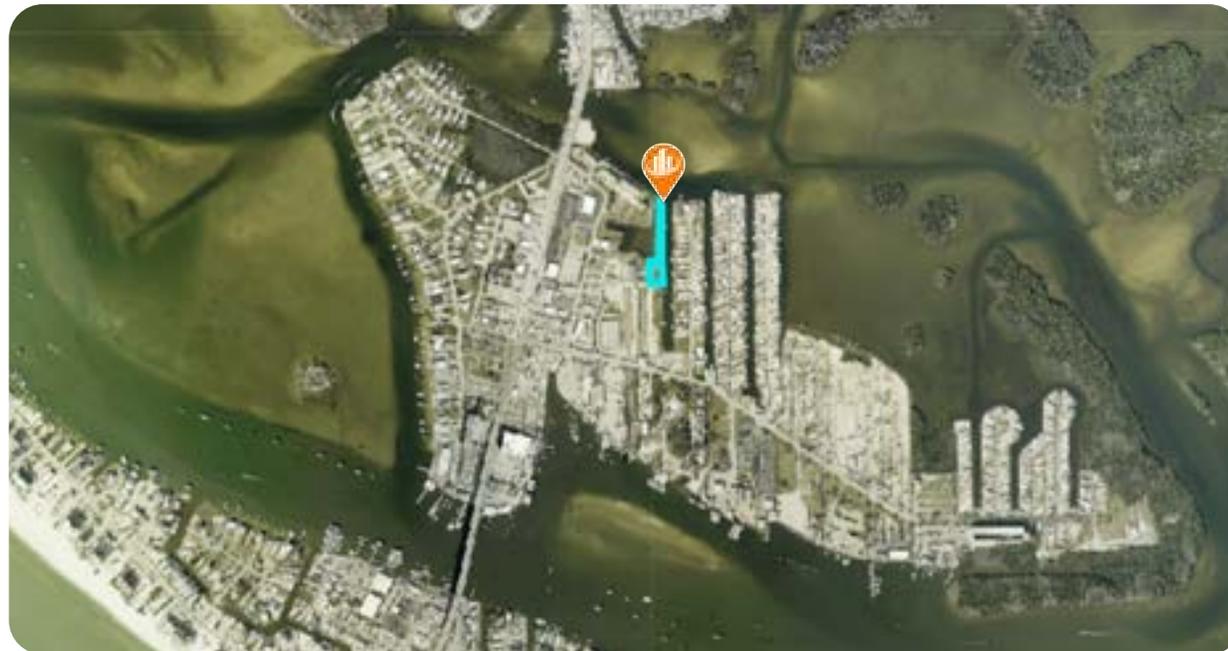
The property is located within the San Carlos Island Water-Dependent Overlay Zone  
Per objective 32.1 and 32.1.1 of the Comprehensive Plan:

Defined as “... land within 150 feet of the shore line, water-dependent marine, and industrial uses and water-dependent functions of recreational marinas.

\*\*Landward of the overlay zone (150-ft Line): marine industrial uses, in addition to water-related accessory uses which may be permitted to occupy up to 50% of that portion of a parcel lying landward of the 150-ft line.”

Future Land Use: Industrial & Urban Community

# EXECUTIVE SUMMARY



## PROPERTY SUMMARY

<b># OF BLDGS</b>	NONE
<b>TOTAL BUILDING SF</b>	NONE
<b>ADDRESSES</b>	19150 & 19105 SEA SIDE DRIVE FORT MYERS BEACH FL 33931
<b>STRAP NUMBERS</b>	19-46-24-00-00004.0010 19-46-24-00-00005.0000
<b>TOTAL ACREAGE:</b>	.96 AC
<b>COUNTY:</b>	LEE
<b>MARKET:</b>	FORT MYERS BEACH
<b>MUNICIPALITY:</b>	LEE COUNTY
<b>ZONING:</b>	IM & AG-2
<b>PROPERTY TYPE</b>	MARINE DOCKS & LAND
<b>AMENITIES</b>	QUICK GULF ACCESS PLUS EXCITING SURROUNDING DEVELOPMENT
<b>SALE TYPE</b>	REDEVELOPMENT OPPORTUNITY
<b>SALE CONDITION</b>	AS IS
<b>SALE PRICE</b>	\$1,350,000



PROPERTY

PHOTOS

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# DEMOGRAPHICS

## SUMMARY

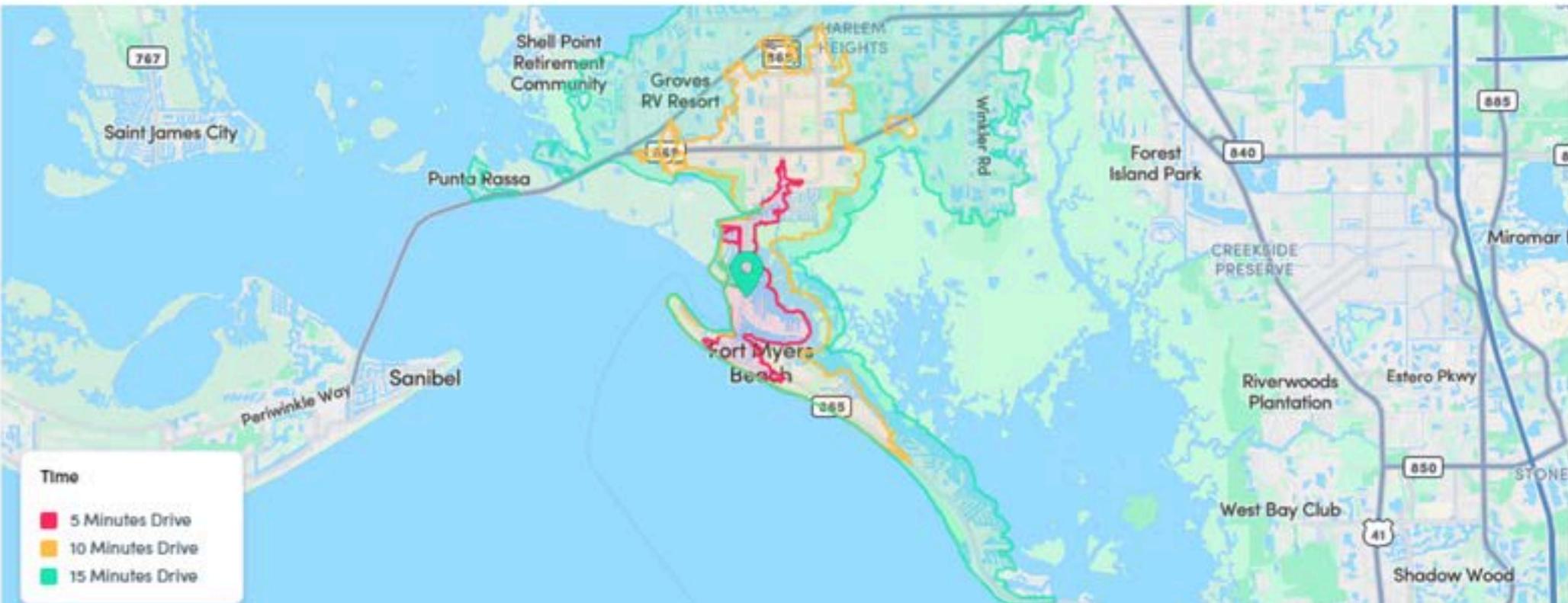
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# DEMOGRAPHIC SUMMARY

## Demographic & Consumer Spend Overview

	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast
Total Population	1,868	1,882	11,259	11,699	43,913	46,531
Workday Population	1,412	--	11,605	--	37,259	--
Total Households	1,086	1,096	6,419	6,703	22,246	23,588
Avg. Household Income	\$93.6k	\$101.2k	\$67.7k	\$95.3k	\$96.5k	\$103.1k
Total Consumer Spend	\$24.6m	\$26.7m	\$254.8m	\$279.5m	\$572.3m	\$631.6m





MEET THE  
TEAM

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# MEET THE TEAM | SVN COMMERCIAL PARTNERS

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Lauri Albion

Senior Advisor

239-851-5492 | Lauri.Albion@SVN.com

Lauri has over 30 years of business experience. She is a graduate of FGCU with a B.S. in Marketing and a Masters of Business Administration

She served as General Manager of the Red Coconut on Fort Myers Beach. She has extensive knowledge of Fort Myers Beach as well as operation and management of hospitality properties..

Prior to joining SVN Commercial, Lauri was the Vice President of Finance for a commercial real estate company. She directed company's long-term strategic plans, adjusting organizational structure to align with growth.



Tiffany Luongo

Senior Advisor

239-707-1700 | TiffanyL@SVN.com

Tiffany Luongo has been doing commercial real estate in Southwest Florida for over 20 years. She started in land entitlement, taking Agricultural land through the zoning and entitlement process and turning it into development-ready projects.

Because of this background she has also represented national companies wishing to buy land for development.

Leasing and selling such developments was the easy part of the equation. She joined SVN in 2018 as her clients wanted the reach and tools afforded by a national brand with local knowledge.



John Albion

Senior Advisor

239.-410-2234 | John.Albion@SVN.com

John Albion is a seasoned real estate professional with over 10 years in Commercial experience in Southwest Florida and licensed since 1985. John has an exceptional knowledge of the Fort Myers Beach area as a former Executive Director of the Fort Myers Beach Area Chamber of Commerce.

Prior to the Chamber of Commerce, John was a Lee County Commissioner for 14 years.

John's family is in the self-storage business and has owned and operated land in Lee County since 1969.

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EXCLUSIVELY PREPARED BY

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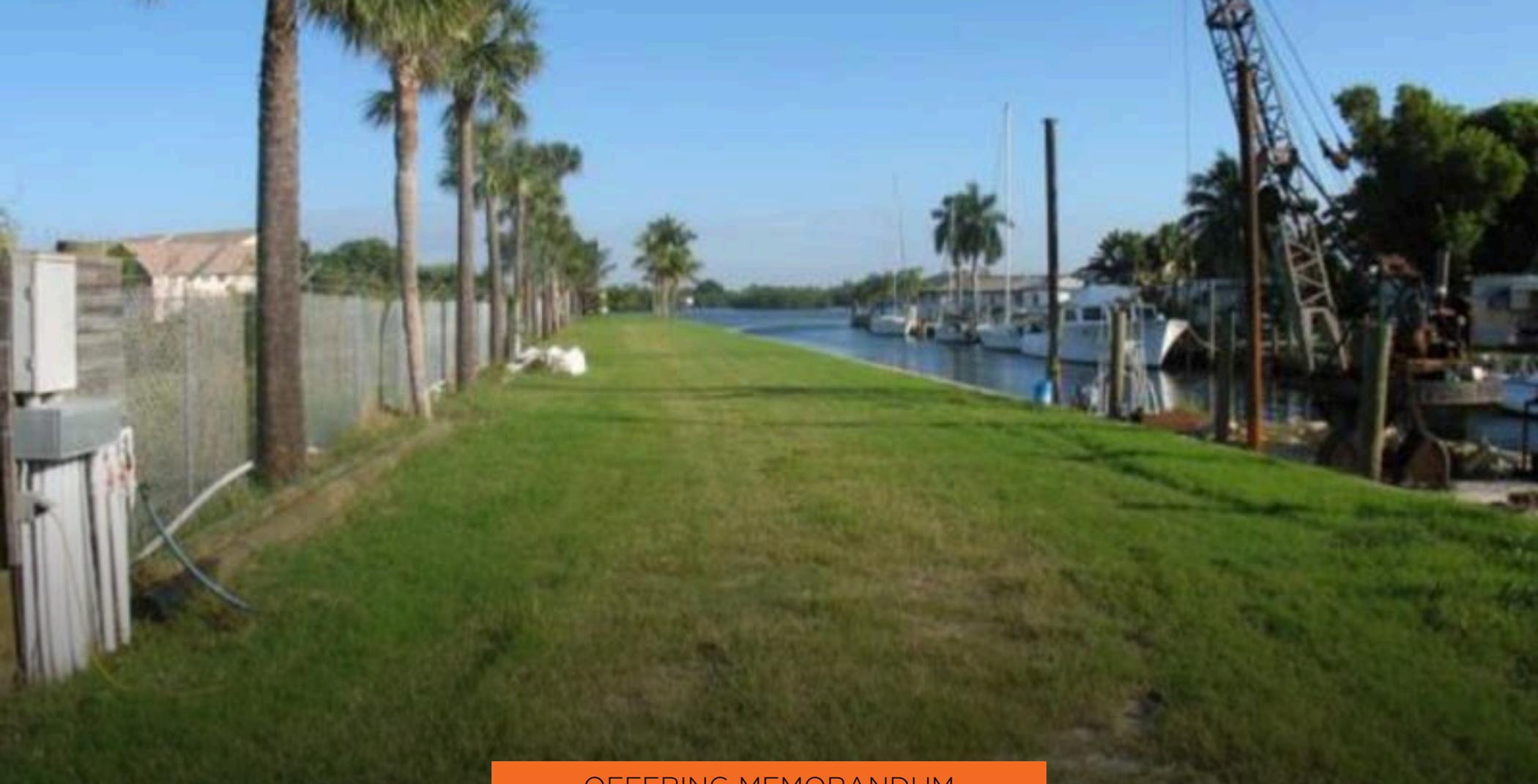
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OFFERING MEMORANDUM

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Fort Myers Beach FL 33931



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