

ENTITLED LAND FOR SALE

11800 SR 82, Fort Myers, FL 33919



 DTC: 56,000

 DTC: 40,000



Approval for water service by the City of Fort Myers is secured.

About This Property



FPC is pleased to offer the opportunity to acquire ±14.9AC of entitled land for development located ideally in the high-growth corridor in The Forum trade area, at State Road 82 in Fort Myers. Located near a Publix Shopping Center and featuring ±786SF of SR-82 frontage with a daily traffic count [FDOT] of ±40,000, the site offers incredible convenience, access, and visibility.

- SFWMD ERP provided by seller
- Zoned CI (Commercial Intensive), with a future land use [FLU] of CC (Commercial Corridor) that supports multi-family development
- Water and sewer available at the property line
- The seller has secured water services from the City of Fort Myers
- The site has legal positive outfall for storm water
- A local civil engineering firm has been engaged on the project and is available to assist with

Seller-provided Due Diligence Items:

- ALTA Survey
- Phase I Env Report, Threatened and Endangered Species Memo
- Site Plan (Conceptual)
- Wetland and GeoTech Reports
- Zoning Ordinance
- Title



PRICE
\$10.7M



DENSITY
40 Units/AC



WATER SERVICE
City Approved



FLU
Corridor Commercial [CC]



ZONING
Commercial Intensive [CI]



TOTAL ACRES
±14.9

Conceptual Site Plan



STATE ROAD 82

- WELLS FARGO
- CHASE
- Publix
- IL PRIMO PASTA
- 7 ELEVEN
- FIFTH THIRD BANK
- DQ Grill & Chill
- Firestone
- CVS
- McDonald's
- Wawa
- BURGER KING
- müv CANNABIS INFUSED PRODUCTS

TOTAL SITE AREA (APPROX.) : 15.00 AC
 PROPOSED ZONING : PUD

LEGEND

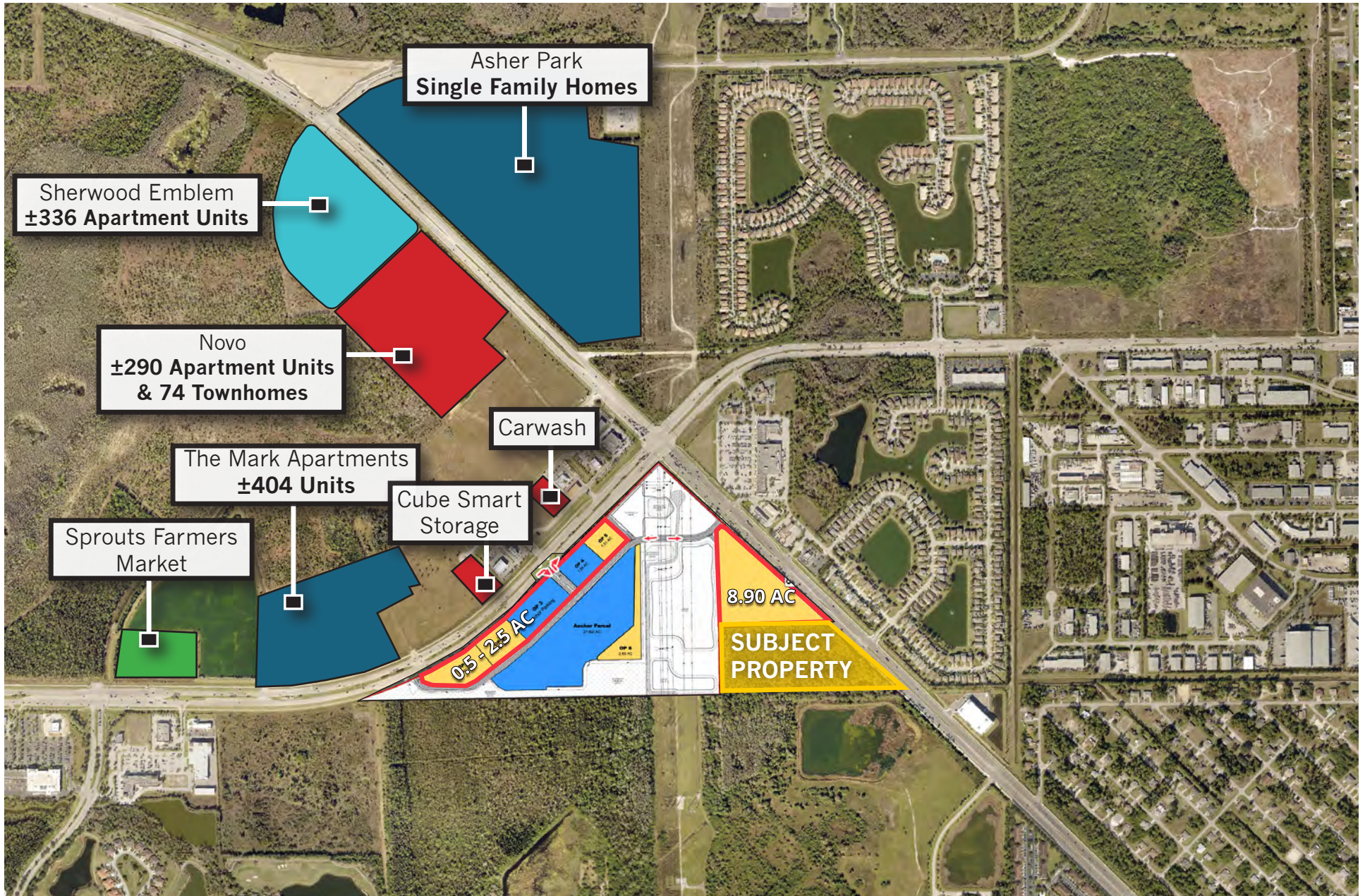
- MULTIFAMILY**
 - (M1) 4 STORY (TYPE VA)
TOTAL : 172 UNITS
 - (M2) 4 STORY (TYPE VA)
TOTAL : 176 UNITS
- TOTAL UNITS : 348
 AVG HEATED AREA - MF : 970 SF (APPROX.)
 TOTAL PARKING : 626 SPACES (INCLUDING GARAGES)
 PARKING RATIO PROVIDED : 1.8 SPACES/DU
- AMENITIES**
 - (C1) MULTIFAMILY CLUB / LEASING
TOTAL : 10,000 SF
 - (C2) MAINTENANCE / DOG WASH
TOTAL : 950 SF
- GARAGES**
 - (G) 6 BAY GARAGES
NO. OF GARAGES : 12
TOTAL GARAGE PARKING : 72 SPACES

THIS IS A CONCEPTUAL SITE PLAN



Development Activity Map

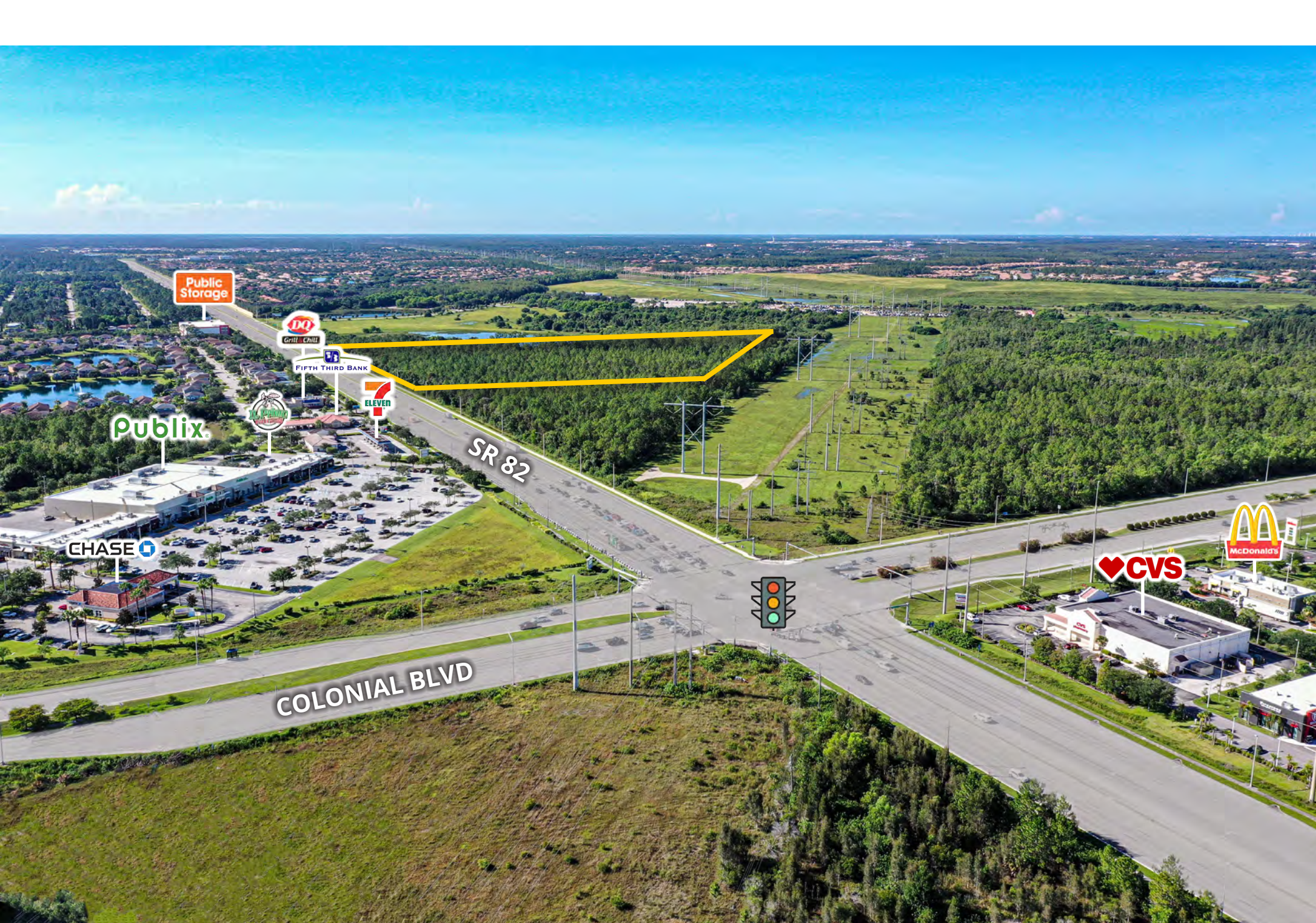
■ = Planning ■ = Permitting ■ = Construction ■ = Open & Operating



Conceptual Site Plan

THIS IS A CONCEPTUAL SITE PLAN





Sherwood Community
±250 Units

Public Storage



DTC: 40,000



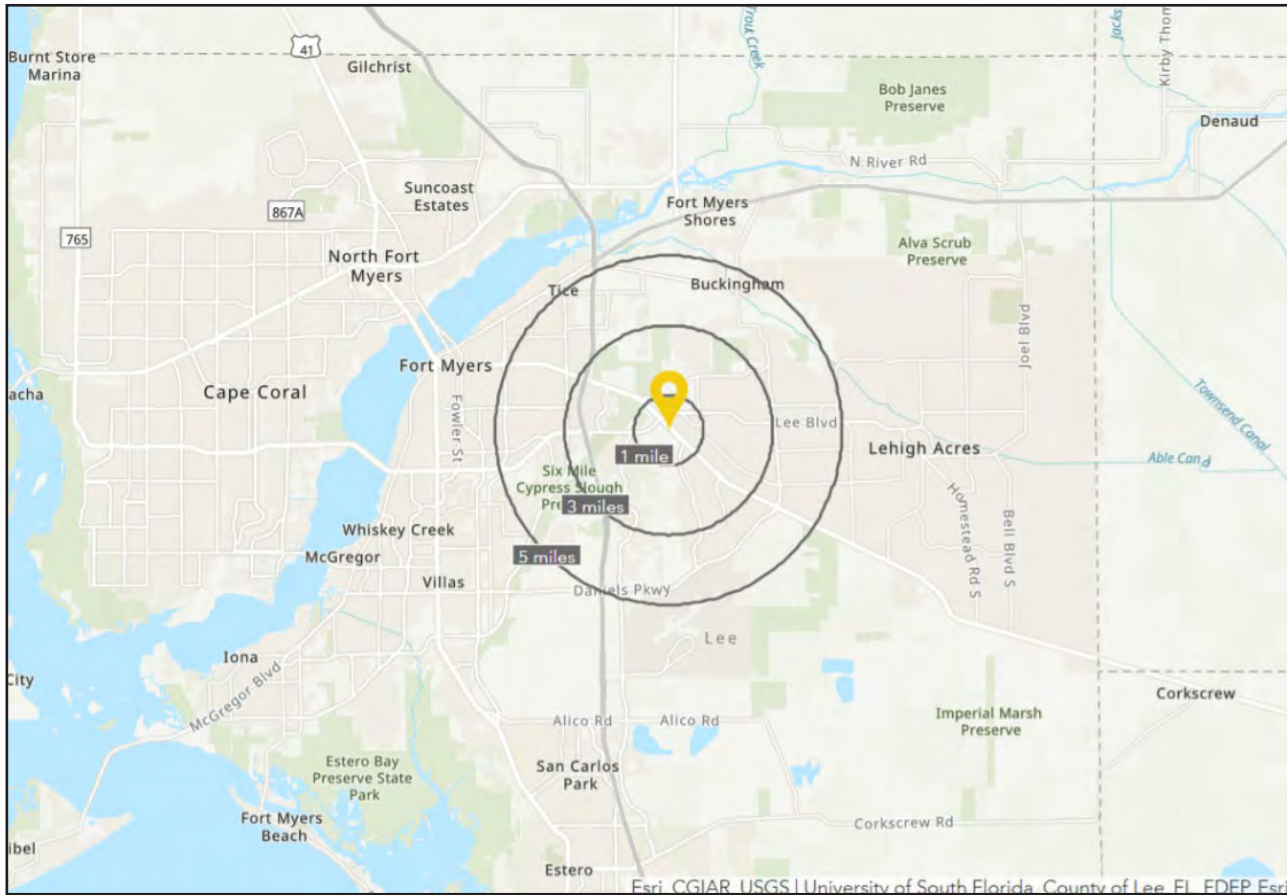
FIFTH THIRD BANK



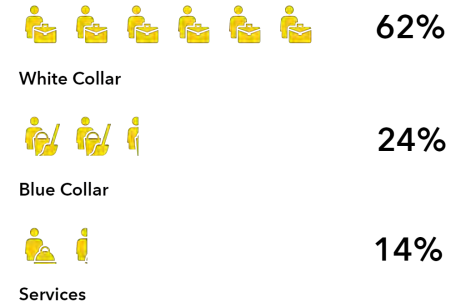
SR 82



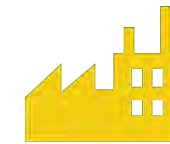
Key Facts & Demographics [5 Mile Radius]



EMPLOYMENT



BUSINESS



3,414

Total Businesses



32,744

Total Employees

INCOME



\$71,260

Median Household Income



\$38,380

Per Capita Income



\$162,844

Median Net Worth

KEY FACTS

106,112

Population



2.6

Average Household Size



Median Age

\$71,260

Median Household Income

EDUCATION

14%

No High School Diploma



28%

High School Graduate



26%

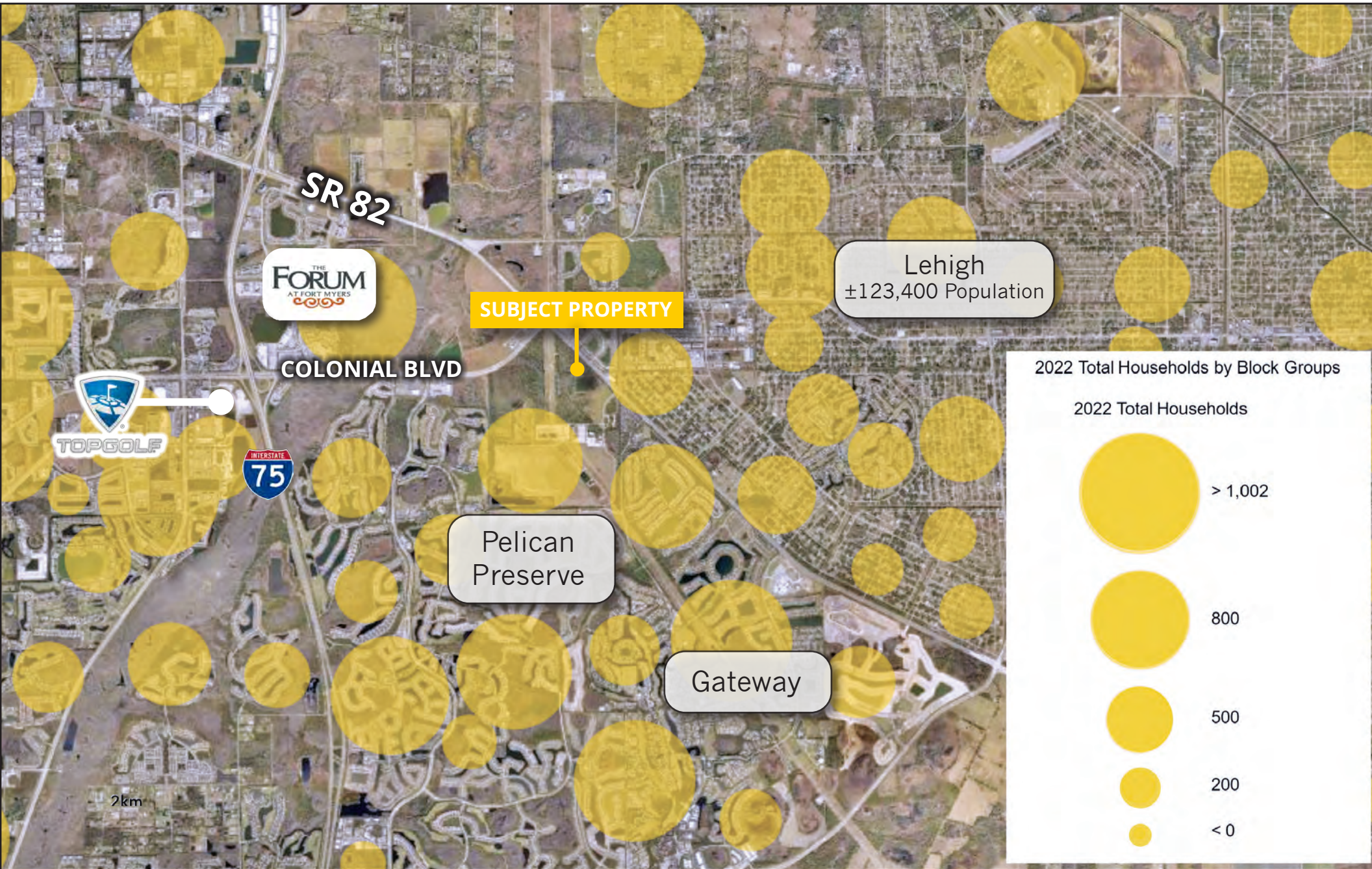
Some College



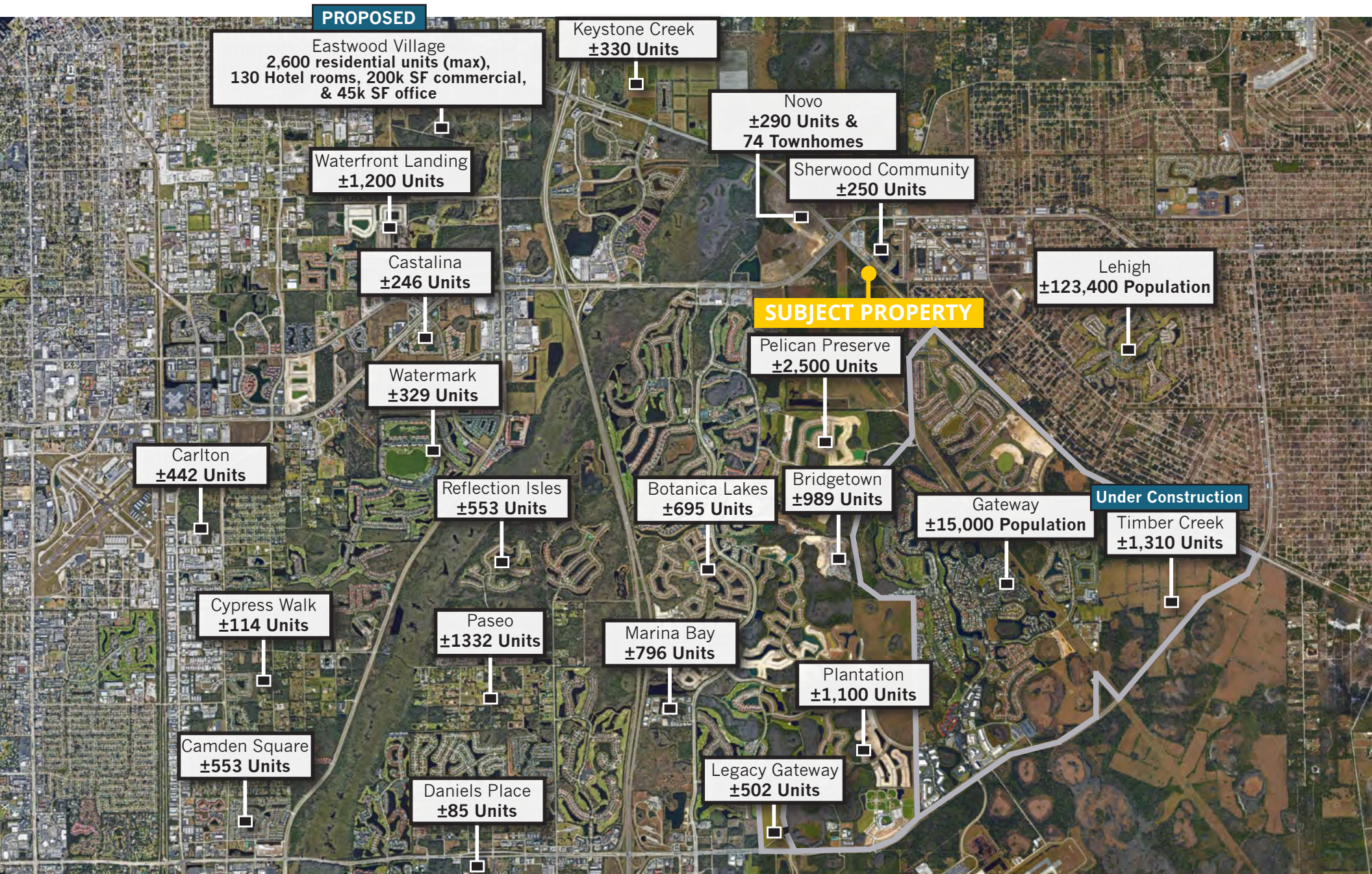
32%

Bachelor's/Grad/Prof Degree

Desirable Submarkets



Highly Desirable Submarket





Fort Myers FLORIDA

#1

Best Airport in the U.S.
Southwest Florida
International Airport (RSW)

- News-Press | 2023

#3

Fastest Growing
City in America

- WalletHub | 2023

#3

Safest Place to
Live in the US

- US News | 2023

#5

Fastest Growing Mid-
Size City in the South

- CoStar | 2022

#6

Next Hottest Place
in Real Estate

- Money | 2022

#8

South's Best Cities
on the Rise

- Southern Living | 2022

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.

Phil Fischler

239.895.1060 | pjf@fischlerco.com



 fischlerco.com



Meet Your Broker



PHIL FISCHLER

FOUNDER + PRESIDENT
CCIM, PE (FL, TX), LEED AP
pjf@fischlerco.com

Phil is trusted by prominent U.S. and international companies with the investment in and development of high-profile mixed-use, multi-family and commercial properties from Montana to South Florida. Clients turn to him for his integrity, creativity, versatility and wide-ranging experience spanning engineering to real estate brokerage to bank advisement. With an uncanny ability to recognize opportunities and predict real estate trends, Phil's resourcefulness inspires action and delivers results. Highly regarded for honoring commitments and achieving goals, he has a track record to back up his reputation.

In 2009, Phil founded Fischler Property Company with a mission to build a legacy through inspiring investment in and restoration of Southwest Florida while helping to positively shape its inevitable growth.



FISCHLER
PROPERTY COMPANY