

**CALL FOR OFFERS:
AUGUST 12TH**



**ROYAL PALM
TOWERS**

**PRIME
REDEVELOPMENT
OPPORTUNITY**



FORT MYERS, FLORIDA

● **DAN O'BERSKI**
Partner
239.334.3040
dan.oberski@trinitycre.com

● **RICK IKELER**
Senior Advisor
239.334.3040
rick.ikeler@trinitycre.com

● **SCOTT MERSINGER**
Advisor
239.334.3040
scott.mersinger@trinitycre.com

● **AUSTIN SMITH**
Associate
239.334.3040
austin.smith@trinitycre.com



© 2022 Trinity Commercial Group

This information is considered accurate, but not guaranteed. TCG has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than TCG and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses, and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information herein is subject to change.

OFFERING:

| | |
|--------------|------------------|
| ASKING PRICE | CALL FOR DETAILS |
|--------------|------------------|

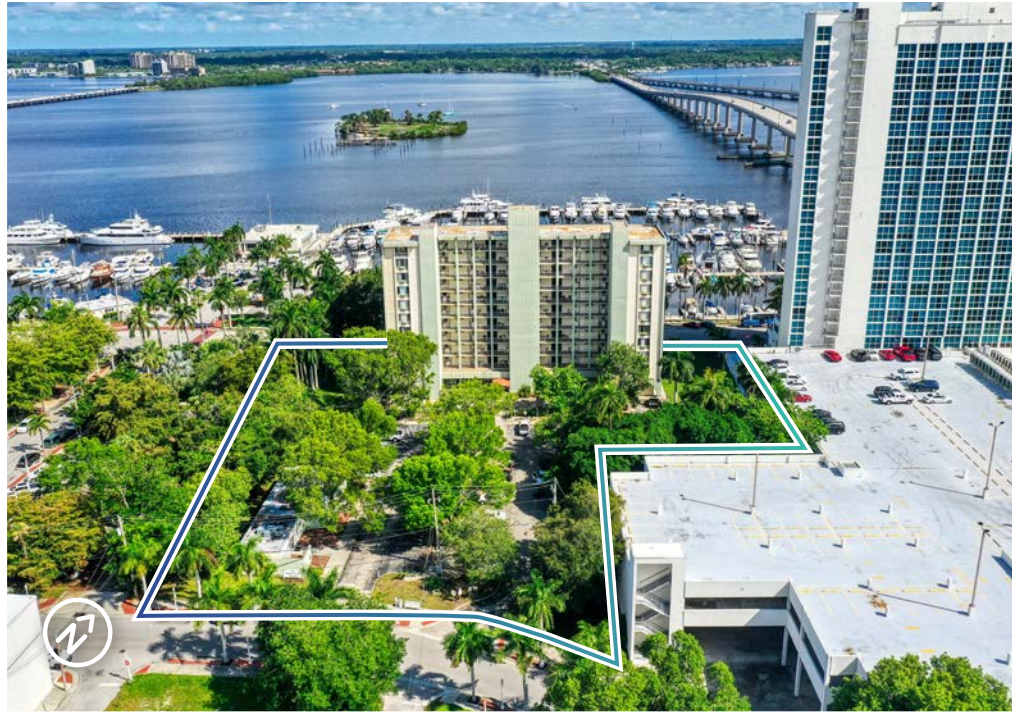
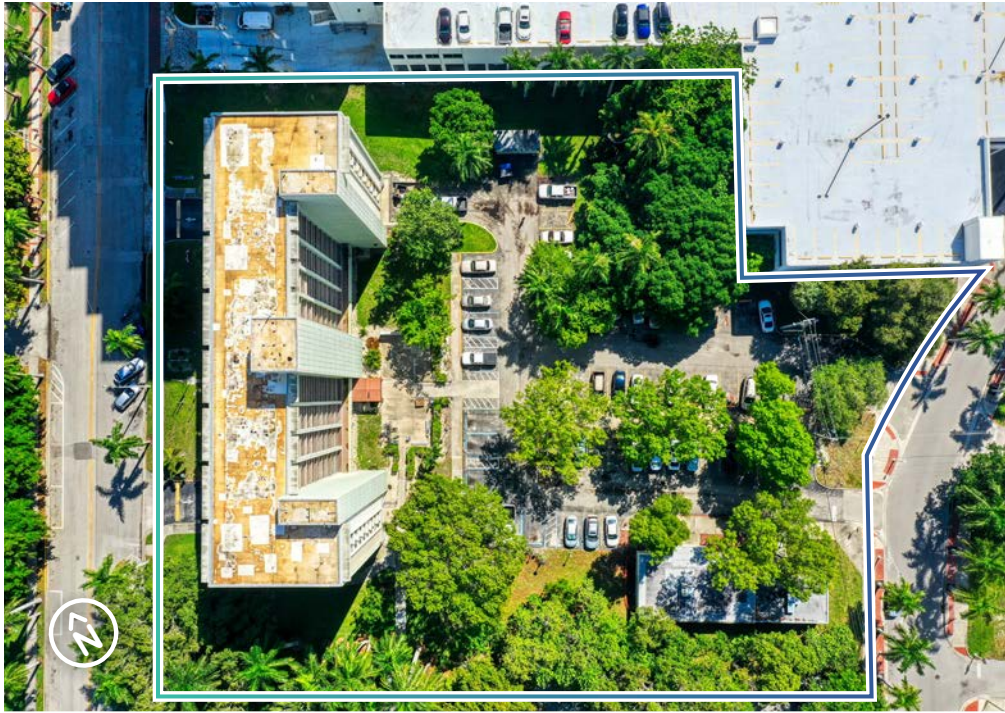
PROPERTY SPECIFICATIONS:

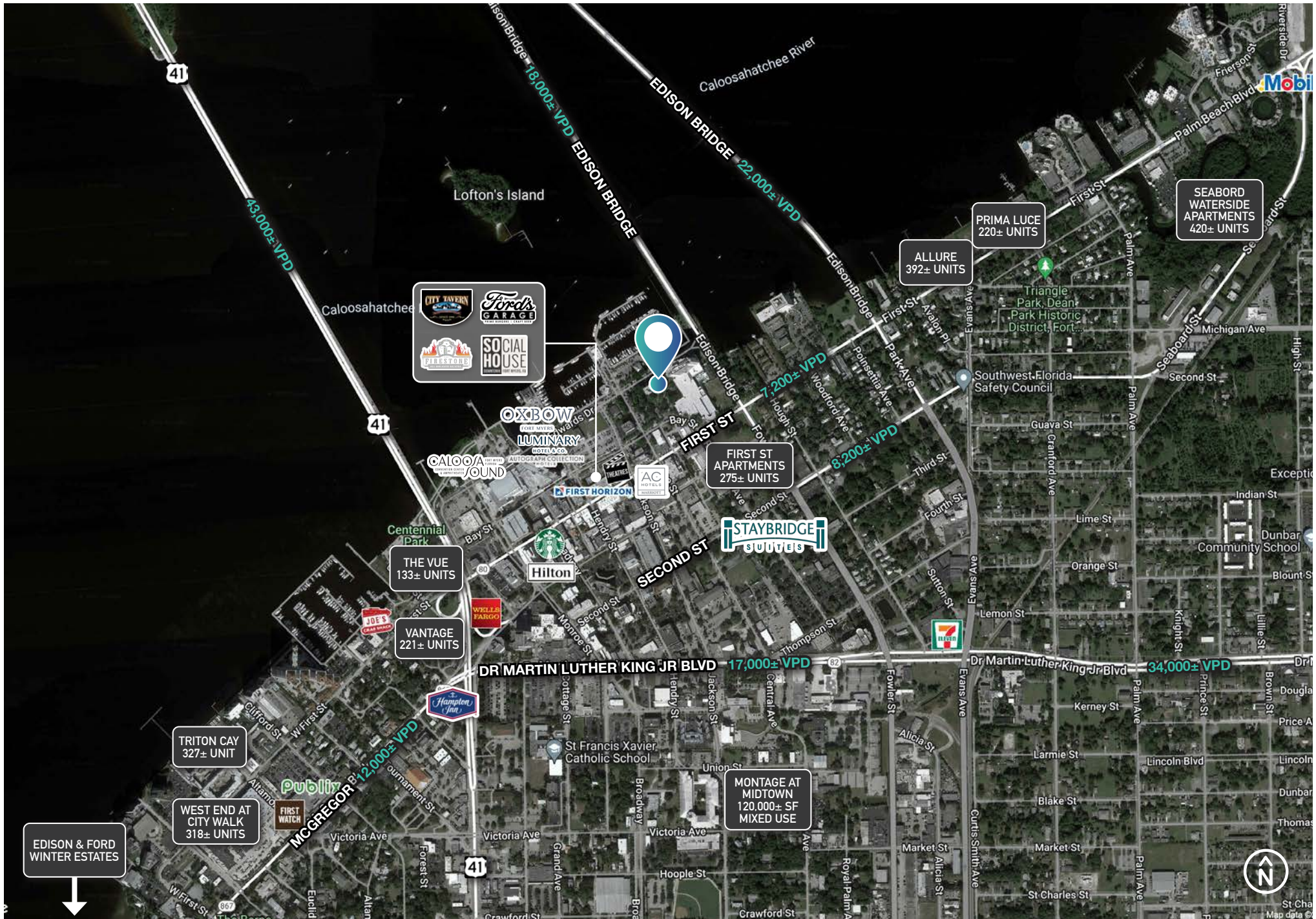
| | |
|------------|---------------------------------------|
| ADDRESS | 2424 Edwards Dr, Fort Myers, FL 33901 |
| BUILDING | 50,477± SF |
| ACREAGE | 1.98 |
| YEAR BUILT | 1970 |
| ZONING | U-CORE |
| LAND USE | 70 units/acre plus bonus density |

HIGHLIGHTS:

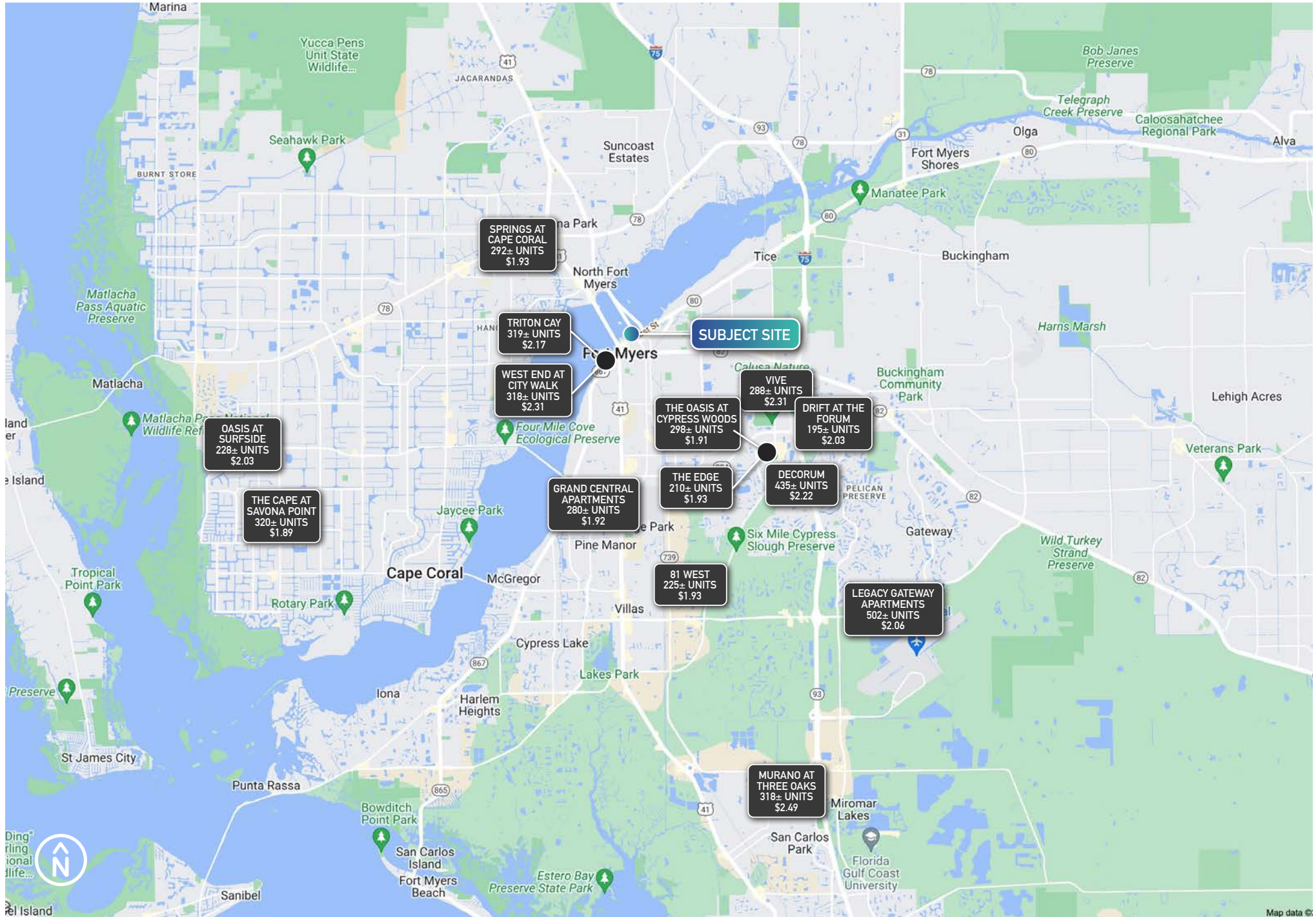
- This parcel has recently been rezoned to Urban Core which allows for 70 units per acre plus an opportunity for 30% bonus density
- Urban Core zoning allows for a maximum height of 18 stories
- Situated in the heart of rapidly developing downtown.
- The downtown Fort Myers art scene includes ArtFest Fort Myers, Fort Myers Film Festival, and the Sidney & Berne Davis Art Center.
- Nearby Multifamily communities include Triton Cay, West End at City Walk, and Campo Felice Independent Living.
- Minutes to the New Calusa Sound Amphitheatre and Centennial Park, a riverside park that is home to the Downtown Farmers Market.



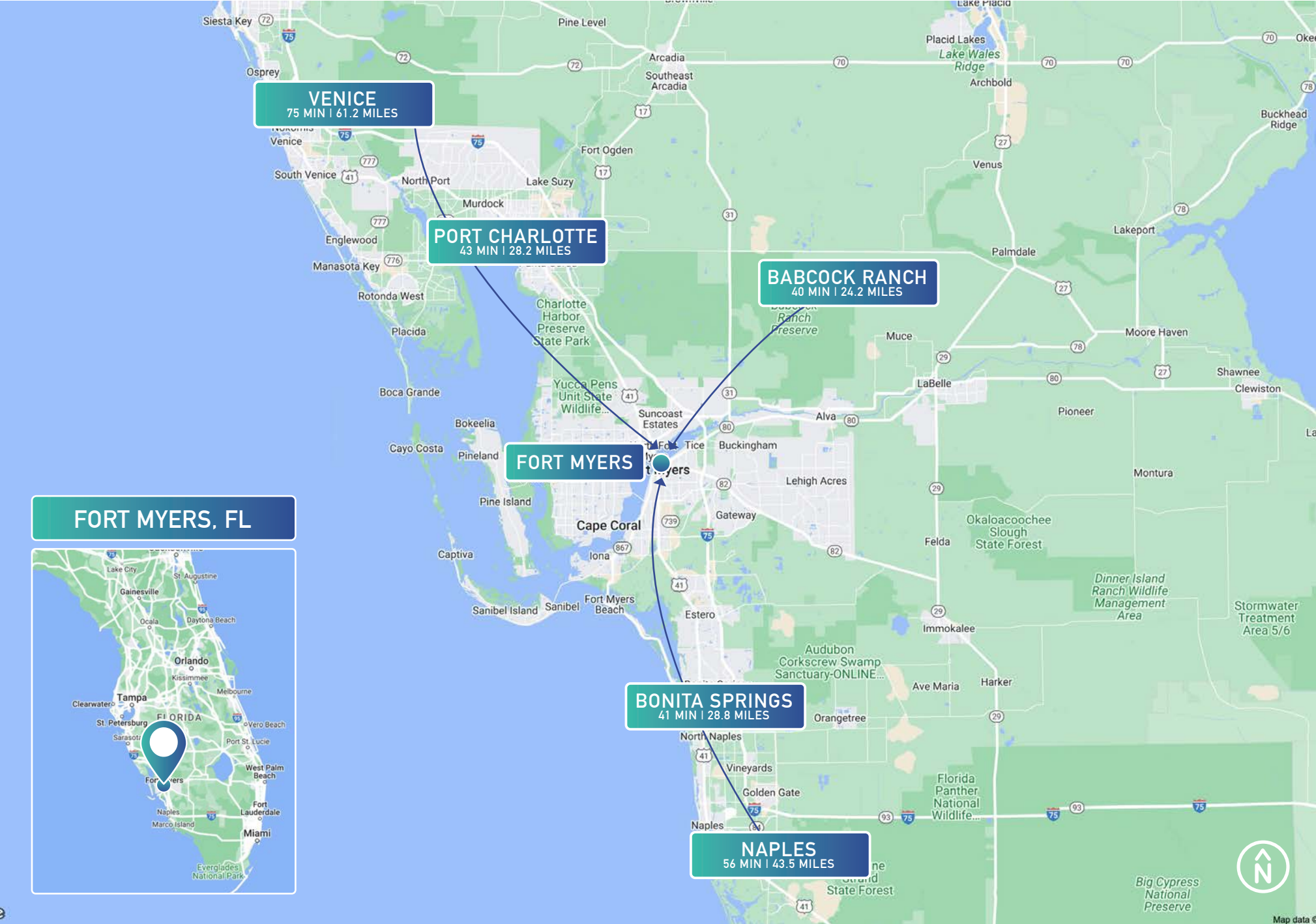




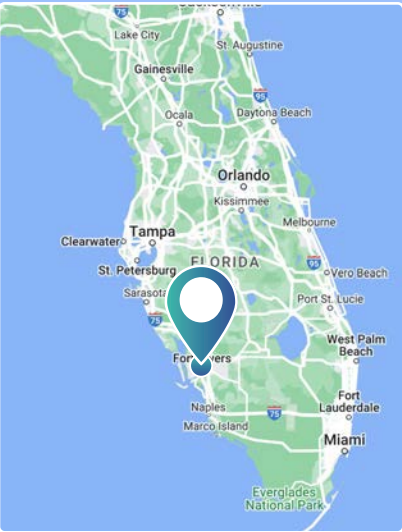
MULTIFAMILY BUILT SINCE 2019 - COMPS - CALL FOR OFFERS: AUGUST 12TH



REGIONAL LOCATION - CALL FOR OFFERS: AUGUST 12TH



FORT MYERS, FL



| | 1 MILE | 3 MILE | 5 MILE |
|--|----------|----------|----------|
| POPULATION | | | |
| 2021 Estimated Population | 4,546 | 51,836 | 145,583 |
| 2026 Projected Population | 5,029 | 56,502 | 160,327 |
| 2010 Census Population | 4,690 | 51,368 | 142,169 |
| 2000 Census Population | 4,488 | 47,107 | 121,678 |
| Projected Annual Growth 2021 to 2026 | 2.1% | 1.8% | 2.0% |
| Historical Annual Growth 2000 to 2021 | 0.1% | 0.9% | 1.8% |
| 2021 Median Age | 46.3 | 42.8 | 43.2 |
| HOUSEHOLDS | | | |
| 2021 Estimated Households | 2,436 | 22,053 | 60,595 |
| 2026 Projected Households | 2,618 | 23,185 | 64,419 |
| 2010 Census Households | 2,444 | 21,706 | 59,038 |
| 2000 Census Households | 1,995 | 19,338 | 50,153 |
| Projected Annual Growth 2021 to 2026 | 1.5% | 1.0% | 1.3% |
| Historical Annual Growth 2000 to 2021 | 2.0% | 1.3% | 1.9% |
| INCOME | | | |
| 2021 Estimated Average Household Income | \$61,188 | \$57,279 | \$59,893 |
| 2021 Estimated Median Household Income | \$49,364 | \$47,605 | \$54,175 |
| 2021 Estimated Per Capita Income | \$33,192 | \$24,503 | \$25,028 |
| BUSINESS | | | |
| 2021 Estimated Total Businesses | 996 | 4,085 | 10,095 |
| 2021 Estimated Total Employees | 8,716 | 38,087 | 85,361 |
| 2021 Estimated Employee Population per Business | 8.8 | 9.3 | 8.5 |
| 2021 Estimated Residential Population per Business | 4.6 | 12.7 | 14.4 |



KEY FACTS

145,583
POPULATION

43.2
MEDIAN AGE

\$189,878
AVG HOME VALUE

BUSINESSES

10,095
TOTAL BUSINESSES

85,361
TOTAL EMPLOYEES

NATIONAL INFLUENCE • REGIONAL PRESENCE • LOCAL EXPERTISE



SOUTHWEST FL OFFICE
9450 Corkscrew Palms Cir
Suite #101
Estero, FL 33928

P: 239.334.3040

PRESENTED BY:

DAN O'BERSKI

Partner
239.334.3040
dan.oberski@trinitycre.com

RICK IKELER

Senior Advisor
239.334.3040
rick.ikeler@trinitycre.com

SCOTT MERSINGER

Advisor
239.334.3040
scott.mersinger@trinitycre.com

AUSTIN SMITH

Associate
239.334.3040
austin.smith@trinitycre.com

© 2022 Trinity Commercial Group

This information is considered accurate, but not guaranteed. TCG has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than TCG and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses, and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information herein is subject to change.