

OFFERING MEMORANDUM

12498 Riverside Drive, Fort Myers FL 33919



- Gulf Access

- Unaffected by Hurricane Ian

- Path to 79 Units

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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.



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EXECUTIVE SUMMARY



Property Address

12498 Riverside Drive, Fort Myers, FL 33919

Sale Price

Call for Pricing

Lot Size

7.90 Acres

Zoning

Residential Multi-family 2, RM-2

Future Land Use

Central Urban

Frontage

±590 liner feet of riverfront

ZONING

- RM-2, Multi-family and single-family Residential permitted by-right
- Base density 10 units per acre (79 units)
- Property is encumbered by some 1981 zoning ordinances that subjectively limited the height and density.
- Said ordinances can be removed through a convention rezoning process, from "RM-2 with conditions" to "RM-2 subject only to the County Land Development Code."
- County Staff has advised this can be a 4 month process

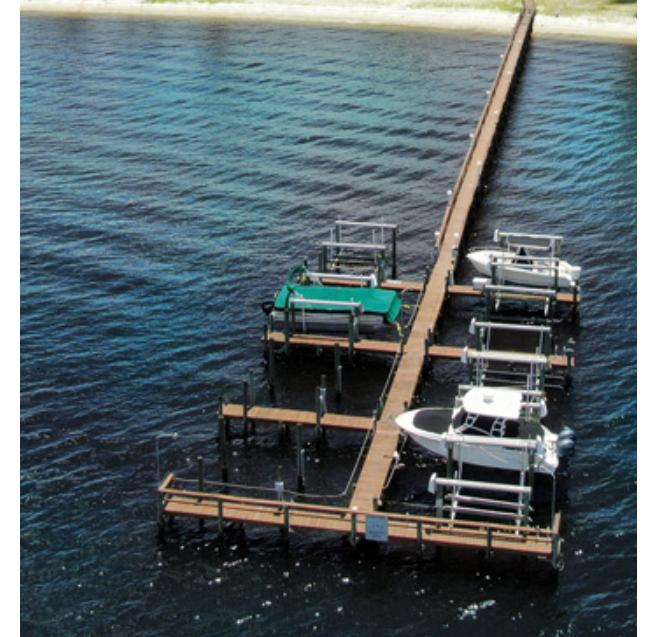
BUILDING HEIGHT

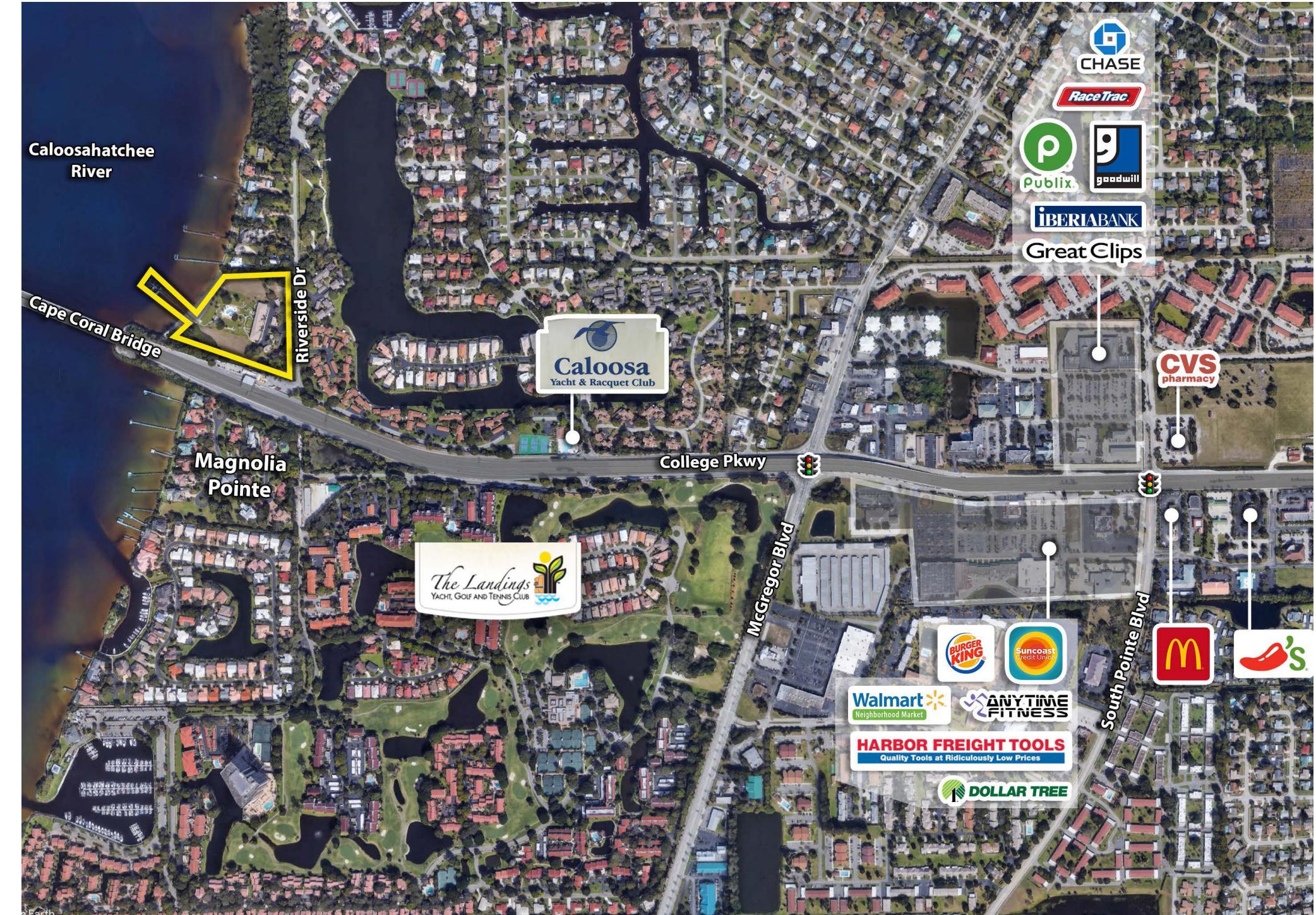
- The building height can be increased by one foot for every one-half foot that all required street, side, waterbody, and rear setbacks are also increased. Preliminary analysis yield a +90' building height. Direction questions to: Lee County, Supervisor of Development Services

HIGHLIGHTS

- An extremely rare opportunity to acquire 7.9-acres of contiguous property on the famed Caloosahatchee River along Millionaires Row.
- Features an unheard-of 590 linear feet of meticulously maintained private beach to fully enjoy southwest Florida's legendary sunsets and waterfront lifestyle.
- Located in the sweet spot of Fort Myers, this site is surrounded by some of the City's most affluent demographics, and adjacent to two of the area's most storied country clubs -- The Landings Golf and Tennis Club and The Caloosa Yacht and Racquet Club.
- Close proximity to the City's most celebrated restaurants, private clubs, golf courses, marinas, entertainment, recreation, waterfront dining, art & culture scene, and boutique shops and cafés.
- The property also enjoys a 235-foot long dock with deep-water, Gulf-access, and 14 wet slips.
- This opportunity offers an exceptional chance to create a uniquely private, luxury, gated, single-family community, or a sprawling, private, family compound.

PROPERTY PHOTOS









DEMOGRAPHIC SUMMARY

LEE COUNTY KEY FACTS



859,348
POPULATION

49.3

MEDIAN
AGE



Avg.
Household
Size

\$76,622
Median Housing
Value

BUSINESS



34,390
TOTAL BUSINESSES



322,317
TOTAL EMPLOYEES

INCOME



\$76,622
Median Household
Income



\$47,653
Per Capita
Income

8%

No High
School
Diploma

EDUCATION



30%
High School
Graduate



29%
Some
College



34%
Bachelo/Grad/
Prof Degree

3.8%

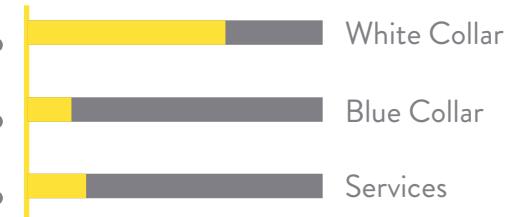
UNEMPLOYMENT
RATE

EMPLOYMENT

63%

21%

16%





Fort Myers FLORIDA

#1

**Fastest Growing
City in America**

US News | 2024

#1

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

News-Press | 2023

#3

**Fastest Growing
City in America**

US News | 2023

#3

**Safest Place to
Live in the US**

US News | 2023

#5

**Fastest Growing Mid-
Size City in the South**

CoStar | 2022

#6

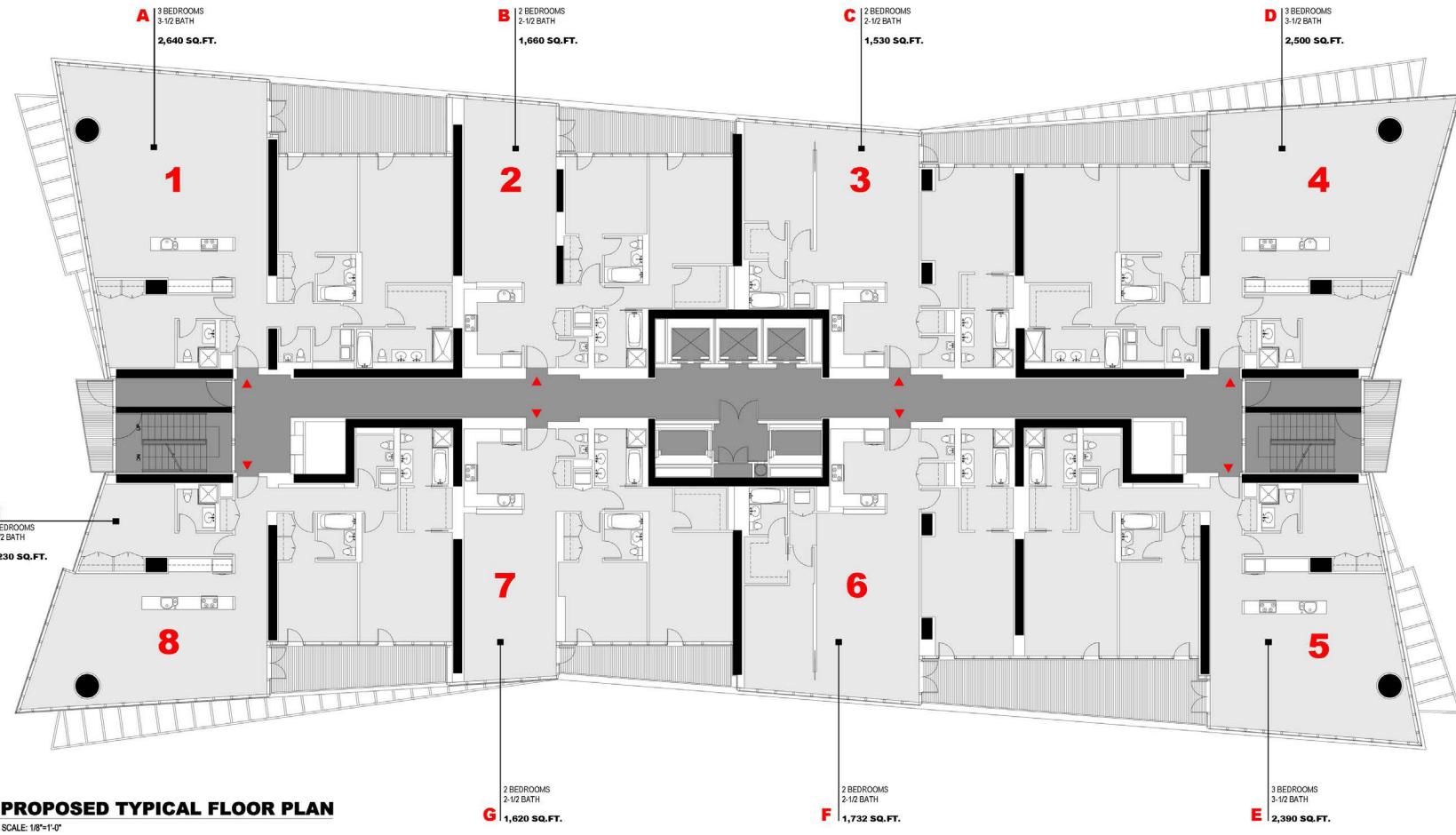
**Next Hottest Place
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Money | 2022

SITE PLAN



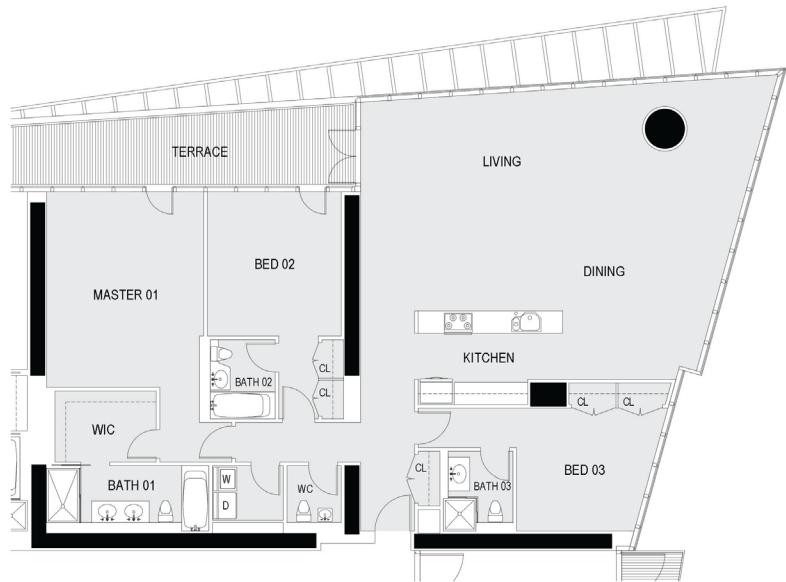
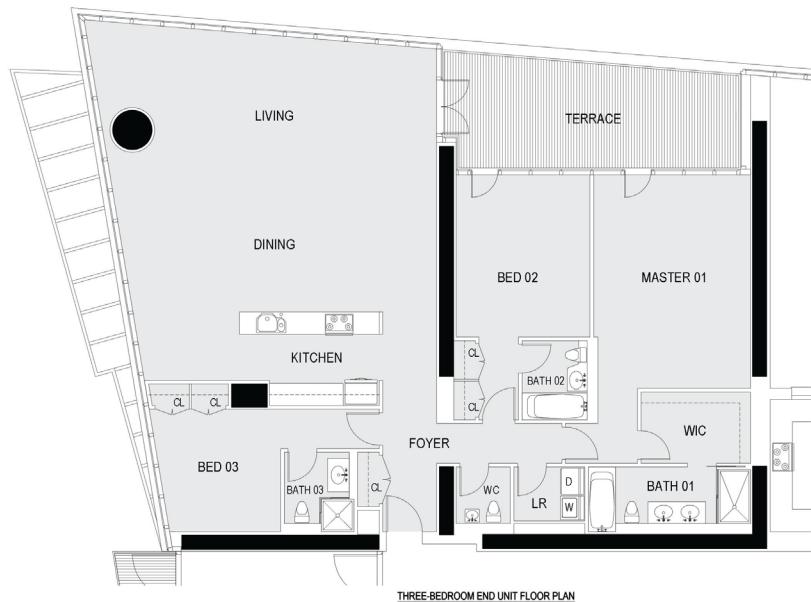
PROPOSED FLOORPLAN



TOTAL BUILDING AREA: 19,800 SQ.FT. PER FLOOR
NUMBER OF STORIES: 10
TOTAL # OF UNITS: 79

REFER TO SHEETS A1.2 & A1.3 FOR MODEL UNIT DETAILS

PROPOSED UNIT MODELS



PROPOSED UNIT MODELS





MEET YOUR BROKER



Phil Fischler

FOUNDER + PRESIDENT

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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

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