

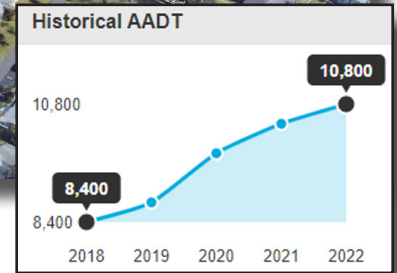
FOR SALE

# 9820/9860 Orange River Blvd

Fort Myers, FL 33905



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



**PRICE**  
\$1,950,000



**SIZE**  
±10.33 AC



**Zoning**  
C-1 / RS-1

## Property Details

<b>Address</b>	9820/9860 Orange River Blvd Fort Myers, FL 33905
<b>Land Size (AC)</b>	±10.33 AC
<b>Land Size (SF)</b>	±449,975 SF
<b>Sale Price</b>	\$1,950,000
<b>Price/sf</b>	\$4.33
<b>Zoning</b>	C-1 / RS-1
<b>Parcel Number</b>	03-44-25-01-00054.0000 03-44-25-01-00054.0010
<b>Submarket</b>	City of Fort Myers

## Property Description

- C-1 zoning fronting Orange River Blvd, with RS-1 on remainder of parcels
- Future Land Use: Central Urban
- Priced at land value. Buildings suitable for demolition.
- Great proximity to I-75 and Fort Myers in general

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**CUSHMAN &  
WAKEFIELD**

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

## Residential Zoning



RS-1 Zoning - With a Central Urban future land use allowing a base density of 10 dwelling units per acre.

## Commercial Zoning



C-1 Zoning - Commercial zoning offers a wide range of uses.

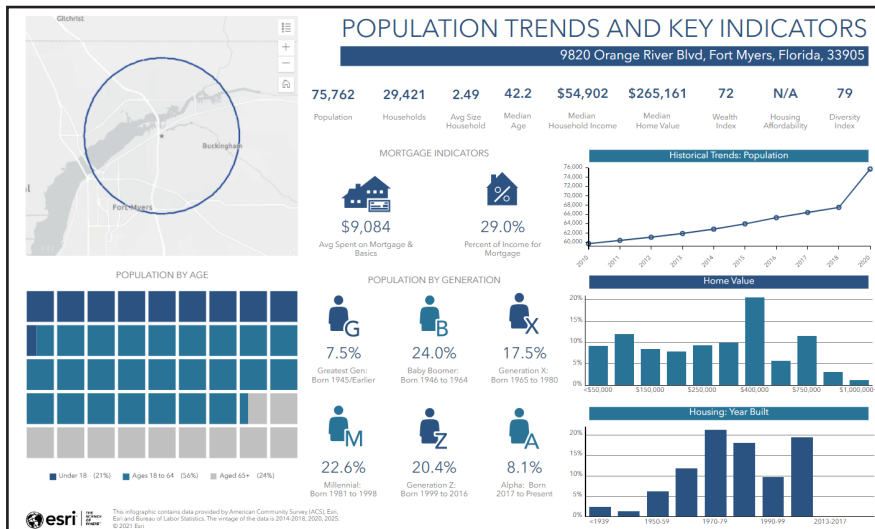
## Parcel Breakdowns



The mix of commercial and residential zoning benefits from close proximity to I-75.

Strap 03-44-25-01-00054.0000  
3.65 ac of RS-1  
1.00 ac of C-1  
0.45 ac pond

Strap 03-44-25-01-00054.0010  
4.15 ac RS-1  
0.73 ac C-1  
0.35 ac Pond



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