



**LSI**  
COMPANIES

OFFERING MEMORANDUM  
**740 OVERRIVER DRIVE**  
WATERFRONT RESIDENTIAL LOT

## PROPERTY SUMMARY

**Property Address:** 740 Overiver Drive  
North Fort Myers, FL 33903

**County:** Lee

**Property Type:** Land

**Property Size:** 0.62± Acres | 27,007± Sq. Ft.

**Zoning:** RS-1

**Future Land Use:** Suburban

**Utilities:** Water, Sewer, and Electric available

**Tax Information:** \$10,406.67 (2024)

**STRAP Number:** 15-44-24-00-00007.0010

**LIST PRICE:**  
**\$749,000**  
**\$27.73 PSF**

**LSI**  
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LSICOMPANIES.COM

## SALES EXECUTIVE



**Justin Milcetich**  
Sales Associate



**DIRECT ALL OFFERS TO:**

**Justin Milcetich**  
jmilcetich@lsicompanies.com  
(239) 489-4066

## OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

## EXECUTIVE SUMMARY

LSI Companies is pleased to present 740 Overiver Drive, a 0.62-acre waterfront residential lot, located in North Fort Myers, directly on the Caloosahatchee River.

This exceptional property offers a rare opportunity to build your dream home or vacation retreat in paradise. The fully cleared lot is construction-ready and perfectly oriented with a western-facing front and eastern-rear exposure, capturing stunning sunsets and unrivaled sunrise views that illuminate over the Caloosahatchee River.

This oversized estate lot boasts a depth of  $250\pm$  feet and  $115\pm$  feet of river frontage, with the ability to permit and construct a personal dock, offering unparalleled access to the Gulf and waterfront activities.

Conveniently located just 3.5 miles from Downtown Fort Myers, this property combines the peacefulness of riverside living with easy access to urban amenities, the barrier islands, and the gulf beaches.



## PROPERTY HIGHLIGHTS



- 0.62-acres of waterfront land with 115± feet of river frontage along the Caloosahatchee.
- Highly unique and one of the best-valued waterfront properties in the Fort Myers MSA.

### INVESTMENT HIGHLIGHTS:

- An additional 0.74-acre parcel is available for purchase, directly adjacent to the property.
- Together, the combined parcels span 1.36 acres and offer 265 feet of contiguous river frontage, making this site one of the largest waterfront offerings in Lee County.
- Opportunity to purchase both properties and build up to 3 homes under Lee County's property development regulations for RS-1 zoning.

## PROPERTY AERIAL



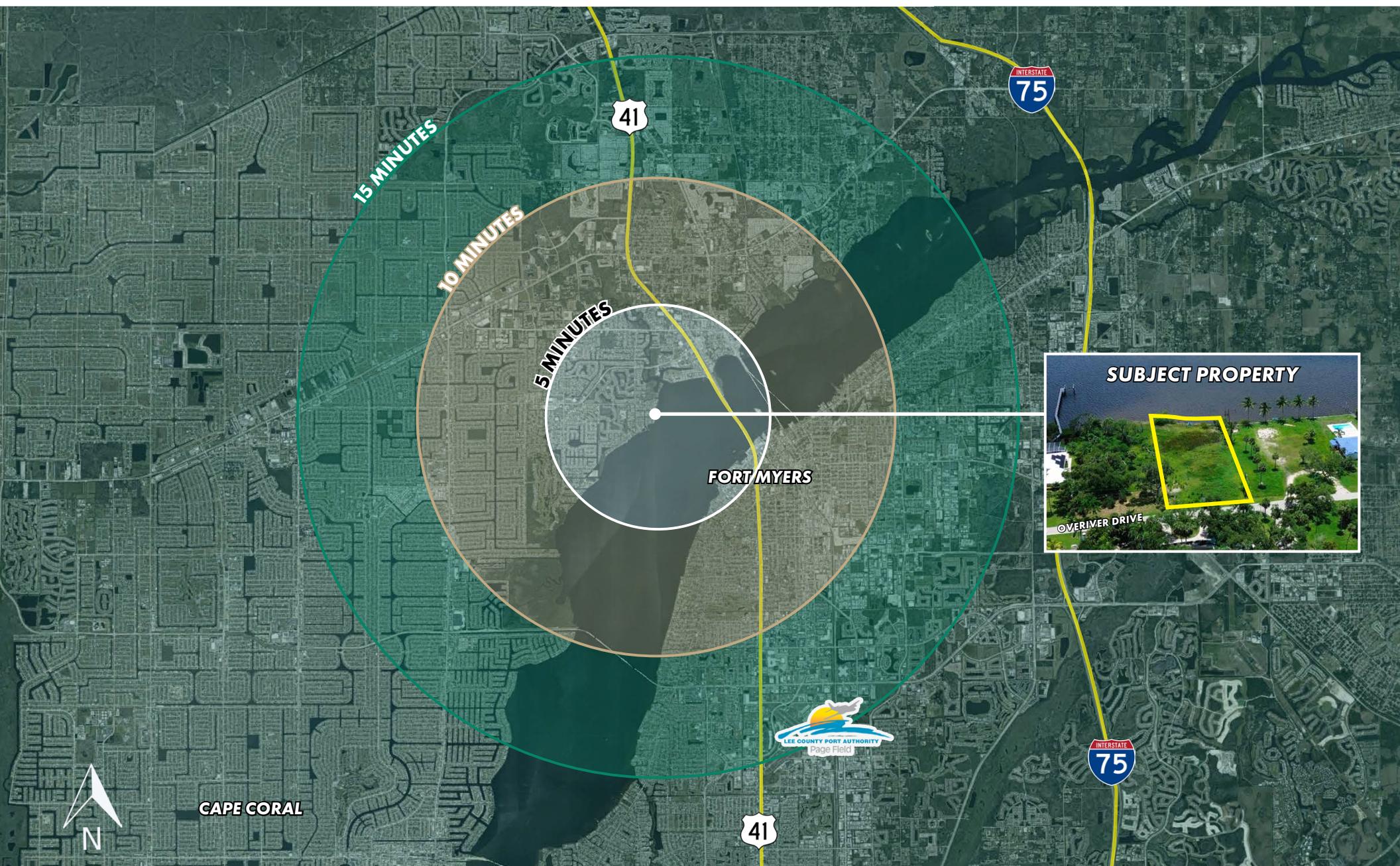
## PROPERTY AERIAL



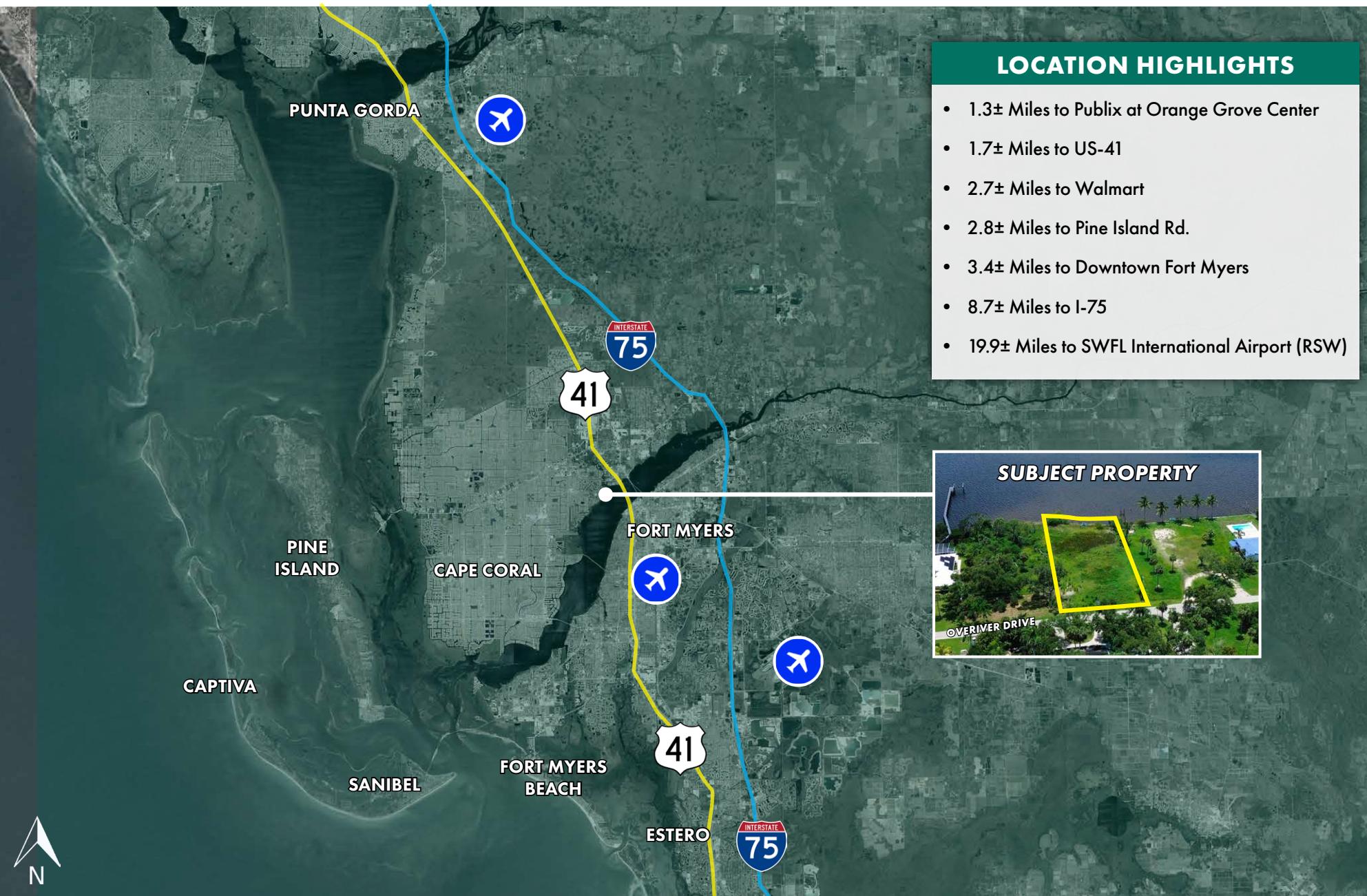
## PROPERTY AERIAL



## DRIVE TIME MAP



## LOCATION MAP





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## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.