

41

S. TAMiami TRAIL

ALICO ROAD

CONSTITUTION BLVD.

LSI
COMPANIES

OFFERING MEMORANDUM

CONSTITUTION BOULEVARD

10.73± ACRES DEVELOPMENT SITE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 7011-7015 Constitution Blvd.
Fort Myers, FL 33967

County: Lee

Property Type: Land

Property Size: 10.73± Acres | 467,399± Sq. Ft.

Zoning: C-1 & C-2 (Commercial)

Futura Land Use: Urban Community

Utilities: All Available

No. of Parcels: 5

STRAP Number(s): 1746250001001009C;
1746250001001009A;
08462500010080000;
084625L4U16912905;
084625L4U16952897

TOTAL OFFERING (10.73± ACRES):
\$5,150,000 | \$11.00 PSF

SPLIT PRICING:

1.46± ACRES: \$1,144,756 | \$18.00 PSF

9.27± ACRES: \$4,038,012 | \$10.00 PSF

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SALES EXECUTIVES



Alex Henderson, CCIM
Senior Broker Associate



Max Molloy, CCIM
Senior Broker Associate



Sawyer Gregory
Research & Sales Associate



DIRECT ALL OFFERS TO:

Alex Henderson, CCIM - ahenderson@lsicompanies.com | (239) 940-2856

Max Molloy, CCIM - mmolloy@lsicompanies.com | (239) 848-2050

Sawyer Gregory - sgregory@lsicompanies.com | (239) 246-1015

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



Constitution Boulevard consists of five vacant parcels totaling approximately 10.73± acres. Located just off of US-41, the site offers close connectivity to key commercial and retail destinations, including a Publix-anchored shopping center along US-41, Allico Road—one of Fort Myers' largest business and development corridors—Southwest Florida International Airport, and Florida Gulf Coast University.

The property is currently zoned C-1 & C-2, permitting a variety of residential and commercial uses. The Future Land Use designation is Urban Community, allowing for a base residential density of 6 units per acre, with the potential to increase to up to 15 units per acre through the Lee County Workforce Housing Program and/or Transfer Density Units (TDUs). The site is also in the Lee County Mixed-Use Overlay, allowing for reduced parking, setback, and open space requirements.

A prospective Buyer has the opportunity to acquire the entire 10.73± acres, the 1.46± acre parcel located at 7011 Constitution Boulevard (easternmost lot), or the remaining four contiguous parcels to the east, totaling 9.27± acres.

PROPERTY HIGHLIGHTS

- Close connectivity to key commercial and retail destinations, including US-41, a Publix-anchored shopping center, Alico Road, Southwest Florida International Airport, and Florida Gulf Coast University.
- Zoning split between C-1 & C-2 to allow for a host of commercial uses as well as a Urban Community Future Land Use.
- Ability to acquire the entire 10.73± acres, the 1.46± acre parcel located at 7011 Constitution Blvd (easternmost lot), or the remaining four contiguous parcels to the east totaling 9.27± acres.



FORT MYERS BEACH

GORDON'S
FURNITURE

Days Inn
BY WYNDHAM

THE TIKI BAR

Tuffy
Auto Service
Centers

Mobil

McDonald's

planet
fitness

Haney's
CAFE

41

S. TAMiami TRAIL - AADT 52,500±

CONSTITUTION BLVD.

Domino's

CONSTITUTION CIRCLE

ROCKEFELLER CIRCLE

PROPERTY AERIAL



MIXED USE OVERLAY DEVELOPMENT SUMMARY

This property is located within Lee County's Mixed Use Overlay, offering enhanced development flexibility:

MIXED-USE INTEGRATION

Supports vertical and horizontal integration of residential, commercial, office, and recreational uses.

WALKABLE URBAN DESIGN

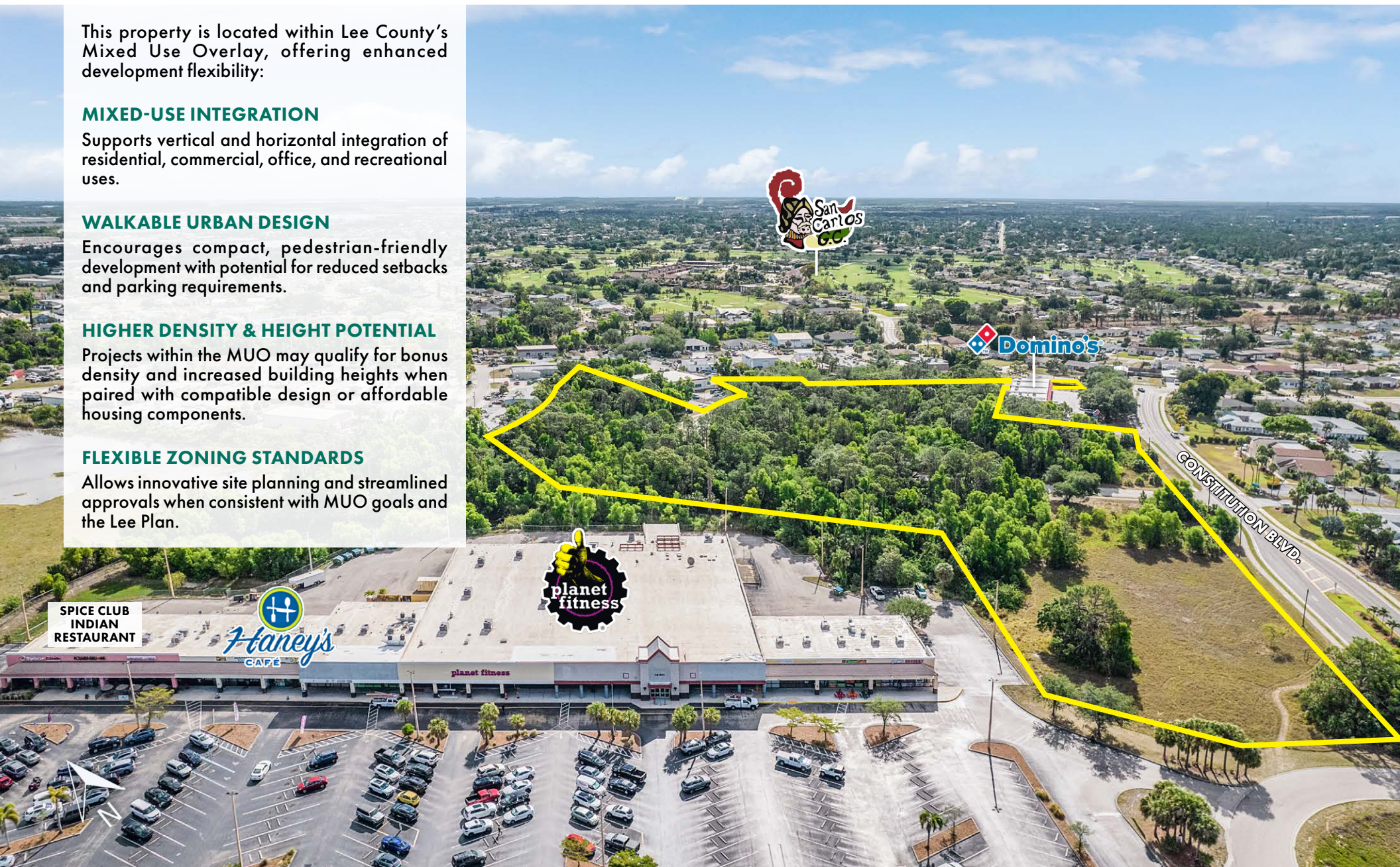
Encourages compact, pedestrian-friendly development with potential for reduced setbacks and parking requirements.

HIGHER DENSITY & HEIGHT POTENTIAL

Projects within the MUO may qualify for bonus density and increased building heights when paired with compatible design or affordable housing components.

FLEXIBLE ZONING STANDARDS

Allows innovative site planning and streamlined approvals when consistent with MUO goals and the Lee Plan.



ZONING OVERVIEW: C-1 & C-2

This site benefits from both C-1 and C-2 commercial zoning designations, allowing for a broad range of permitted uses.

C-1 ZONING

Primarily intended for low-intensity commercial activity compatible with residential areas.

Permitted uses include: Retail stores, Professional and medical offices, Personal services (salons, dry cleaners, etc.), Restaurants (no drive-thru) Banks and financial institutions. Allows multifamily in the mixed-use overlay.

C-2 ZONING

Allows all C-1 uses plus more intensive commercial operations.

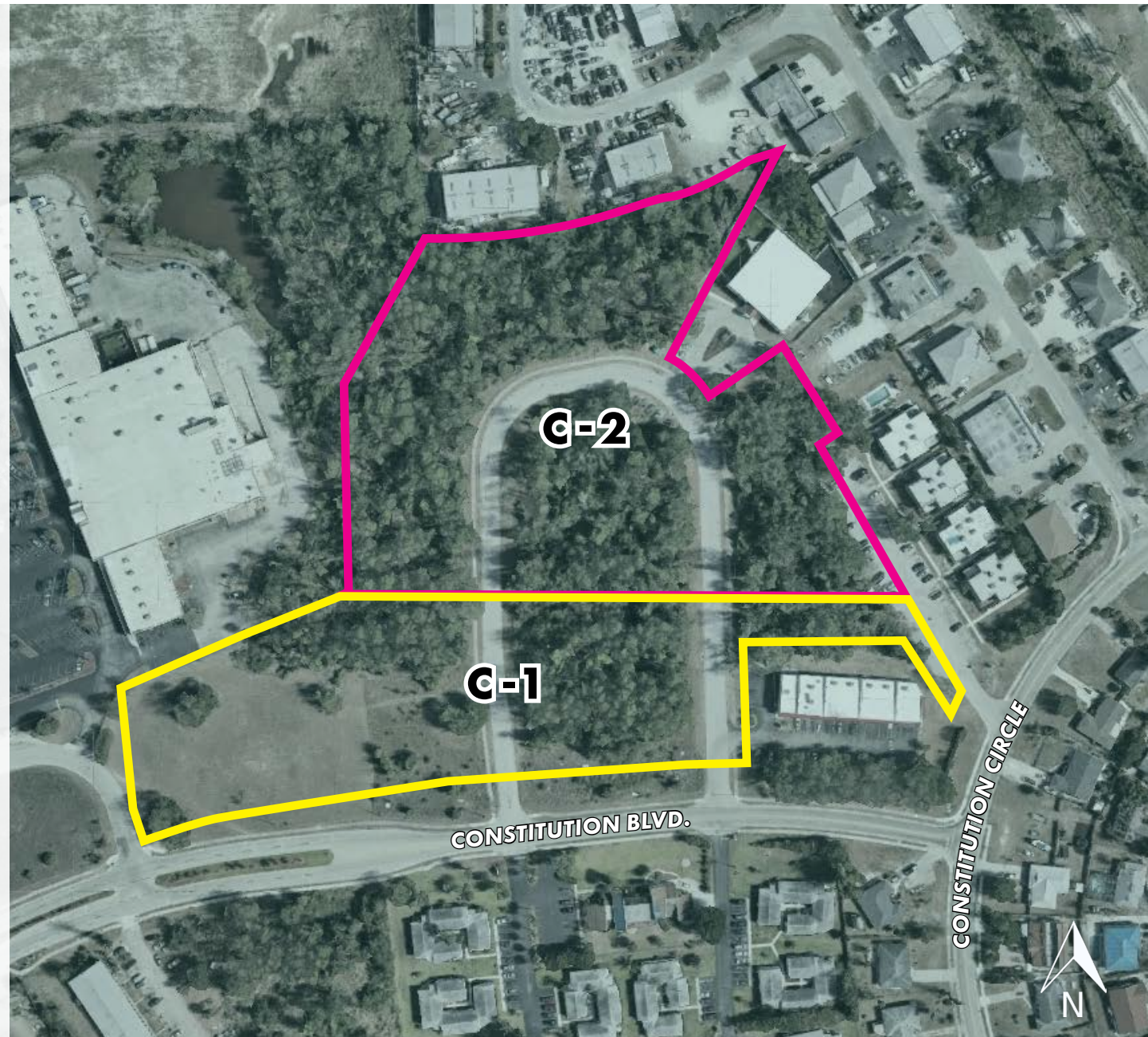
Permitted uses include: Auto sales and service centers, Mobile home and RV dealerships, Warehousing and distribution, Light manufacturing and assembly. Allows multifamily in the mixed-use overlay.

FUTURE LAND USE OVERVIEW:

The Urban Community future land use category is designated for areas that support a mix of residential, commercial, and institutional uses. This classification encourages compact, walkable development patterns and is intended to accommodate a diverse range of activities and housing options.

ACHIEVABLE DENSITY:

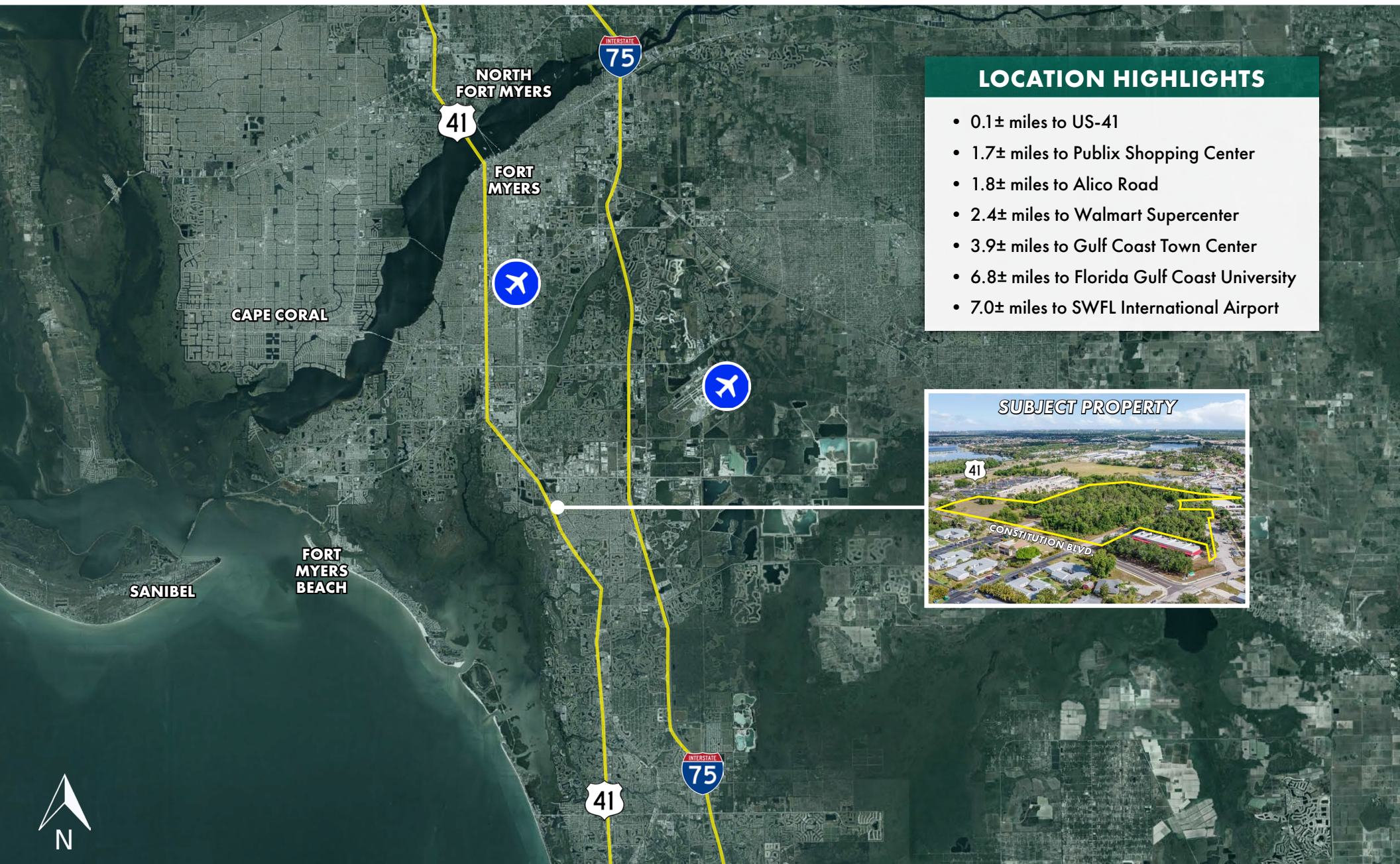
- Base Density: 6 dwelling units per acre.
- Bonus Density: Up to 15 dwelling units per acre through the Lee County Workforce Housing Program and/or Transfer Density Units (TDU's).



RETAIL MAP



LOCATION



LOCATION HIGHLIGHTS

- 0.1± miles to US-41
- 1.7± miles to Publix Shopping Center
- 1.8± miles to Alico Road
- 2.4± miles to Walmart Supercenter
- 3.9± miles to Gulf Coast Town Center
- 6.8± miles to Florida Gulf Coast University
- 7.0± miles to SWFL International Airport

SUBJECT PROPERTY





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LIMITATIONS AND DISCLAIMERS

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