

FOR SALE

1.10 ACRES COMMERCIAL / MULTIFAMILY LAND

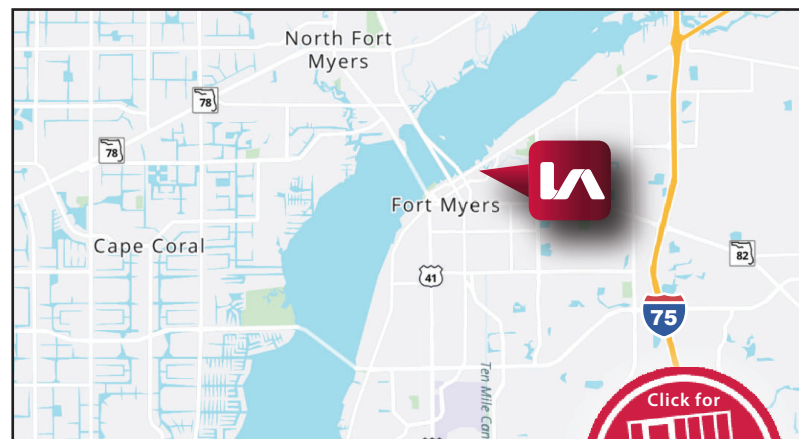
2716 FIRST STREET, FORT MYERS, FLORIDA 33916



- **LAND SIZE:** 1.10 AC
- **SALE PRICE:** \$650,000
- **ZONING:** U-GEN (*Urban General*)

PROPERTY FEATURES

- 1.10 Acres (48,003 SF) of Commercial / Multifamily Land For Sale
- Approved Density of Twelve (12) Units Per Acre
- 300' of Frontage Along First Street
- Located in the Dean Park Historic District
- Utilities to Site



PERMITTED USES INCLUDE

Residential	Retail
Lodging (<8 BR per Lot)	Office
Childcare Services	Financial Services
Personal Care Services	Artisanal

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YOUR LOCAL MARKET **EXPERT**

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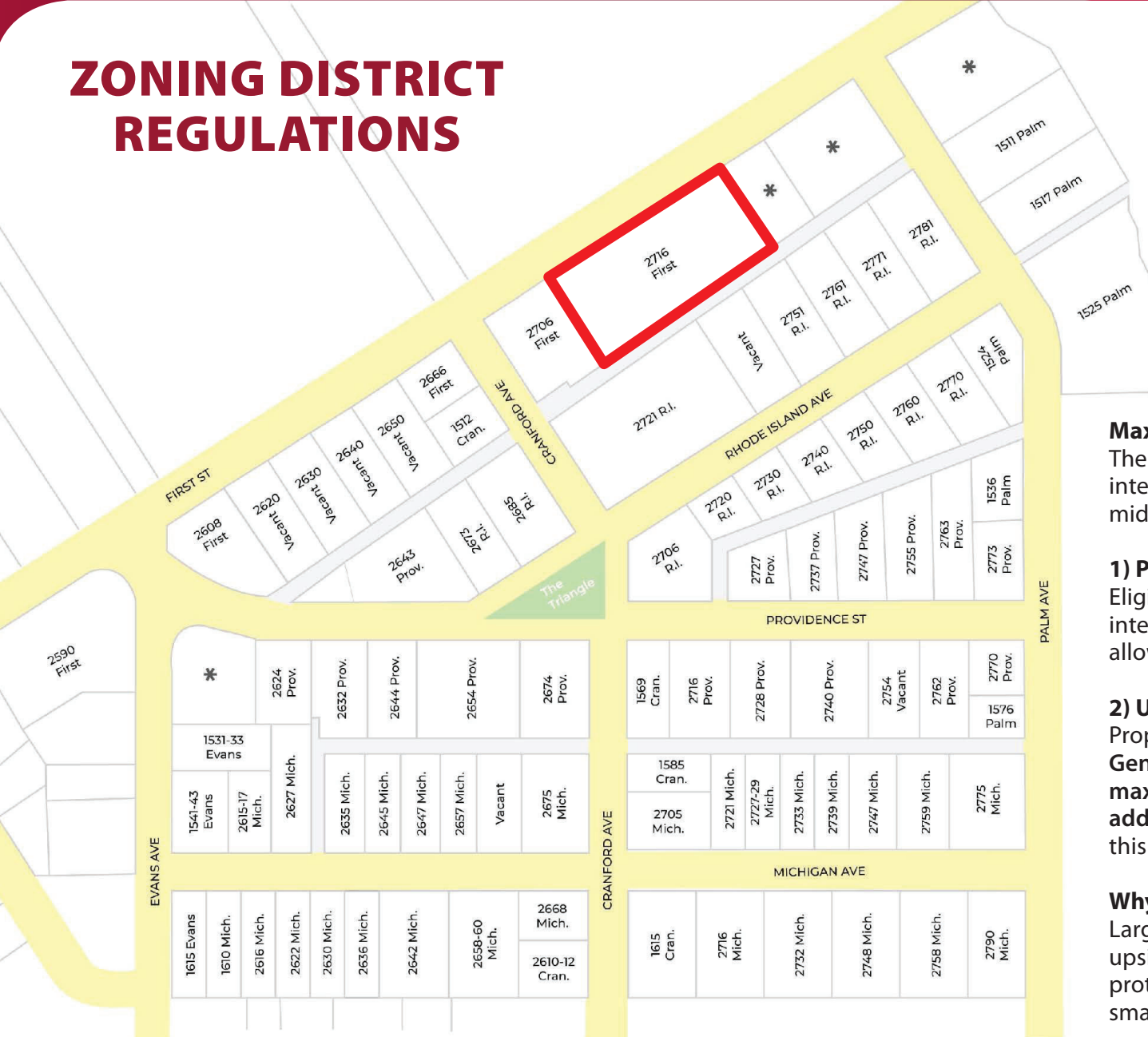


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ZONING DISTRICT REGULATIONS



Maximum Bonus Allocation

The maximum allowable increase in density, intensity, and building height for downtown and midtown properties is governed as follows:

1) Parcels Larger Than 0.5 Acres

Eligible to receive up to a **30% bonus** in density, intensity, and height beyond standard zoning allowances (up to **16 units**).

2) Urban General Neighborhood Protection

Properties located within or adjacent to **Urban General zoning districts** are restricted to a **maximum building height of six (6) stories**. **No additional height bonuses** are permitted beyond this limit.

Why It Matters

Larger parcels can unlock meaningful development upside, while nearby neighborhoods remain protected—creating a clear, predictable path for smart investment.

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SITE

COMPLETED **UNDERWAY**

- 1. **THE IVY** - 274 Units Multifamily Community
- 2. **ONE** - 34 Units / Pre-Sale 21-Story Tower
- 3. **WEST END AT CITY WALK** - 318 Units Multifamily Community
- 4. **TRITON CAY** - 327 Units Multifamily Community
- 5. **MONTAGE AT MIDTOWN** - 321 Units Multifamily Community
- 6. **TOURNAMENT STREET** - 284 Units Apartment Building
- 7. **SUNTEX MARINA CITY YACHT BASIN** Future - \$45M Investment






Google Earth

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COMPARABLE SALES

PHOTO	COMPARABLE ADDRESS	SALE DATE	SALE PRICE	PRICE/ LAND SF \$	PRICE/ LAND AC \$	LAND SIZE (AC)	ZONING
	2163 Hoople St.	1/24/2025	\$270,000	\$47.68	\$2,076,850	0.13	Urban
	2568 First St.	12/19/2024	\$1,200,000	\$50.09	\$2,181,818	0.55	U-GEN
	1606 Hough St. (3 Properties)	6/25/2024	\$800,000	\$20.10	\$875,657	0.91	U-CTR
	2801 Michigan Ave. (2 Properties)	2/9/2024	\$2,100,000	\$26.20	\$1,141,304	1.84	U-GEN
	2325 Victoria Ave.	11/30/2023	\$5,500,000	\$28.55	\$1,243,499	4.42	U-CTR

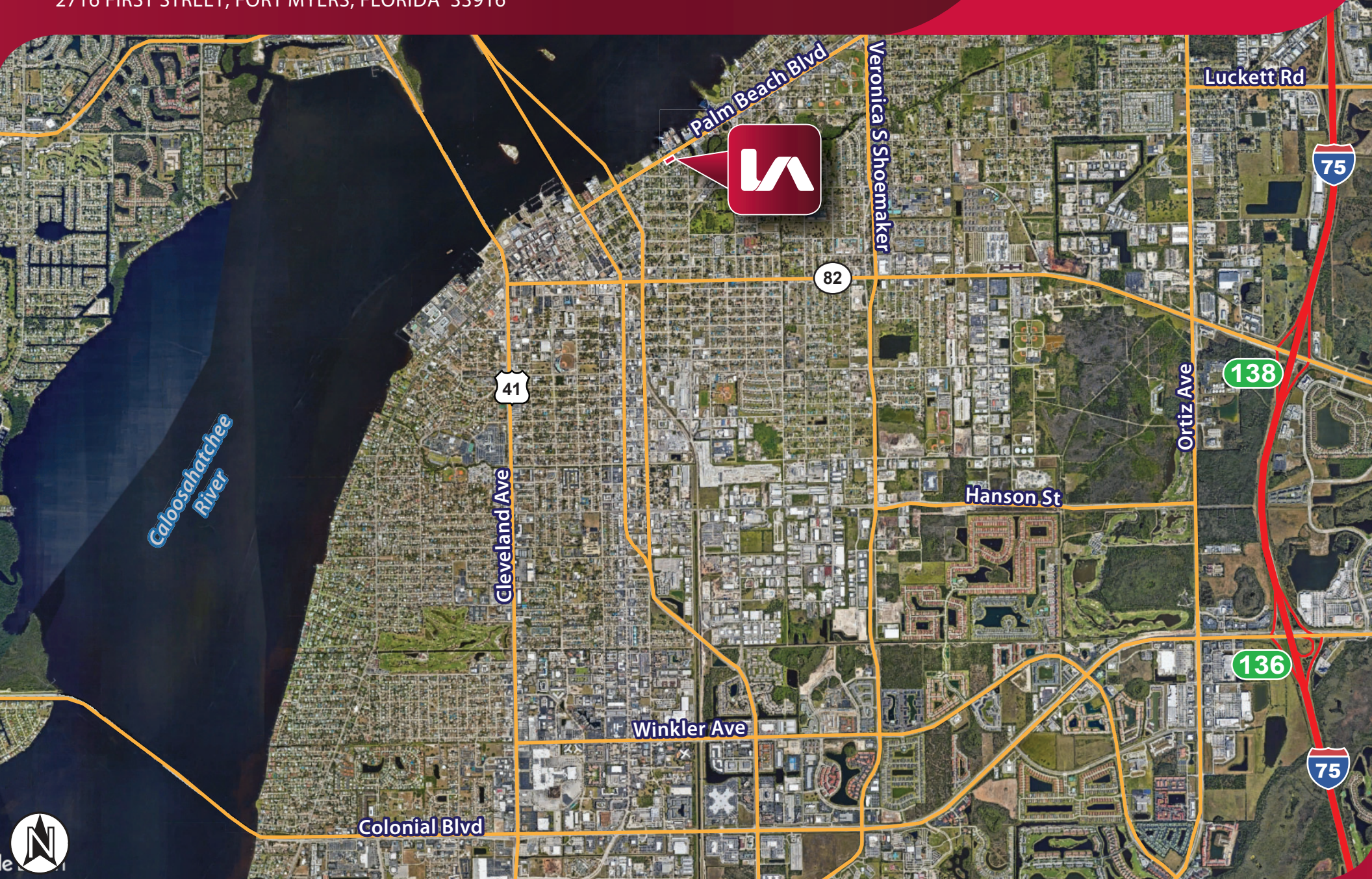
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