



Cross Property Customer Financial Report w/Photos

Lot & Land Customer Financial Report



General Information
List Price: \$11,800,000
MLS#: 226028777
Address: 10501 & 10601 METRO PKWY
 FORT MYERS, FL 33966
 FM22 - Fort Myers City Limits
GEO Area: Lee
County: Lee
Property ID: 06-45-25-P1-00002.0210
Lot: 21
Lot Type: Commercial Lot
Block/Bldg: 2
Parcels: MU
Zoning: 1
Legal Unit: No
Potential Short Sale: No
Virtual Tour URL:
Land Use Code: 10-Vacant Commercial
Other PIDs: 06-45-25-P4-00002.0200

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Status: Active (08/03/26)
Trans Type: Sale

Property Class: Lot and Land
Subdivision: NOT APPLICABLE
Development: NOT APPLICABLE

Sec/Town/Rng: 06/45/25E
Foreclosed REO: No

Detailed Property Information

Property Information: 24+ acres, assemblage of two lots in City of Fort Myers, south of Colonial Blvd and south of to be built Costco, expanding from Metro Pkwy to Plantation Rd. Flexible MU (Mixed-Use) allows development of variety of Commercial as well as Residential uses, through PUD (Planned Unit Development) process. Costco closed on 55 acres north of this assemblage in May 2026 for \$55m, at \$1m/acre. MU (Mixed Use): By virtue of its location in the comprehensive plan, it is the express intent of mixed use districts (MU) in newly developing areas to be as generous as possible in permitted uses while at the same time maintaining a clean, attractive community; therefore, anyone proposing to develop in a mixed use district (MU) shall follow the planned unit development district (PUD) requirements to assure well-planned, quality developments with compatible uses and at the same time provide measures to mitigate negative impacts to the surrounding area. A plan amendment may be applied for when a planned unit development (PUD) is inappropriate or not applicable to a particular piece of land designated as mixed use.

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Approx. Lot Size: 1000x1200x600x1760
Lot Size: 24.86 (acres) / 1,082,902 (sqft)
Approx Sqft.Land:
Rear Exposure: E
Elevation:
Lot Desc.: Other
Restrictions: None/Other
Utilities: Sewer, Water
Usage: Commercial, Multi_MF, PUD
Road: Public Road
Sewer: Central
Water: Central
Subdivision Info:

Gas YN:
Gas Description:
Trees:
Ground Cover:
Land:
Avail. Documents:
View: None/Other
Dock:
Boat/Dock Info:
Waterfront: No
Waterfront Desc.: None
Gulf Access: No
Canal Width: None

Financial/Transaction Information

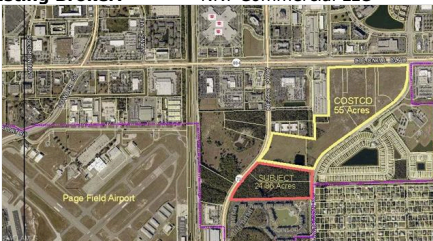
Total Tax Bill: \$18,261
Tax Year: 2025
Tax Desc: City And County
HOA Fee:
HOA Description:
Master HOA Fee:
Condo Fee:
Transfer Fee: \$0

Spec Assessment:
Land Lease:
Mandatory Club Fee:
Rec. Lease Fee: \$0

One Time Fees
Spec Assessment:
Land Lease:
Mandatory Club Fee:
Rec. Lease Fee: \$0
Other Fee: \$0

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Approval:
Terms: Buyer Finance/Cash
Maintenance: None
Possession: At Closing
Special Info:
Property Location: Not Applicable
Legal Desc: PAR IN NW 1/4 DESC IN OR 3074 PG 3402 LES OR3235/583 LESS RD R/W DESC IN INST# 2008000015031
Listing Broker: NRT Commercial LLC



Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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