

FOR SALE

SHOVEL READY LAND

621 ORTIZ AVE.
FORT MYERS FL 33905



AVAILABLE

144 approved units

PROPERTY HIGHLIGHTS

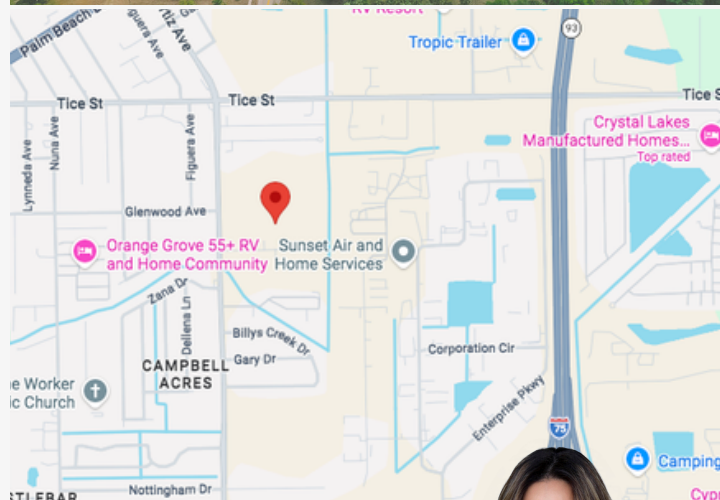
- ±9.8 acres of fully entitled residential land
- Approved for up to 144 multifamily or townhome
- Residential Planned Development (RPD) zoning
- Vacant site ready for permitting and construction
- ±330 feet of frontage on Ortiz Avenue

Entitlements & Density

- By-right zoning approval in place
- No rezoning or density contingencies
- Includes up to 48 bonus density units
- Seller completed all rezoning and entitlement work

Utilities & Infrastructure

- Water, sewer, and electric available to the site
- Immediate access to I-75, SR-82, US-41, and Downtown Fort Myers



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By *Denise Landacta*

Fully Entitled Multifamily Development Site

144 Approved Units.

\$20,000 Per approved unit



- Site Size: +-9.8 Acres
 - Zoning: Residential Planned Development (RPD)
 - Approved Density:144 Units
 - Utilities: Water, Sewer, Electric, Available to site
 - Frontage +- 330' on Ortiz Ave
 - Condition Vacant Land
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- By-right zoning approval in place
 - No rezoning or density contingencies
 - Proximity to I-75, SR-82, US-41, and downtown Fort Myers
 - Strong population and rental growth fundamentals
 - Ideal for garden-style multifamily or townhome development

Private multifamily Developers

Townhome Developers (built-to-rent or built-to-sell)

Family Offices and private equity-backed sponsors

Affordable housing, HUD, LIHTC, or public-funding will not be considered.



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By *Denise Landaeta*

The 621 Ortiz Ave Fort Myers, Florida 33905 folder contains only 1 file, Offering Memorandum. This file provides detailed information about a fully entitled multifamily development site known as Glenwood Development.

The central topic of the document is the offering of a pre-approved development site in Fort Myers, Florida, for private capital investment. Key Details of the Offering

The Offering Memorandum for the Glenwood Development site mentions "Strong population and rental growth fundamentals" in the Fort Myers market. Here are the key demographic and economic figures for the city of Fort Myers, Florida:

Population

- The estimated population for Fort Myers in 2024 is approximately 99,918.
- The population has been growing, with an increase of 3.42% between 2022 and 2023.
- The median age in Fort Myers is around 40.3 to 41.3 years.
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Income and Economics

- The median household income for Fort Myers is approximately \$63,732. Other recent estimates place the median yearly household income at \$62,160 (2023).
- The per capita income is around \$41,476.
- The poverty rate in Fort Myers is approximately 16.3%.

The three largest non-Hispanic ethnic groups in the area are White (46.9%), Black or African American (21.7%), and Two or More Races (19.74%).





DRIVE TIME DEMOGRAPHICS

621 Ortiz Ave | Fort Myers, Florida

Demographic Snapshot and Demand Indicators

Metric	5 Minute Drive	10 Minute Drive	20 Minute Drive
Population	18,500	72,400	215,300
Households	6,200	25,900	82,100
Average Household Income	\$64,800	\$71,200	\$78,900
Median Age	36.2	38.5	40.1
Renter Occupied Housing	46%	43%	41%
Projected Population Growth 5 Year	6.8%	7.9%	9.4%

