

FOR SALE

Shovel-Ready Proposed 237 Apartment Units

3320 Winkler Avenue, Fort Myers, FL 33916



Property Highlights:

- Price Value Range: \$8,500,000.00 - \$10,500,000.00 (Land, Plans, and Entitlements)
- 10.47 Acres +/-
- Zoned: Commercial, Vacant
- The proposed development will consist of 237 apartment units - comprising two buildings

Strategic Location:

- Proximity to Major Thoroughfares: I-75 and US-41. The development is near the intersection of Colonial Boulevard and Winkler Avenue, offering excellent access management with significant frontage on Colonial Boulevard—a major arterial road connecting Fort Myers, Cape Coral, and Lehigh Acres.

Access to Education & Amenities:

- Area is home to nationally ranked K-12 schools as well as Florida Gulf Coast University
- Lee Health is anticipated to launch a sprawling medical campus in 2028 - including a 416,308 sq. ft. Hospital, 125,326 sq. ft. Medical Office Building, Eight Room Surgery Center, Forty-Four Bed Emergency Department, a Rehab Gym, and Specialty Clinics
- Southwest Florida International Airport is only minutes away
- Gulf Coast Town Center: A prominent outdoor shopping mall featuring major retailers such as Bass Pro Shops, Belk, Costco, Dick's Sporting Goods, LA Fitness, Marshalls, Regal Cinemas, and Target, enhancing the area's retail landscape.
- The vicinity offers various recreational options, including nearby beaches, parks, and sports complexes, contributing to a high quality of life for residents and visitors.

Exclusively Marketed by:

Jon C Greco, PA
Broker Associate
(262) 914-3636
jon@aldllc.com

