

# HENDRY CREEK DRIVE INVESTMENT OPPORTUNITY

**CREATE. ENTERTAIN. PROFIT & OR LIVE**

11 Acres Agritourism and Turnkey Multi purpose event venue equipped with a full commercial kitchen,  
Conveyable Zoning Variance to Allow Alcohol Sales  
On-Site, Rental Home & Buildable AG-2 Residential Homesites or utilize existing aquaponic farm

**6901 HENDRY CREEK DR, SOUTH FORT MYERS, FLORIDA 33908**

**+/-11 ACRES**

**HENDRY CREEK DR**

**HENDRY CREEK DR**

**VACANT LOT EMPLOYEE PARKING  
& RENTAL HOME**



**PROPERTY VIDEO & PICTURES**



**AERIAL VIDEO**

**(PRICE UNDISCLOSED** - RECENT APPRAISAL AND LIQUOR LICENSE APPROVAL AVAILABLE WITH  
SIGNED CONFIDENTIALITY AGREEMENT) ALL FF & E INCLUDED IN THE SALE



# PROPERTY DESCRIPTION

**WELL POSITIONED IN SOUTH FT. MYERS FLORIDA ALONG THE BUSINESS HIGHWAY 41 (TAMIAMI TRAIL) CORRIDOR.**

11 acres, a 5,800 sq ft Turnkey Multi purpose event venue equipped with a full commercial kitchen, hurricane-resilient aquaponic infrastructure, rental home and a thriving base for growth and is positioned for profitability across multiple income streams. Infrastructure with hurricane resilience and commercial capacity in mind, along with minimal variable expenses—positioning it as a high-margin opportunity. Recent appraisal and inventory list available with signed Confidentiality Agreement.

## PROPERTY HIGHLIGHTS

- » 11 acres AG, Agritourism, Residential, Commercial applications
- » 5,800 sq ft climate-controlled event space (seats 178)
- » Commercial kitchen, 2 private suites, elevator, generator, outdoor pavilion
- » 4 hurricane-rated 60x96 screened-in greenhouses
- » 30x45 ft elevated brand-new metal building
- » Seating capacity up to 178 guests
- » State-of-the-art commercial kitchen
- » Elevator & lift | Single & 3-phase generator
- » Outdoor pavilion & curated vendor list
- » A fully furnished and upgraded rental home
- » Vacant lot for employee parking
- » Staff Quarters
- » Fully stocked equipment, tools, parts and work area building
- » Conveyable Special Exemption Zoning Variance to Allow Alcohol Sales On-Site (13-CT, 2COP & 4COP SFS-options)
- » Aquaponics in place and fish tanks on site ready to install
- » Variety of fruit trees
- » All FF & E included in the sale
- » Agricultural Exemption that Allows Significant Lower Property Taxes





# PROPERTY DESCRIPTION

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## IDEAL FOR:

Agritourism operators, event venue investors, chefs/farm-to-table, wellness retreat developers, growers, chefs/culinary, ag educators, local food investors, small-scale sustainable developers, Event venue operators, real estate investors, boutique hospitality groups, private estate buyers seeking additional revenue or a place to call home.

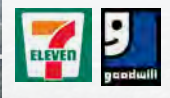




# AERIAL MAP



**GENERAL**  
RV CENTER



**71,000 VPD**



**+/-11 ACRES  
AVAILABLE**

**HENDRY CREEK DR**



# AERIAL MAP



+/-11 ACRES  
AVAILABLE



41 71,000 VPD

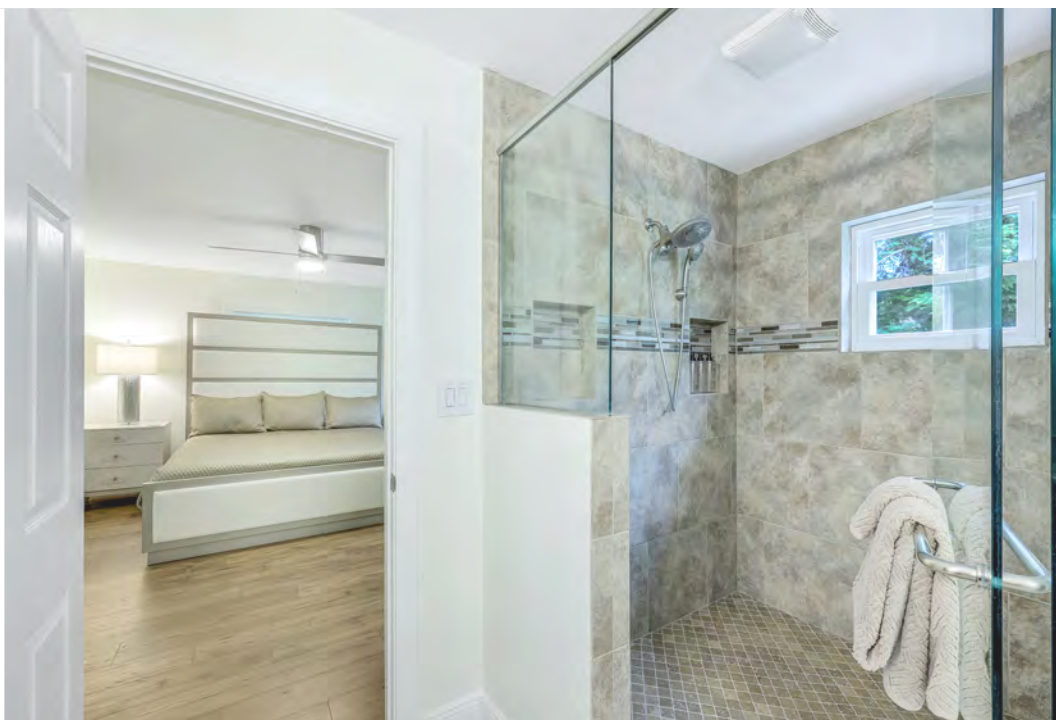


# PHOTOS





# PHOTOS





# PHOTOS





# PHOTOS





# PHOTOS





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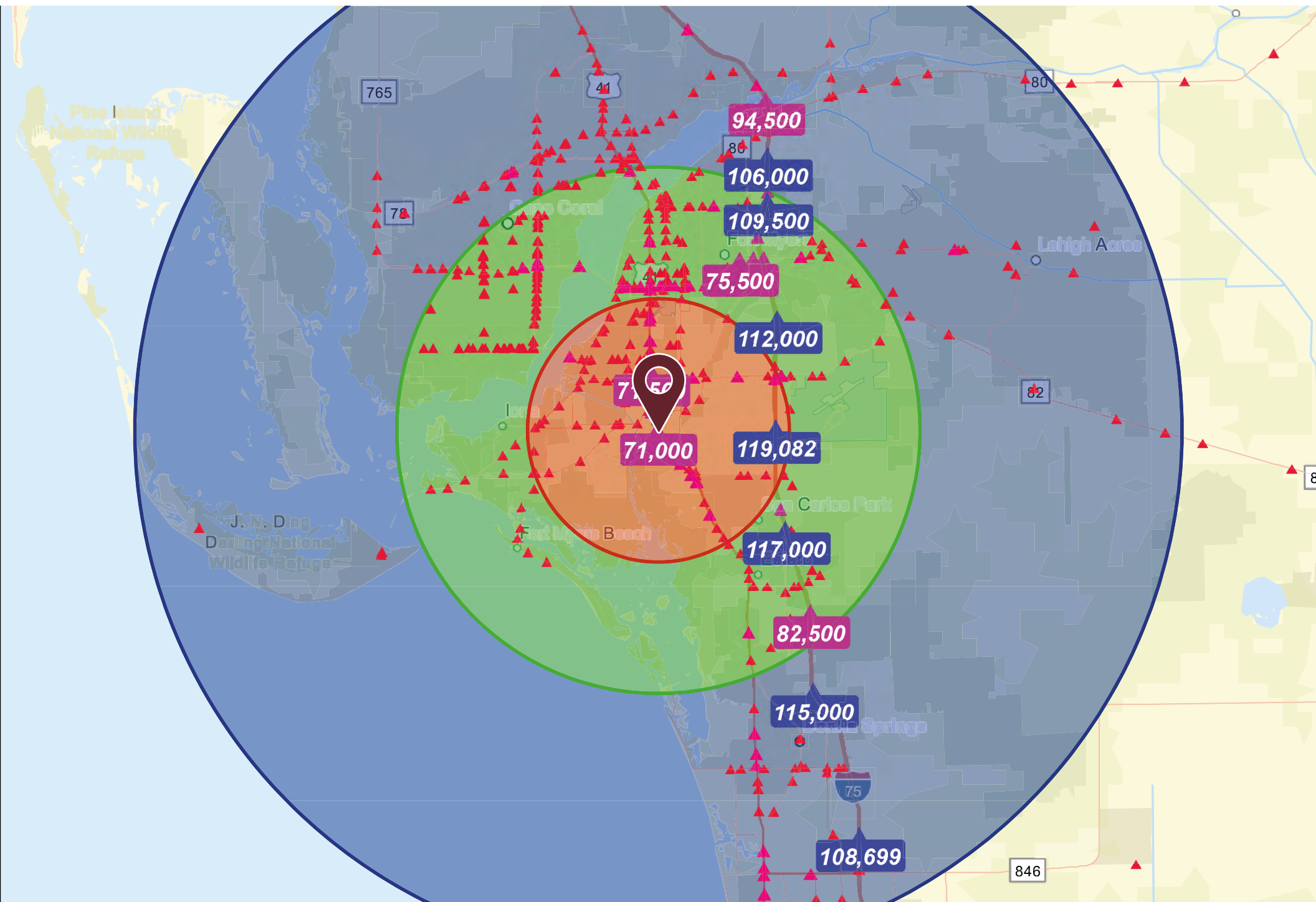


# RETAIL MAP





# TRAFFIC COUNT MAP





# MARKET OVERVIEW

## FORT MYERS, FL

Fort Myers, Florida, is a growing Southwest Florida city known for its sunny, mild weather and outdoor activities, including beaches, boating, and nature preserves along the Caloosahatchee River. The city is famous for the historic Edison and Ford Winter Estates, its vibrant downtown River District with shops and restaurants, and as a hub for MLB Spring Training. Fort Myers offers a mix of natural beauty, historical attractions, and a thriving cultural and business climate, making it a popular destination for tourists and residents alike.



## KEY FEATURES & ATTRACTIONS

### Edison and Ford Winter Estates:

This is a major historical attraction, offering tours of the winter homes and gardens of the famous inventors.

### Downtown River District:

A charming area with brick-paved streets, featuring a variety of shops, restaurants, art galleries, and monthly art and music walks.

### Nature and Wildlife:

The city provides access to beautiful beaches like Fort Myers Beach, along with nature preserves such as Six Mile Cypress Slough, and the extensive Calusa Blueway Paddling Trail for kayaking.

### Outdoor Activities:

Opportunities abound for kayaking, stand-up paddleboarding, fishing, boating, hiking, and biking in the area's numerous parks and waterways.

## CLIMATE & LIFESTYLE

### Weather:

Fort Myers boasts a humid subtropical climate with a generally mild winter and hot, humid summers. It averages around 271 sunny days per year.

### Recreation:

The city is an outdoor enthusiast's paradise, offering a year-round opportunity to enjoy its natural beauty and participate in various sports and activities.

## HISTORY

### Origins:

The city was named for a military fort built during the Seminole Wars, and the fort was named after Colonel Abraham Myers.

### Edison's Influence:

Thomas Edison discovered Fort Myers in 1885, establishing his winter home there and becoming a beloved resident.



# DEMOGRAPHICS

2025 SUMMARY	5 MILE	10 MILES	20 MILES
Population	124,916	419,222	918,277
Households	59,247	190,917	395,644
Families	34,685	117,477	258,973
Average Household Size	2.07	2.13	2.28
Median Age	54.4	52.6	50.3
Median Household Income	\$74,827	\$77,803	\$78,642
Average Household Income	\$113,395	\$116,621	\$117,316

2030 SUMMARY	5 MILE	10 MILES	20 MILES
Population	130,208	445,642	990,644
Households	62,616	206,138	432,502
Families	36,681	126,182	282,495
Average Household Size	2.04	2.10	2.26
Median Age	55.2	53.0	50.4
Median Household Income	\$85,908	\$90,147	\$91,932
Average Household Income	\$126,569	\$130,084	\$131,285



**8,392**  
TOTAL  
BUSINESSES



**75,874**  
TOTAL  
EMPLOYEES



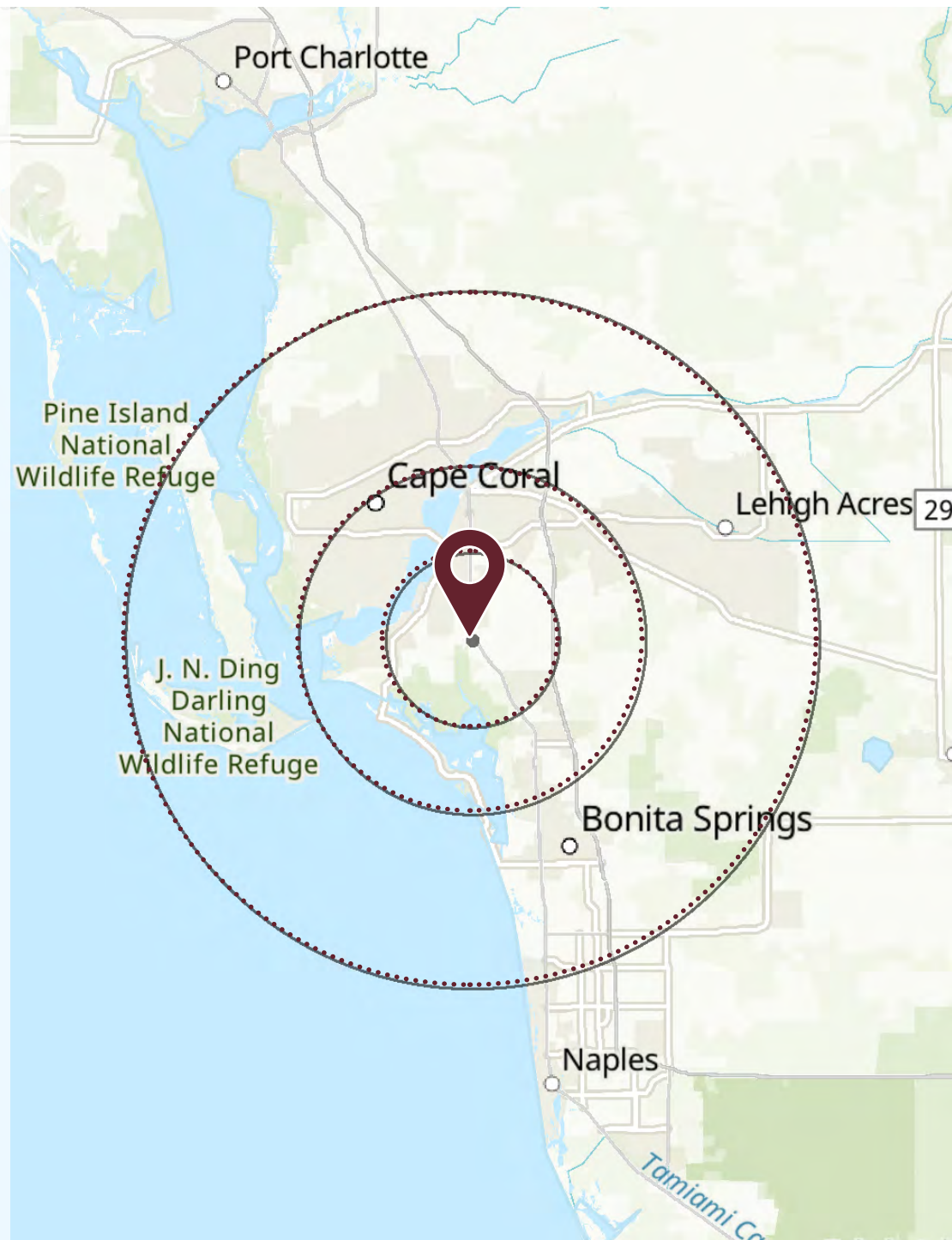
**\$74,827**  
AVERAGE HH  
INCOME



**\$53,956**  
PER CAPITA  
INCOME



**\$318,773**  
MEDIAN  
NET WORTH





# COMMUNITY SUMMARY

## 6901 HENDRY CREEK DRIVE | RING OF 10 MILES

419,222	1.85%	2.13	62.3	52.6	\$77,803	\$464,114	\$321,514	14.3%	51.7%	33.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



17.6%  
Services

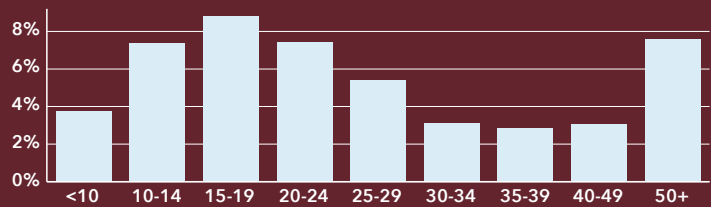


17.0%  
Blue Collar

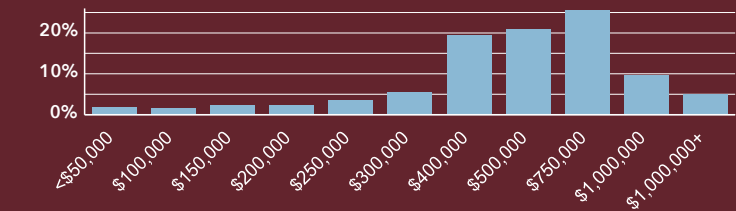


65.4%  
White Collar

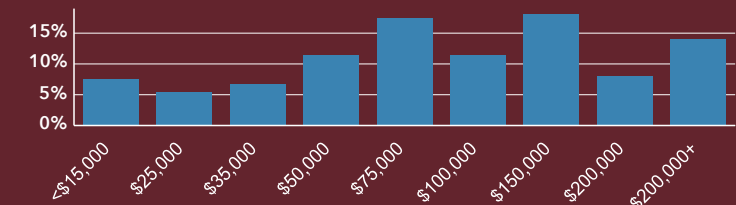
Mortgage as Percent of Salary



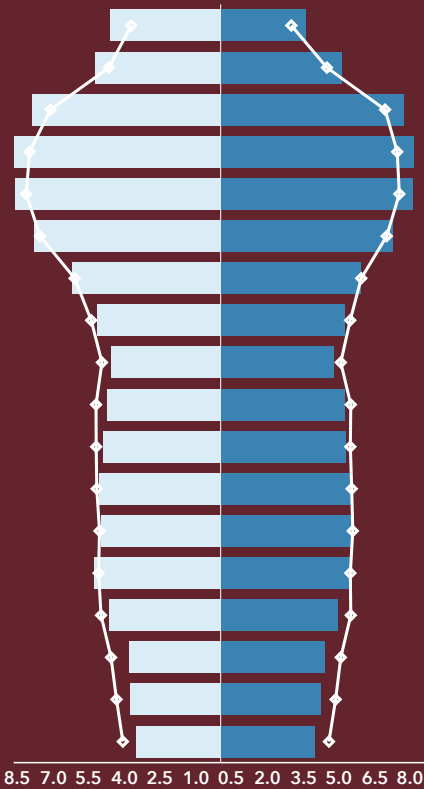
Home Value



Household Income

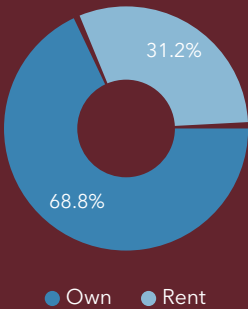


Age Profile: 5 Year Increments

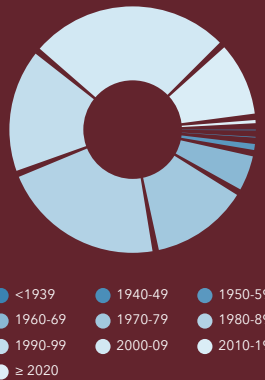


Dots show comparison to Lee County

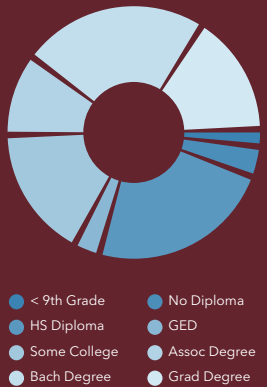
Home Ownership



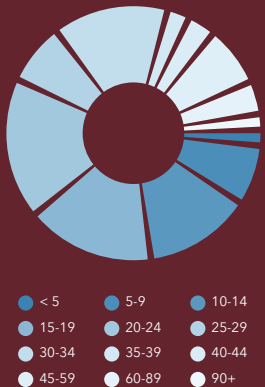
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).





## DON DROKE

LIC SD AND FL

REAL ESTATE BROKER

Berkshire Hathaway Florida Realty  
Commercial Division

📞 239-770-3002

✉️ [dondroke@outlook.com](mailto:dondroke@outlook.com)



## LISA PERRY

LIC FL

REAL ESTATE SPECIALIST

Berkshire Hathaway Florida Realty

📞 239-770-6359

✉️ [lisa@lisaperrysells.com](mailto:lisa@lisaperrysells.com)

**Don Droke** graduated from Briar Cliff University with a B.A. in Human Resource Management. He spent 9 years in Occupational Health and Safety, and was a business owner in Sioux City for 13 years with 45 employees and 300 Accounts. Don sold that business and moved to Bonita Springs where he has been a resident since 2004. As a Realtor Don has achieved over 200 million in on & off market closed sales and leases and has been one of the top Realtors for the Bonita-Estero Association of Realtors for 10 years in a row. In addition, he is a top producer for Berkshire Hathaway Florida Realty in the state of Florida and has achieved a top 25 in the State 3 years as well as maintains a top 5% globally for his company.

Don continues to further himself as a Realtor® with the certifications he has received. Graduate Realtor Institute designation and Relocation Specialist. He has experience in all levels of Real Estate: residential, commercial, industrial, land acquisitions and relocations. Don is currently pursuing the CCIM Designation

Licensed Broker in Florida & South Dakota with Berkshire Hathaway Commercial Division.

Don Droke brings energy, excitement, and dedication to all his clients, with marketing and advertising skills that are second to none. Your listing will have the true exposure it deserves.

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**Lisa Perry** with over 25 years of experience in real estate and a lifetime connection to Southwest Florida, Lisa Perry has established herself as a trusted advisor and top-producing professional in the industry. A resident of the area for more than 50 years, Lisa's deep local knowledge, combined with her expertise in new home construction sales, general real estate, and investment portfolios, gives her clients a true advantage in today's competitive market. Lisa consistently averages \$20 million in sales annually, a testament to her dedication, market insight, and client-focused approach. Her proven track record spans luxury properties, residential communities, and investment opportunities, where she brings a balance of lifestyle vision and financial strategy to every transaction.

Passionate about serving her clients with integrity and personalized service, Lisa leverages her decades of experience and lifelong community ties to guide buyers, sellers, and investors through every stage of the real estate process. Whether securing a dream home, maximizing a property's value, or building a diverse real estate portfolio, Lisa is committed to delivering results with professionalism and care.



# CONFIDENTIALITY AGREEMENT

It is understood and agreed that the principals, assigns, agents or others authorized to disclose confidential information, hereinafter referred to as Discloser(s), may provide confidential information to the recipient(s) identified below. It is also agreed that the information disclosed is and must be kept confidential. To ensure the protection of such information, and to preserve its confidentiality, it is agreed that:

1. The Confidential Information to be disclosed includes, but is not limited to, business and financial data for \_\_\_\_\_.
2. The Recipient(s) shall limit disclosure of Confidential Information within its own organization to its directors, officers, partners, members, employees and/or independent contractors (collectively referred to as "affiliates") having a need to know. The Recipient(s) and affiliates will not disclose the confidential information obtained from the discloser unless required to do so by law.
3. This Agreement imposes no obligation upon Recipient(s) with respect to any Confidential Information (a) that was in Recipient's possession before receipt from Discloser; (b) is or becomes a matter of public knowledge through no fault of Recipient; (c) is rightfully received by Recipient from a third party not owing a duty of confidentiality to the Discloser; (d) is disclosed without a duty of confidentiality to a third party by, or with the authorization of, Discloser; or (e) is independently derived by Recipient.
4. This Agreement states the entire agreement between the parties concerning the disclosure of Confidential Information. Any addition or modification to this Agreement must be made in writing and signed by the parties.
5. If any of the provisions of this Agreement are found to be unenforceable, the remainder shall be enforced as fully as possible and the unenforceable provision(s) shall be deemed modified to the limited extent required to permit enforcement of the Agreement as a whole.

WHEREFORE, the recipient(s) acknowledge that they have read and understand this Agreement and voluntarily accept the duties and obligations set forth herein.



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11 ACRES AGRITOURISM AND TURNKEY MULTI PURPOSE EVENT VENUE EQUIPPED WITH A FULL COMMERCIAL KITCHEN, CONVEYABLE ZONING VARIANCE TO ALLOW ALCOHOL SALES ON-SITE, RENTAL HOME & BUILDABLE AG-2 RESIDENTIAL HOMESITES OR UTILIZE EXISTING AQUAPONIC FARM, LIQUOR LICENSE APPROVAL FOR 3 DIFFERENT LEVELS TO CHOOSE FROM (13-CT, 2COP & 4COP SFS-OPTIONS)


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