



Offering Memorandum



1600 Estero Blvd; 71/73 Alva Dr; 1560 Estero Blvd

FORT MYERS BEACH, FL 33931

PRESENTED BY:

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DEMOGRAPHICS

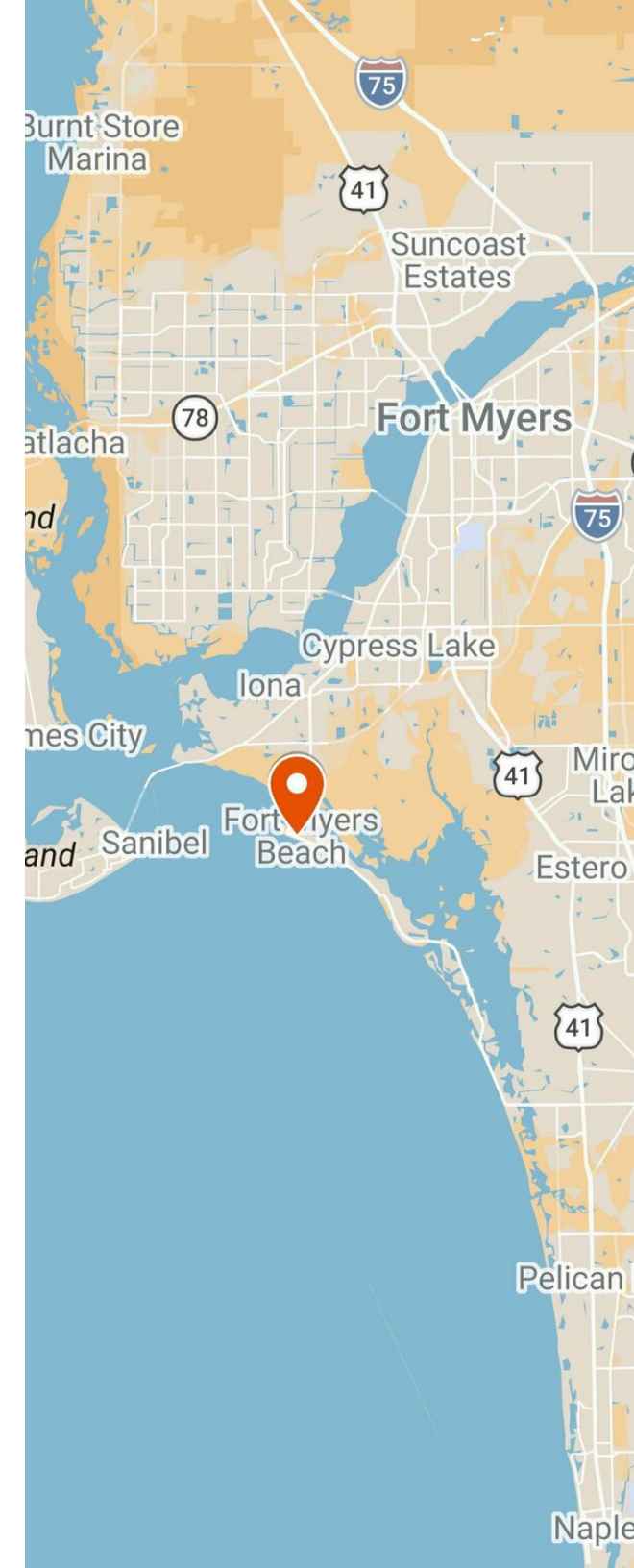
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SALE COMPARABLES

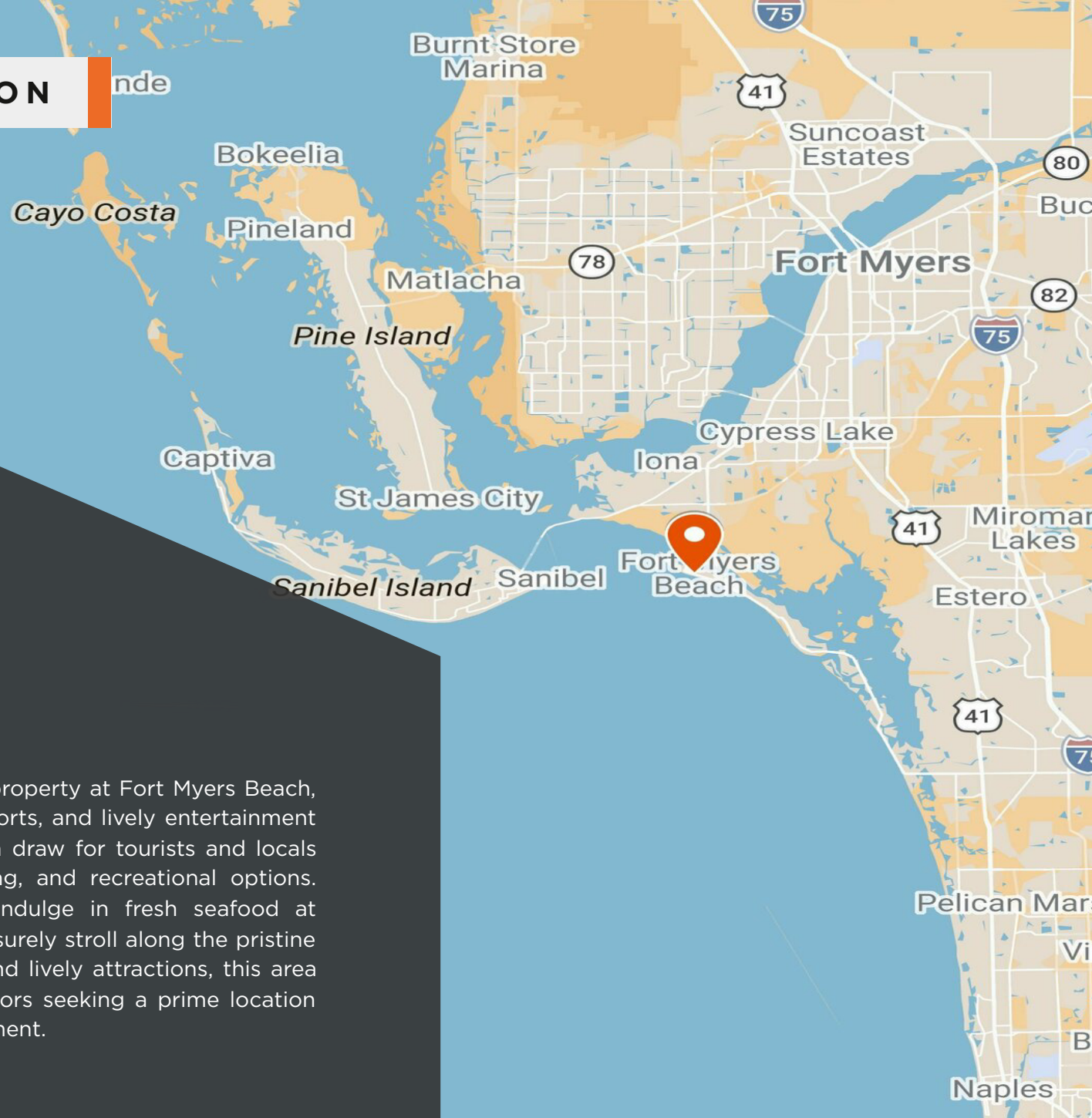
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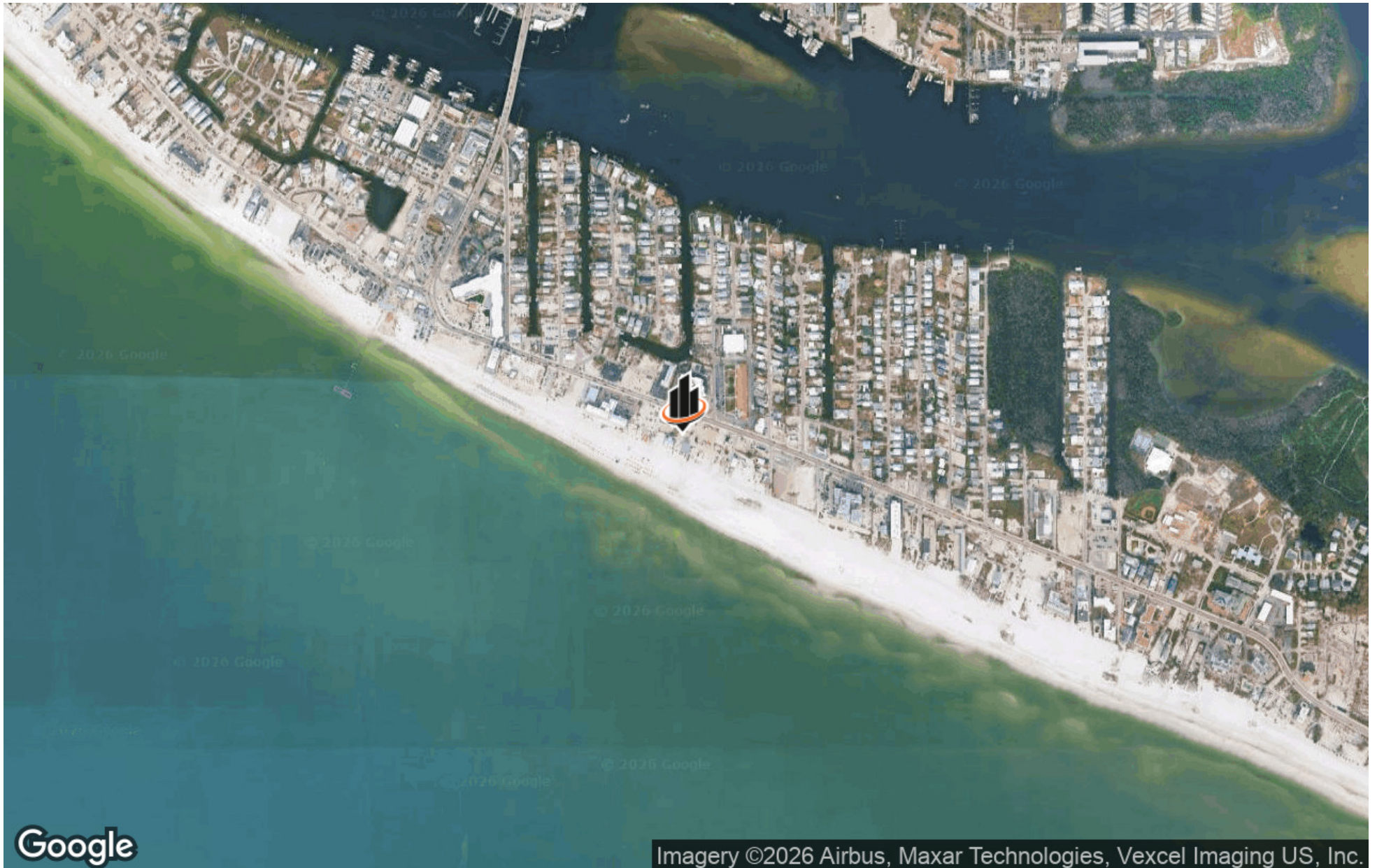
Location Information

LOCATION DESCRIPTION

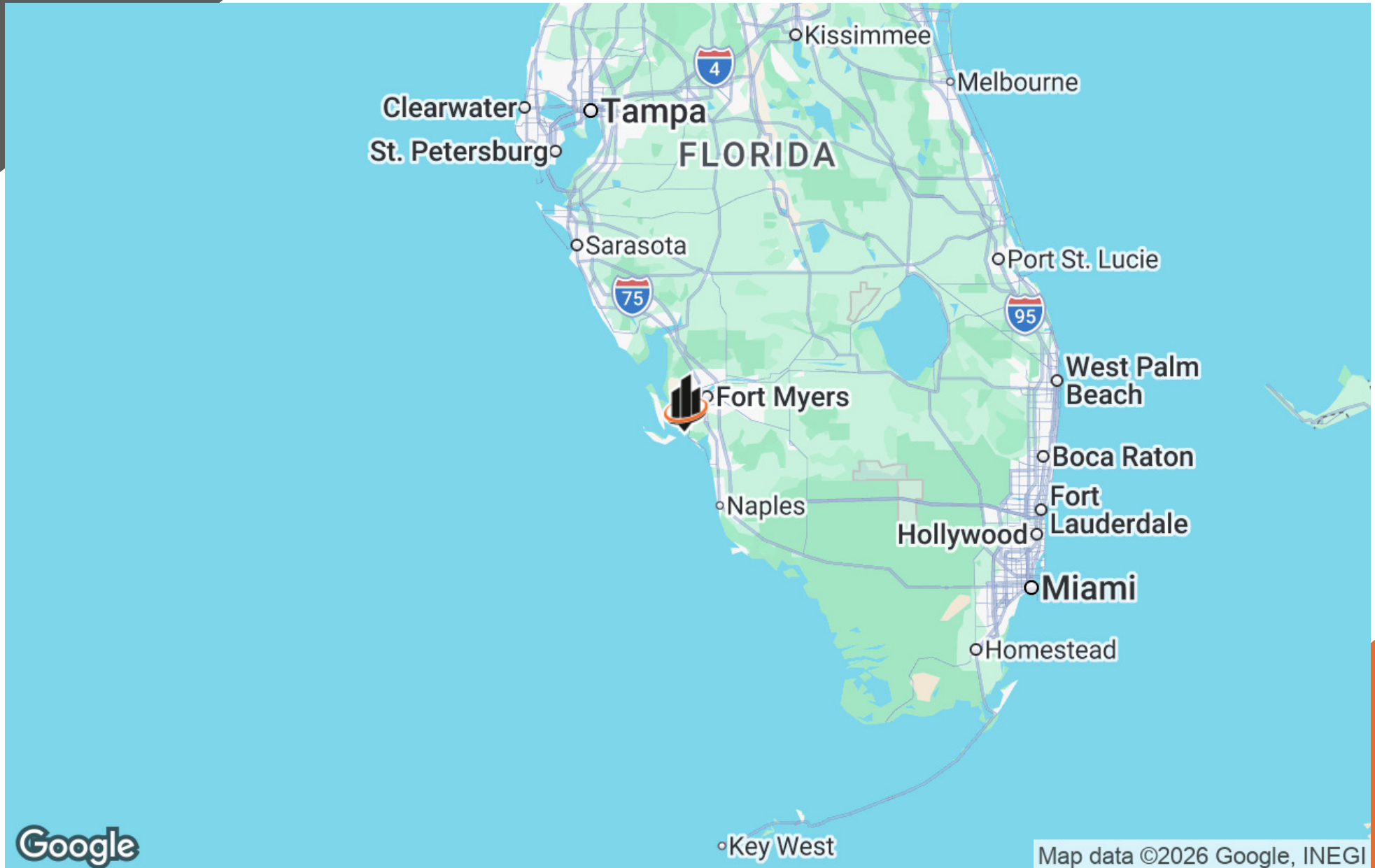


Discover the vibrant area surrounding the property at Fort Myers Beach, FL, where sun-drenched beaches, water sports, and lively entertainment await. This bustling coastal community is a draw for tourists and locals alike, offering an array of dining, shopping, and recreational options. Explore the famous Fort Myers Beach, indulge in fresh seafood at waterfront restaurants, or unwind with a leisurely stroll along the pristine shoreline. With its mix of natural beauty and lively attractions, this area presents an enticing opportunity for investors seeking a prime location with high potential for commercial development.

AERIAL MAP



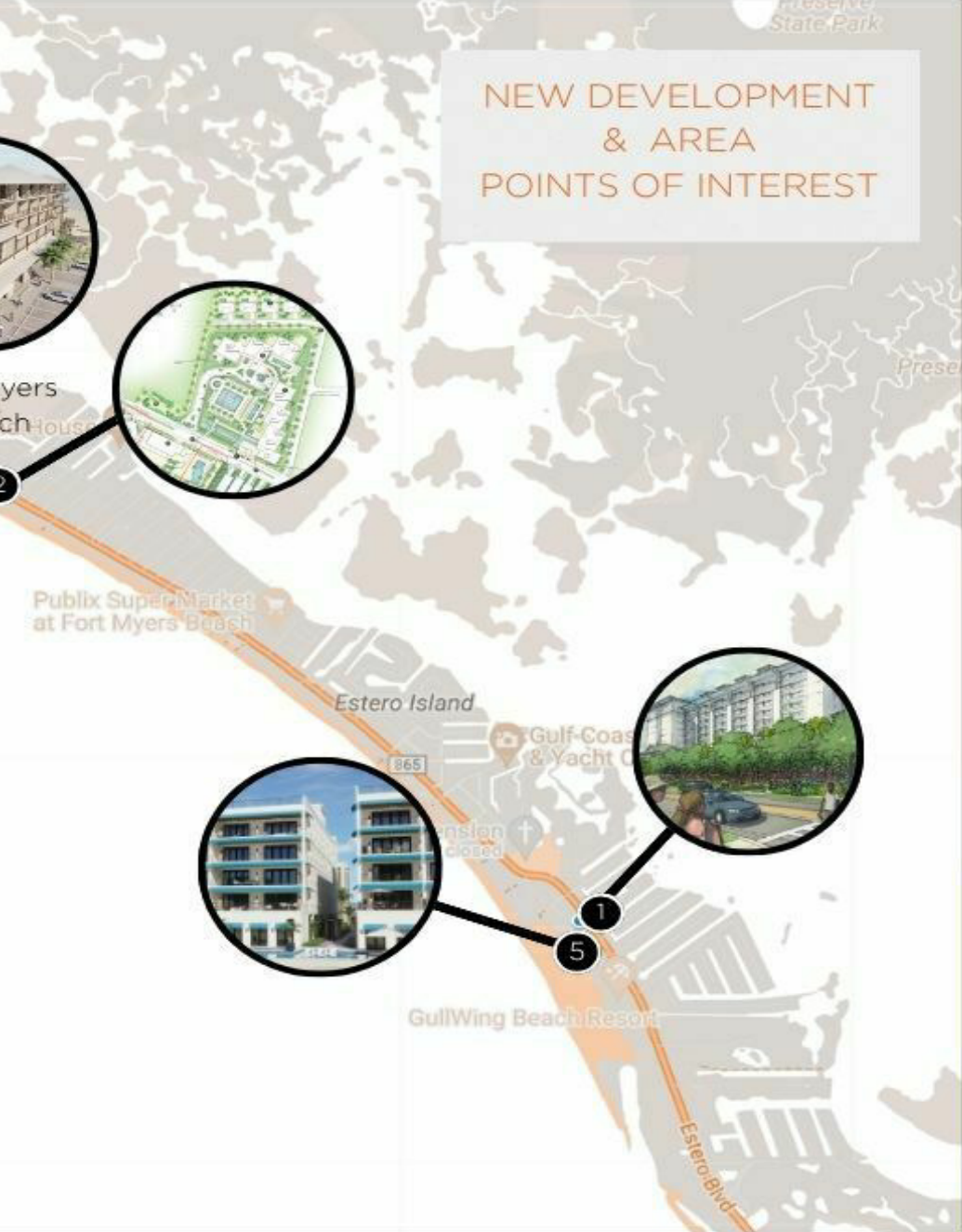
REGIONAL MAP



NEW DEVELOPMENT
& AREA
POINTS OF INTEREST

- 1 Outrigger Beach Resort
London Bay Homes
6200 Estero Blvd., Fort Myers Beach
- 2 Red Coconut RV Park Redevelopment
Seagate Development
3100 Estero Blvd., Fort Myers Beach
- 3 The Arches Bayfront | Fort Myers Beach
Moss Marina
450 Harbor Ct., Fort Myers Beach
- 4 Neptune Inn
2310 Estero Blvd. Fort Myers Beach
- 5 Carousel Inn Redevelopment
Gulfside Twelve
6240 Estero Blvd. Fort Myers Beach
- 6 Times Square
1035 Estero Blvd. Fort Myers Beach
- 7 Fort Myer Beach Pier Plan
10 Old San Carlos Blvd,
Fort Myers Beach, FL 33931
- 8 The Cottages Bar & Grille
1250 Estero Blvd. Fort Myers
Beach, FL 33931

- 9 The Whale
1249 Estero Blvd Fort Myers Beach
- 10 Margaritaville
251 Crescent St, Fort Myers Beach
- 11 Bay Harbour Marina Village
1135/1185 San Carlos Blvd
Fort Myers Beach
- 12 Key West Express
- 13 Doc Fords
708 Fishermans Wharf
Fort Myers Beach, FL 33931
- 14 Dixie Fish
714 Fishermans Wharfs
Fort Myers Beach, FL 33931



NEW DEVELOPMENT & AREA POINTS OF INTEREST

- 1 Outrigger Beach Resort
London Bay Homes
6200 Estero Blvd., Fort Myers Beach
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Fort Myers Beach, FL 33931
- 14 Dixie Fish
714 Fishermans Wharfs
Fort Myers Beach, FL 33931



SUMMERLIN RD.
(+/-) 27,000 AADT

SAN CARLOS BLVD.
(+/-) 23,500 AADT

ESTERO BLVD.





Property Information

PROPERTY SUMMARY

1600 ESTERO BLVD

FORT MYERS BEACH, FL 33931

OFFERING SUMMARY

SALE PRICE:	\$10,692,300
LOT SIZE:	0.82 Acres
ZONING:	Downtown
PRICE / ACRE:	\$13,039,390
NUMBER OF ROOMS:	78
LAND PRICE PER ROOM:	\$137,080.77
PRICE PER SQ FT:	\$299.34



PROPERTY SUMMARY

The property presents an exciting redevelopment opportunity, perfectly aligned with the Comprehensive Plan build-back provisions. With its prime location in Fort Myers Beach, this site is ideally suited for a mixed-use development, including hotels, condos, restaurants, and retail spaces. The expansive 35,719.20 SF building offers the flexibility to bring this vision to life, providing a blank canvas for innovative design and strategic development. Investors seeking to capitalize on the thriving commercial landscape of Fort Myers Beach will find this property to be an ideal foundation for creating a dynamic and vibrant destination that meets the needs of both residents and visitors alike.

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

1600 Estero Blvd., 71/73 Alva Dr., and 1560 Estero Blvd., located in the heart of the famed Fort Myers Beach present a premier opportunity for coastal infill redevelopment in a walkable pedestrian district. These sites offer incredible views and access to the Gulf of Mexico and unmatched accessibility to the area's vibrant public spaces. As a key location in Fort Myers Beach's revitalization, the site is surrounded by a bustling mix of dining, retail, and entertainment options, making it ideal for high-quality mixed-use development.

With zoning and future land use entitlements already in place, the property is well-suited for a wide range of commercial uses, including hospitality, retail, lodging, restaurants and residential. Its proximity to public parking, high foot traffic, and an iconic beachfront location ensure both visibility and long-term investment potential. This is a rare chance to secure an irreplaceable property in one of Southwest Florida's most sought-after redevelopment corridors, offering investors an opportunity to contribute to the ongoing transformation of Fort Myers Beach.

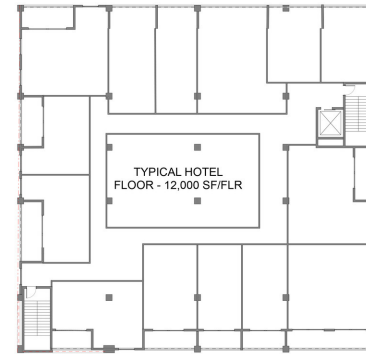
PROPERTY PHOTOS



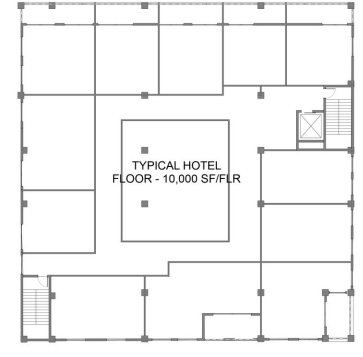
PROPERTY PHOTO



RENDERINGS CONCEPT 1

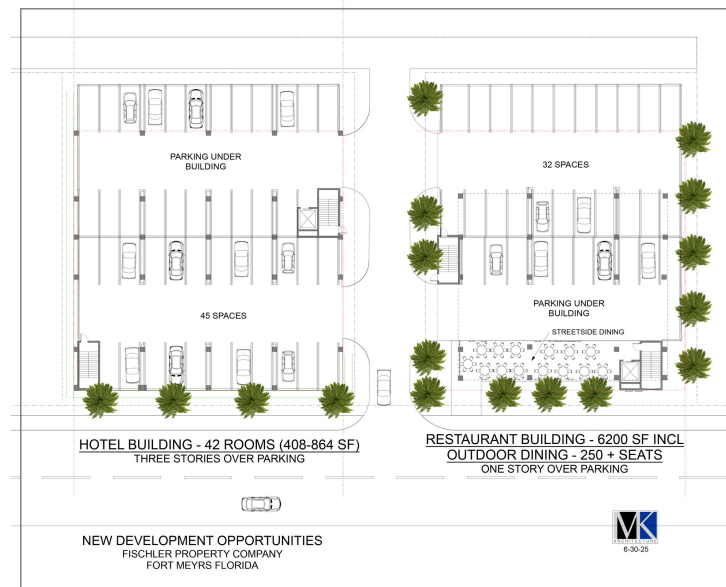


HOTEL BUILDING - TYPICAL FLOOR PLAN (FLOORS 2-4)
14 UNITS/ FLOOR (408-864 SF)



HOTEL BUILDING - TYPICAL FLOOR PLAN (FLOORS 2-4)
12 UNITS/FLOOR (400-700SF)

NEW DEVELOPMENT OPPORTUNITIES
FISCHLER PROPERTY COMPANY
FORT MYERS, FLORIDA



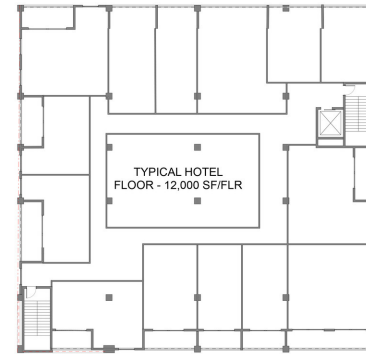
HOTEL BUILDING - 42 ROOMS (408-864 SF)
THREE STORIES OVER PARKING

RESTAURANT BUILDING - 6200 SF INCL
OUTDOOR DINING - 250 + SEATS
ONE STORY OVER PARKING

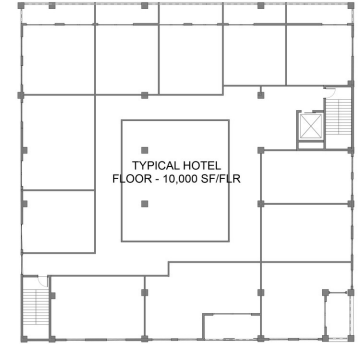
NEW DEVELOPMENT OPPORTUNITIES
FISCHLER PROPERTY COMPANY
FORT MEYRS FLORIDA



RENDERING CONCEPT 2

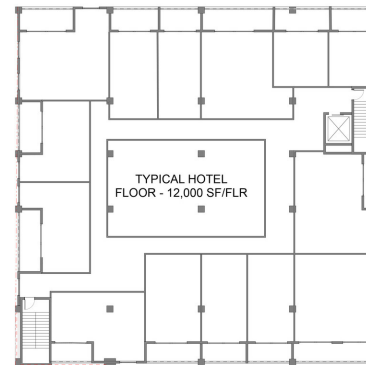


HOTEL BUILDING - TYPICAL FLOOR PLAN (FLOORS 2-4)
14 UNITS/ FLOOR (408-864 SF)

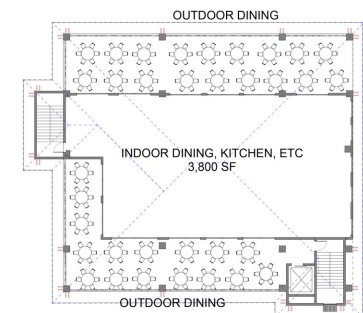


HOTEL BUILDING - TYPICAL FLOOR PLAN (FLOORS 2-4)
12 UNITS/FLOOR (400-700SF)

NEW DEVELOPMENT OPPORTUNITIES
FISCHLER PROPERTY COMPANY
FORT MEYERS, FLORIDA



HOTEL BUILDING - TYPICAL FLOOR PLAN (FLOORS 2-4)
14 UNITS/ FLOOR (408-864 SF)



RESTAURANT BUILDING - SECOND FLOOR PLAN
3,800 SF ENCLOSED/ 3,000 SF OUTDOOR DINING

NEW DEVELOPMENT OPPORTUNITIES
FISCHLER PROPERTY COMPANY
FORT MEYERS FLORIDA





Development Information

PRO FORMA

Property Information	
SALE PRICE	\$10,692,300
LOT SIZE	.82
UNITS	78
PRICE/SF	\$299.34
PRICE/UNIT	\$137,080.77

Development Opportunity	
BUILDING COST	\$15,389,400
SOFT COSTS	\$254,350.00
SITE WORK	\$769,470.00
TOTAL COSTS:	\$27,319,366.00
COST PER SQ FT	\$455.32
COST PER UNIT	\$350,248.28

Proposed Returns	
78 UNITS OVER TWO BUILDINGS	HOTEL
INCOME	\$6,605,040
LESS EXPENSES (50%)	\$3,302,520
NOI	\$3,302,520
CAP RATE	6.48%

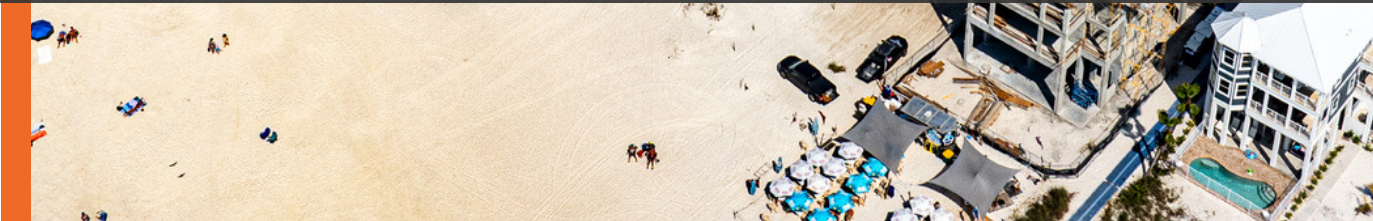
Proposed Returns	
78 UNITS OVER TWO BUILDINGS	CONDO
INCOME	\$50,994,600
COST PER UNIT	\$653,776.92
PROFIT	23,675,234



SAN CARLOS BLVD.
(+/-) 23,500 AADT

ESTERO BLVD.

Demographics

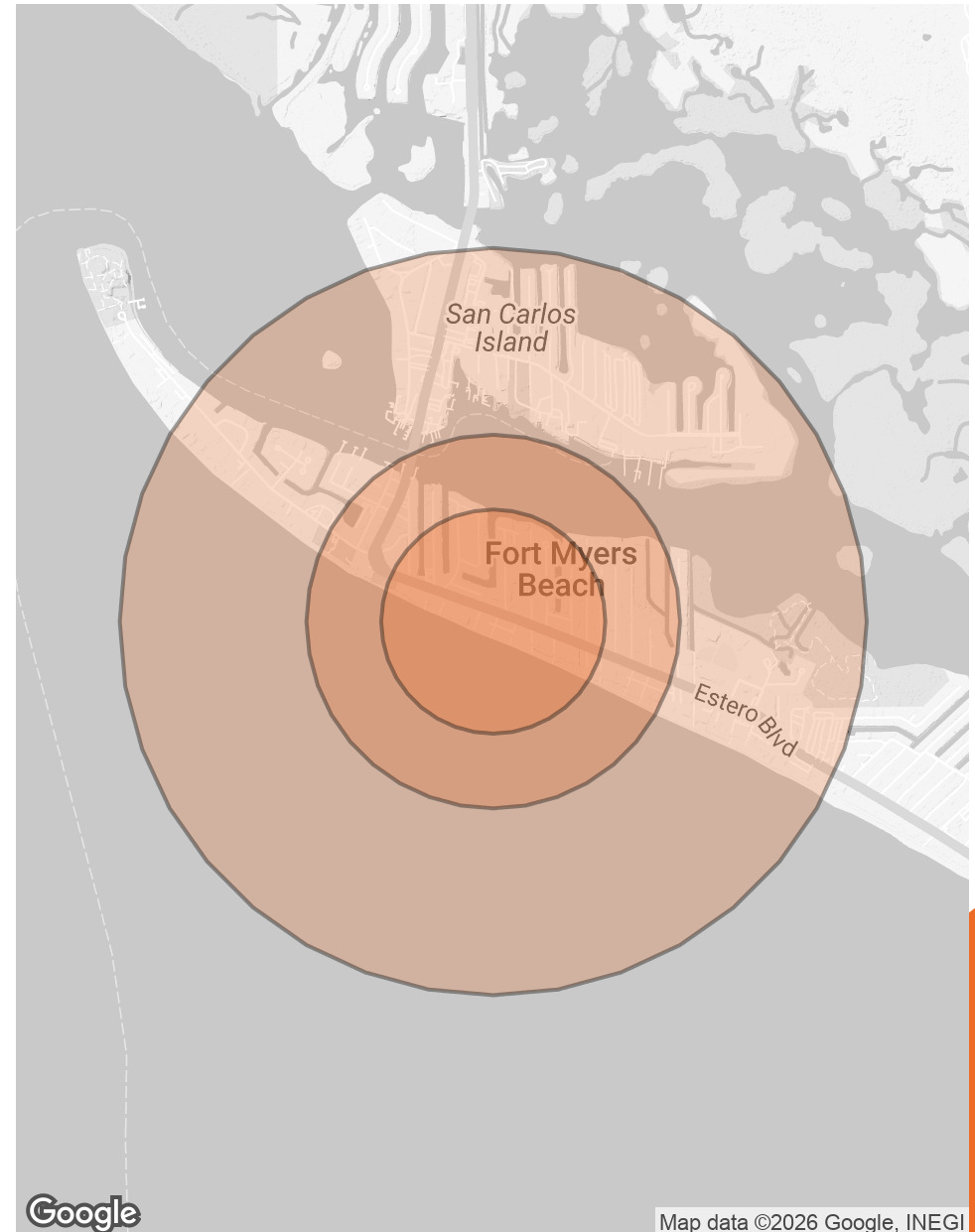


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	243	656	1,941
AVERAGE AGE	62	62	63
AVERAGE AGE (MALE)	62	62	63
AVERAGE AGE (FEMALE)	62	62	64

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	136	369	1,106
# OF PERSONS PER HH	1.8	1.8	1.8
AVERAGE HH INCOME	\$130,747	\$130,721	\$97,160
AVERAGE HOUSE VALUE	\$697,869	\$689,843	\$502,512

Demographics data derived from AlphaMap



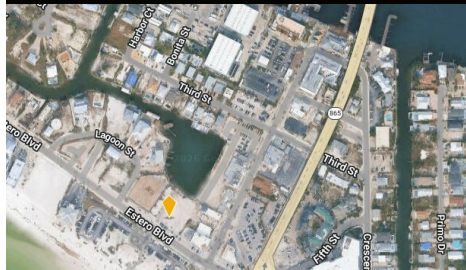
Map data ©2026 Google, INEGI



Sold Comparables



**★ 1600 ESTERO BLVD;
71/73 ALVA DR; 1560
ESTERO BLVD**
Fort Myers Beach, FL 33931



1. FORMER HOLIDAY COURT
925 Estero Blvd
Fort Myers Beach, FL 33931



**2. FORMER LAVILLA
RESORT**
2700 Estero Blvd
Fort Myers Beach, FL 33931

Subject Property

PRICE: \$10,692,300 **LOT SIZE:** 0.82 Acres
PRICE/ACRE: \$13,039,390

The property presents an exciting redevelopment opportunity, perfectly aligned with the Comprehensive Plan build-back provisions. With its prime location in Fort Myers Beach, this site is ideally suited for a mixed-use development, including hotels, condos, restaurants, and retail spaces. The expansive 35,719.2 SF building offers the flexibility to bring this vision to life, providing a blank canvas for innovative design and strategic development. Investors seeking to capitalize on the thriving

Sold 1/30/2024

PRICE: \$9,250,000 **LOT SIZE:** 0.76 Acres
PRICE/ACRE: \$12,171,052.63

This vacant .76 acre tract of land sold in an Investment sale for \$9,250,000. Previously home to The Holiday Court Motel, the property was destroyed by Hurricane Ian in September of 2022. The property exchanged between two private Owners. The parties involved were unavailable for comment.

Sold 10/7/2023

PRICE: \$2,500,000 **LOT SIZE:** 0.42 Acres
PRICE/ACRE: \$5,952,380.95

A private individual sold this .42-acre lot to Everglades Construction Group for \$2,500,000. The property was originally listed on 12/27/23 for \$2,800,000. This land is the site of a former 12-unit hospitality building named LaVilla, however the building was destroyed during hurricane Ian.

The buyer intends to use the site as a construction staging ground for the time being but intends on

3



3. FORMER SILVER SANDS HOTEL

1207 Estero Blvd.
Fort Myers Beach, FL 33931

Sold 1/11/2023

PRICE:	\$7,100,000	LOT SIZE	0.74 Acres
PRICE/ACRE:	\$9,594,594.59		

On January 11, 2023, the hotel building on .84 acres located at 1207 Estero Blvd, Fort Myers, FL 33931 sold for \$7,100,000. The property was built in 1936 but was destroyed in 2022 after Hurricane Ian. This sale reflects the land value of the property sold. The zoning on the property is DOWNTOWN.

SOLD COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/SF	PRICE/ACRE	DEAL STATUS
★	1600 Estero Blvd; 71/73 Alva Dr; 1560 Estero Blvd Fort Myers Beach, FL	\$10,692,300	0.82 Acres	\$299.34	\$13,039,390	Subject Property
1	Former Holiday Court 925 Estero Blvd Fort Myers Beach, FL	\$9,250,000	0.76 Acres	\$754.79	\$12,171,052.63	Sold 1/30/2024
2	Former LaVilla Resort 2700 Estero Blvd Fort Myers Beach, FL	\$2,500,000	0.42 Acres	\$136.65	\$5,952,380.95	Sold 10/7/2023
3	Former Silver Sands Hotel 1207 Estero Blvd. Fort Myers Beach, FL	\$7,100,000	0.74 Acres	\$220.26	\$9,594,594.59	Sold 1/11/2023
AVERAGES		\$6,283,333	0.64 ACRES	\$370.57	\$9,239,342.72	



For Sale Comparables

FOR SALE COMPS

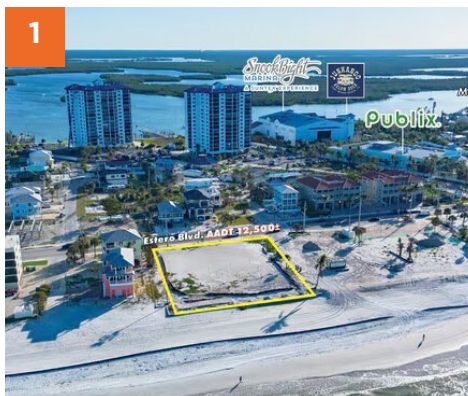


1600 ESTERO BLVD; 71/73 ALVA DR; 1560 ESTERO BLVD

Fort Myers Beach, FL 33931

Subject Property

PRICE: \$10,692,300 **BLDG SIZE:** 35,719 SF
PRICE/SF: \$299.34 **PRICE/ACRE:** \$13,039,390



FORMER STRANDVIEW TOWER

4560 Estero Blvd. , Fort Myers, FL 33913

On Market

PRICE: \$10,900,000 **PRICE/SF:** \$362.65
PRICE/ACRE: \$15,797,101.45 **DATE LISTED:** 2025-05-08



FORMER MATZAS INN UNITS

430-440 Old San Carlos Blvd. , Fort Myers Beach, FL 33931

On Market

PRICE: \$3,900,000 **PRICE/SF:** \$213.17
PRICE/ACRE: \$9,285,714.29 **DATE LISTED:** 2025-10-29



FOR SALE COMPS



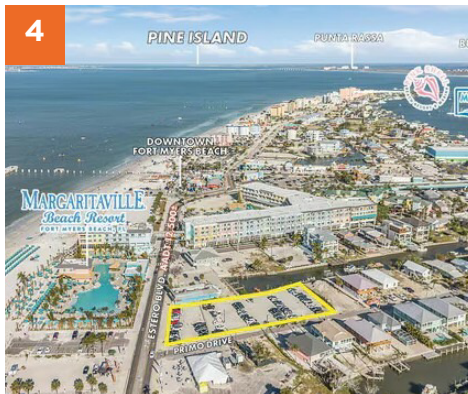
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159 OLD SAN CARLOS BLVD.

159 Old San Carlos Blvd. , Fort Myers Beach, FL 33931

On Market

PRICE: \$3,100,000 **PRICE/SF:** \$444.79
PRICE/ACRE: \$19,375,000.00 **DATE LISTED:** 2025-08-09



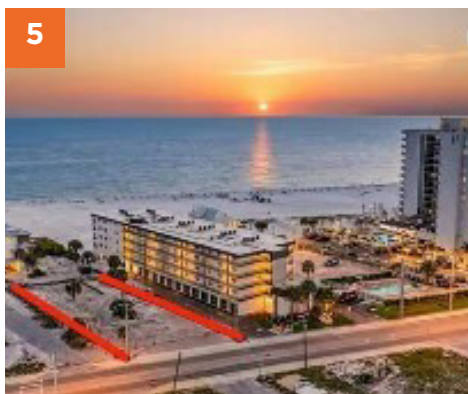
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FORMER SILVER SANDS HOTEL

1207 Estero Blvd, Fort Myers Beach, FL 33931

On Market

PRICE: \$8,900,000 **PRICE/SF:** \$276.10
PRICE/ACRE: \$12,027,027.03 **DATE LISTED:** 2024-05-21



5

2100 ESTERO BLVD.

2100 Estero Blvd, Fort Myers Beach, FL 33931

On Market

PRICE: \$3,350,000 **PRICE/SF:** \$202.38
PRICE/ACRE: \$8,815,789.47 **DATE LISTED:** 2025-01-03



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/SF	PRICE/ACRE	DEAL STATUS
★	1600 Estero Blvd; 71/73 Alva Dr; 1560 Estero Blvd Fort Myers Beach, FL 33931	\$10,692,300	0.82 Acres	\$299.34	\$13,039,390	Subject Property
1	Former Strandview Tower 4560 Estero Blvd. Fort Myers, FL 33913	\$10,900,000	0.69 Acres	\$362.65	\$15,797,101.45	On Market
2	Former Matzas Inn Units 430-440 Old San Carlos Blvd. Fort Myers Beach, FL 33931	\$3,900,000	0.42 Acres	\$213.17	\$9,285,714.29	On Market
3	159 Old San Carlos Blvd. 159 Old San Carlos Blvd. Fort Myers Beach, FL 33931	\$3,100,000	0.16 Acres	\$444.79	\$19,375,000.00	On Market
4	Former Silver Sands Hotel 1207 Estero Blvd Fort Myers Beach, FL 33931	\$8,900,000	0.74 Acres	\$276.10	\$12,027,027.03	On Market
5	2100 Estero Blvd. 2100 Estero Blvd Fort Myers Beach, FL 33931	\$3,350,000	0.38 Acres	\$202.38	\$8,815,789.47	On Market
AVERAGES		\$6,030,000	0.48 ACRES	\$299.82	\$13,060,126.45	

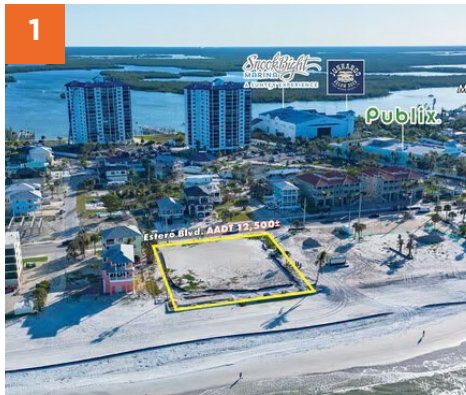
SALE COMPS



1600 ESTERO BLVD; 71/73 ALVA DR; 1560 ESTERO BLVD

Fort Myers Beach, FL 33931

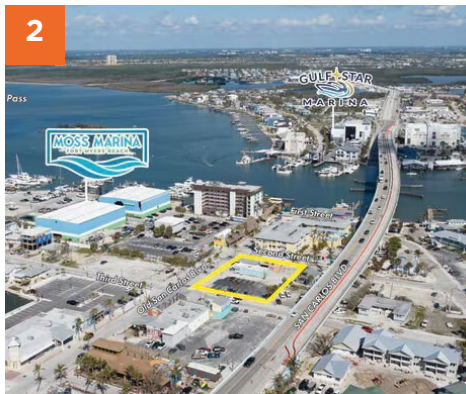
PRICE: \$10,692,300 **BLDG SIZE:** 35,719 SF
PRICE/SF: \$299.34



FORMER STRANDVIEW TOWER

4560 Estero Blvd. , Fort Myers, FL 33913

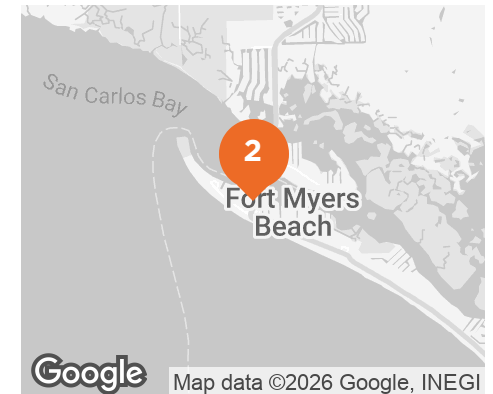
PRICE: \$10,900,000 **PRICE/SF:** \$362.65



FORMER MATZAS INN UNITS

430-440 Old San Carlos Blvd. , Fort Myers Beach, FL 33931

PRICE: \$3,900,000 **PRICE/SF:** \$213.17



SALE COMPS



3

159 OLD SAN CARLOS BLVD.

159 Old San Carlos Blvd. , Fort Myers Beach, FL 33931

PRICE: \$3,100,000 **PRICE/SF:**

\$444.79



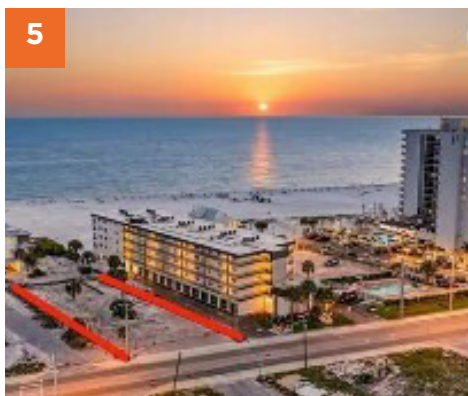
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FORMER SILVER SANDS HOTEL

1207 Estero Blvd, Fort Myers Beach, FL 33931

PRICE: \$8,900,000 **PRICE/SF:**

\$276.10



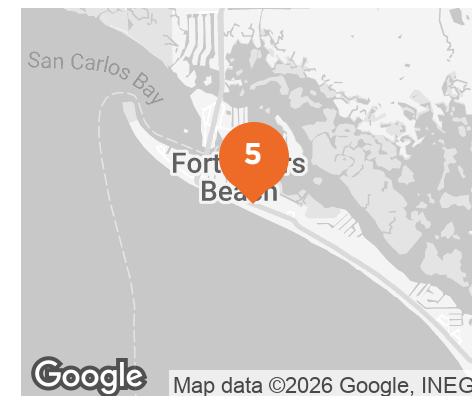
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2100 ESTERO BLVD.

2100 Estero Blvd, Fort Myers Beach, FL 33931

PRICE: \$3,350,000 **PRICE/SF:**

\$202.38



MEET THE TEAM



STEVE CUNNINGHAM, MAI, SRA, CCIM

Managing Director

Direct: 239.910.4085
steve.cunningham@svn.com



LAURI ALBION

Senior Advisor

Direct: 239.851.5492 **Cell:** 239.851.5492
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Senior Advisor

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john.albion@svn.com



STEVE CUNNINGHAM, MAI, SRA, CCIM

Managing Director

steve.cunningham@svn.com

Direct: **239.910.4085**

PROFESSIONAL BACKGROUND

Steve has been actively involved in sales, leasing, and consulting services of commercial properties and development sites in Southwest and Central Florida since 1976. As the chief Executive Officer and Qualifying Broker his duties include strategic planning, leadership, operational analysis and organizational structure.

EDUCATION

- University of Illinois, Bachelor of Science Degree - Finance
- The Appraisal Institute, Course Work
- CCIM Institute, Course Work
- Real Estate Counselor
- State-certified general real estate appraiser #RZ300

CAREER HIGHLIGHTS

Over 48 years of real estate experience • CEO of Cunningham Realty Advisory Group • Former Managing Director of SVN | KOVA • Former Partner & Qualifying Broker of LandQwest Commercial • Former Partner of LandQwest Asset Recovery • Former Partner of LandQwest Property Management • Former Managing Partner of Grubb & Ellis VIP-D'Alessandro's Division of Valuation and Research • Qualified as an expert witness for real estate valuation in State and Federal Court • Former Member - City of Fort Myers Planning Board • Special Magistrate - Value Adjustment Boards, Lee and Collier Counties, Florida • Expertise in all property types with emphasis on Investment sales and land development sites

SVN | Commercial Partners

12761 World Plaza Lane
Fort Myers, FL 33907



JOHN ALBION

Senior Advisor

john.albion@svn.com

Direct: **239.410.2234**

PROFESSIONAL BACKGROUND

John Albion is a seasoned real estate professional with a rich history in the public and private sectors. Joining SVN Commercial Partners as a Senior Advisor in May 2023, John has established a reputation for his expertise in office, medical office, and hotel properties.

Before his position at SVN, John served as an Associate Director at Cushman & Wakefield | Commercial Property Southwest Florida from 2013 to 2023, demonstrating a decade of steadfast leadership and exceptional service. John's roots in real estate, however, run even deeper. Since earning his Broker's license in 1985, he has developed a diverse portfolio and gained profound industry insights.

In addition to his private sector work, John has made significant contributions to public service and the non-profit sector. As the former Executive Director of the Fort Myers Beach Chamber of Commerce, he developed key partnerships and initiatives to bolster local businesses. John's dedication to his community was further exemplified when he was elected to the Lee County Commission in 1992, serving the community until 2006. In his dual role as Port Commissioner, he oversaw the opening of the current international airport, marking a significant milestone in regional infrastructure development.

John's early introduction to business, operating self-storage mini-warehouses and managing family-owned assets, laid the foundation for his successful career. He credits his family business for imparting him with the values of hard work, integrity, and commitment to customer service that continue to drive his professional endeavors today.

Away from his professional commitments, John shares his life with his wife and business partner at SVN Commercial Partners, Lauri. They have successfully raised three children in Fort Myers, nurturing their family within the community John has dedicated so much of his life to serve. John Albion's depth of experience and passion for his work make him a respected figure in the commercial real estate landscape. His dedication to both his family and his profession truly exemplifies his commitment to building strong, sustainable communities.

SVN | Commercial Partners

12761 World Plaza Lane
Fort Myers, FL 33907



LAURI ALBION

Senior Advisor

lauri.albion@svn.com

Direct: **239.851.5492** | Cell: **239.851.5492**

PROFESSIONAL BACKGROUND

Lauri is excited to bring over 30 years of real estate and business experience to her role as Advisor. Lauri specializes in the Hospitality and Office Markets. Lauri has worked in the Southwest Florida real estate market since 2008, working for D'Alessandro & Woodyard Commercial Properties and then Lehigh Showcase Properties until 2012.

Lauri left real estate in 2012 for a new challenge, where she was General Manager of the Red Coconut Resort on Fort Myers Beach. She moved on to become the Marketing Director at Cushman & Wakefield | Commercial Property Southwest Florida in 2019. There she continued to move into more challenging positions, where she became Vice President of Finance, overseeing the Property Management and Accounting Departments. She directed long-term strategic growth plans adjusting organizational structure to align with growth.

Lauri moved to Southwest Florida in 1989, where she met her husband, John. Lauri and John raised their family in Southwest Florida and have close ties to the area.

Deliberately Different

EDUCATION

Lauri is a graduate of Florida Gulf Coast University with a Bachelor of Science Degree in Marketing and a Masters of Business Administration with a concentration in Finance.

SVN | Commercial Partners

12761 World Plaza Lane
Fort Myers, FL 33907



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

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