



JOHN MORRIS ROAD

COOK ROAD

KARLENE DR.

MCGREGOR BLVD. - AADT 17,000±

LSI
COMPANIES

OFFERING MEMORANDUM
MCGREGOR RV
7.14± ACRES RV & MOBILE HOME PARK

PROPERTY SUMMARY

Property Address: 16600 McGregor Blvd.
Fort Myers, FL 33908

County: Lee

Property Type: Mobile Home and/or RV Park

Property Size: 7.14± Acres | 311,018± Sq. Ft.

No. of Parcels: 5

Lots: 70 (See Page 3)

Zoning: MH-1 (Mobile Home-1)
C-1A

Utilities: County Water and Sewer

Tax Information: \$26,503.96 (2023)

STRAP Number: 0146.23000.001800.00

LIST PRICE
\$3,900,000

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Alex Henderson, CCIM
Senior Broker Associate



Max Molloy, CCIM
Senior Broker Associate



Sawyer Gregory
Research & Sales Associate



DIRECT ALL OFFERS TO:

Sawyer Gregory - sgregory@lsicompanies.com | (239) 246-1015

Alex Henderson, CCIM - ahenderson@lsicompanies.com | (239) 940-2856

Max Molloy, CCIM - mmolloy@lsicompanies.com | (239) 848-2050

OFFERING PROCESS

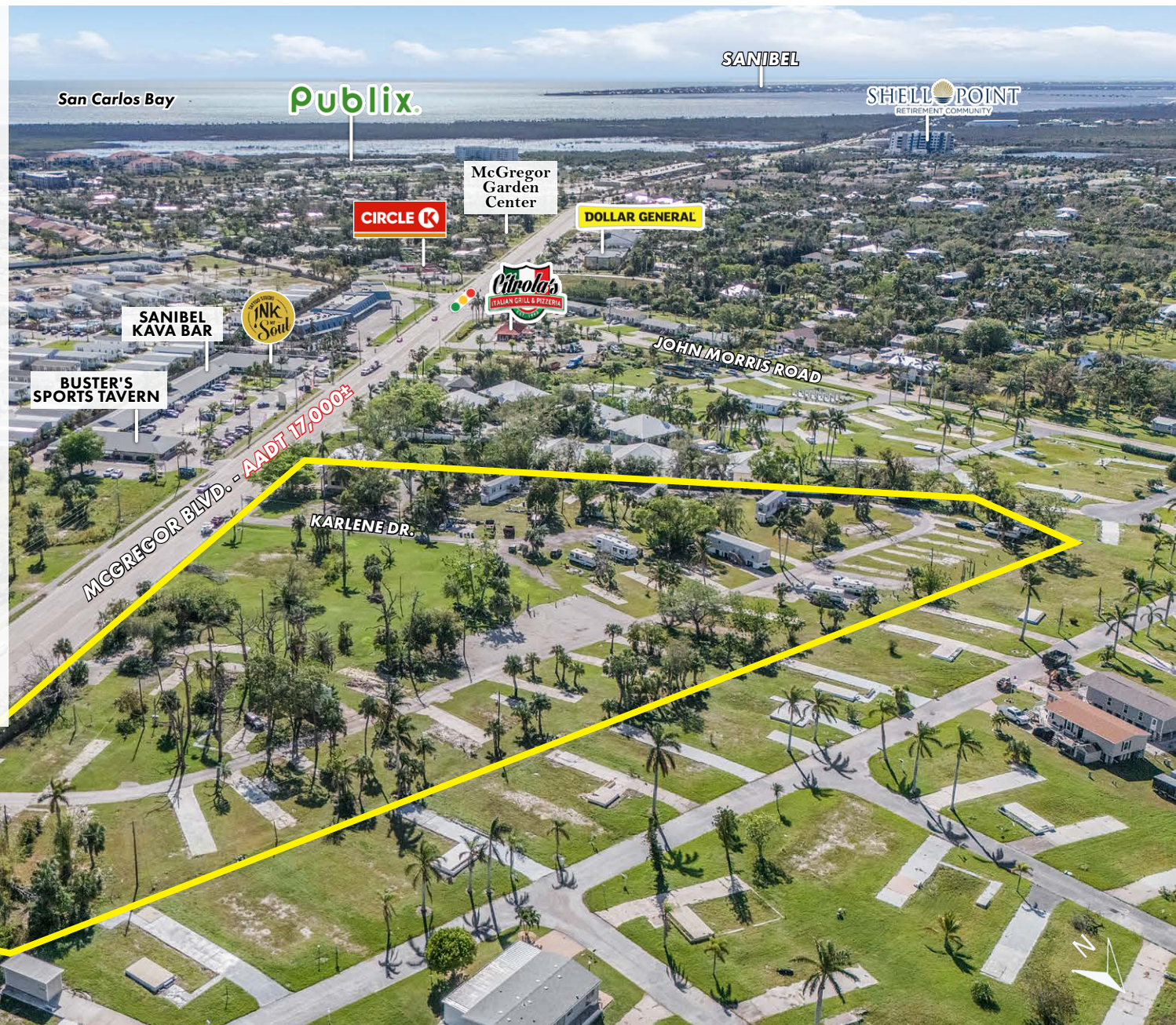
Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

McGregor RV is situated on 7.14± acres and has previously operated as a mobile home and RV park, catering to seasonal and annual tenants visiting the coastal barrier islands of Sanibel and Fort Myers Beach.

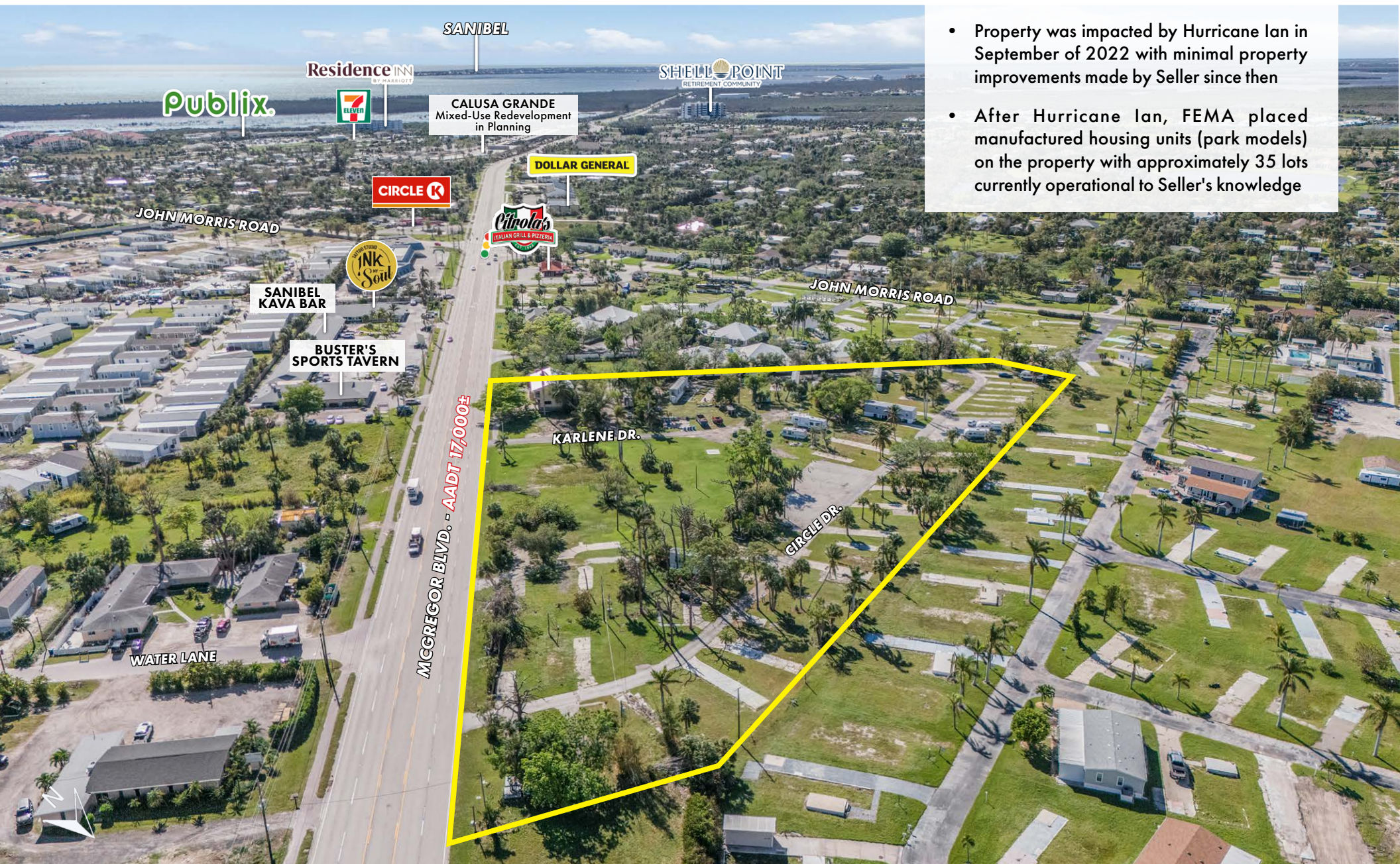
A previous lot plan of the park shows a total of 70 sites, which historically included 32 mobile home/manufactured housing sites and 38 recreational vehicle or travel trailer sites. The existing zoning of MH-1 allows for non-transient RVs and new Mobile Homes. Alternatively, a rezone and redevelopment of the site can be pursued for various commercial or residential uses. Current improvements on the property include a two-story, 3,944 Sq. Ft. commercial building, as well as 35 operational RV hookups equipped with electricity, water, and sewer connections.

The property is currently in disrepair due to the recent hurricanes that impacted southwest Florida, and the seller is seeking offers to purchase the property in its current condition.



PROPERTY STATUS

- Property was impacted by Hurricane Ian in September of 2022 with minimal property improvements made by Seller since then
- After Hurricane Ian, FEMA placed manufactured housing units (park models) on the property with approximately 35 lots currently operational to Seller's knowledge



PROPERTY AERIAL



PROPERTY AERIAL



SITE ZONING



PARCEL MAP



RETAIL MAP



1. SANIBEL BEACH PLACE



2. SUMMERLIN ROAD



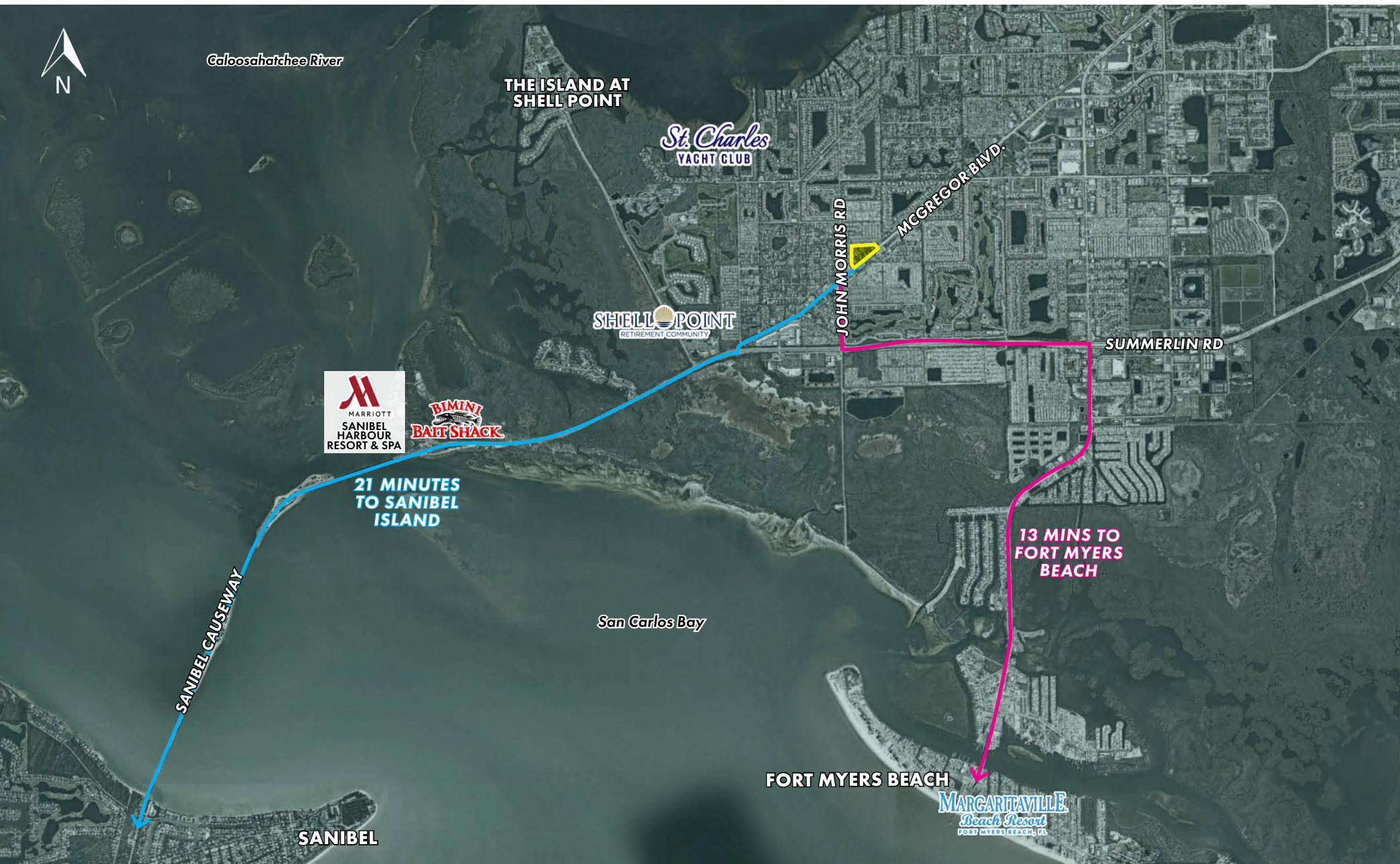
3. GLADIOLUS GATEWAY



4. PUNTA RASSA



BARRIER ISLAND ACCESS



AREA ATTRACTIONS



LAKES REGIONAL PARK

A 279-acre public park on Gladiolus Dr. in Fort Myers. Plenty of outdoor activities, including biking and kayaking and bird watching.



TWINS & RED SOX

Fort Myers is the spring training home of the Minnesota Twins at Hammond Stadium, while JetBlue Park hosts the Boston Red Sox.



SANIBEL & CAPTIVA ISLANDS

3 miles off the coast of Fort Myers, both islands are known for abundant wildlife and fresh seafood. Sanibel is popular for its resorts and shelling, Captiva is known for more quiet and natural.



FORT MYERS BEACH

On Estero Island, off the southwest Florida coast, with a long, sandy beaches facing the Gulf of Mexico, shops and restaurants. Trails run through Matanzas Pass Preserve nature sanctuary.



BELL TOWER SHOPS

Recently renovated, Bell Tower Shops an open-air shopping center, with many popular shops, local boutiques, restaurants, a movie theatre, and two adjoining hotels.



GULF COAST TOWN CENTER

Gulf Coast Town Center offers a unique shopping destination featuring more than 100 specialty shops, restaurants and entertainment.



BARBARA B. MANN PERFORMING ARTS HALL

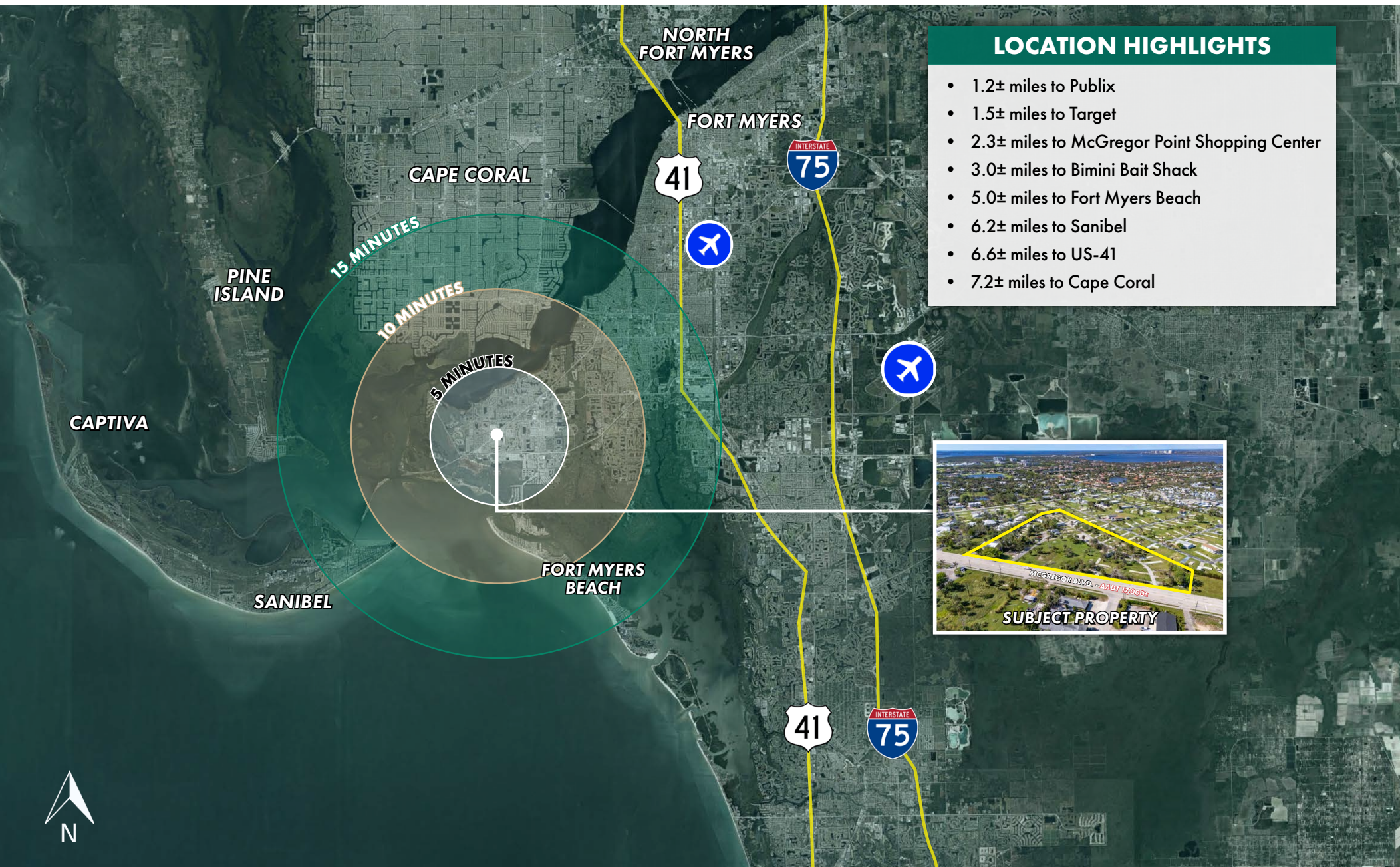
Located at FSW, Barbara B. Mann presents National Touring Broadway musicals, prominent entertainers and music concerts.



DOWNTOWN FORT MYERS

The culture and history-rich Downtown Fort Myers River District offers plenty to do with many boutique shops, restaurants and events.

LOCATION MAP





LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.