

COMPASS COMMERCIAL

FOR SALE

16271 McGregor Boulevard
Fort Myers, FL 33901

FORMER CENTURY 21 MOBILE HOME PARK

- › 49.94 +/- ACRES (2,175,430 SF)
 - › McGregor Boulevard Location
 - › MH-2 Mobile Home Residential
 - › Up to 6 Units Per Acre (Approximately 300 Units)
 - › All Utilities in Place (May Need Re-Installation)
-

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LIMITATIONS AND DISCLAIMERS

This document and its contents are considered to be Confidential Information. The information contained in this memorandum was provided by sources the Broker deems to be reliable.

While the information is believed to be accurate, the broker makes no representation or warranty regarding the accuracy or completeness of such information.

Any party seeking to enter into a transaction within reliance of this Offering Memorandum is responsible for completing the appropriate due diligence as they shall determine.

THE PROPERTY RECEIVED SIGNIFICANT HURRICANE DAMAGE, AND ALL HOMES ARE IN THE PROCESS OF BEING REMEDIATED AND REMOVED. AGENT MUST BE PRESENT FOR ALL PROPERTY TOURS.

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PROPERTY OVERVIEW

Ideally located just two miles to the Sanibel Causeway and six miles to Fort Myers Beach, the Century 21 Mobile Home Park offers an exceptional redevelopment opportunity in a market that is quickly transforming by affluent newcomers and enterprising investors taking advantage of the “blank canvas” left in the wake of the storm. Since Hurricane Ian, there have been significant real estate transactions characterized by those looking to build high-end, resilient properties, particularly by the beach. This trend suggests a faster pace of gentrification than previously anticipated, potentially accelerating from a 20-year process to just five years.

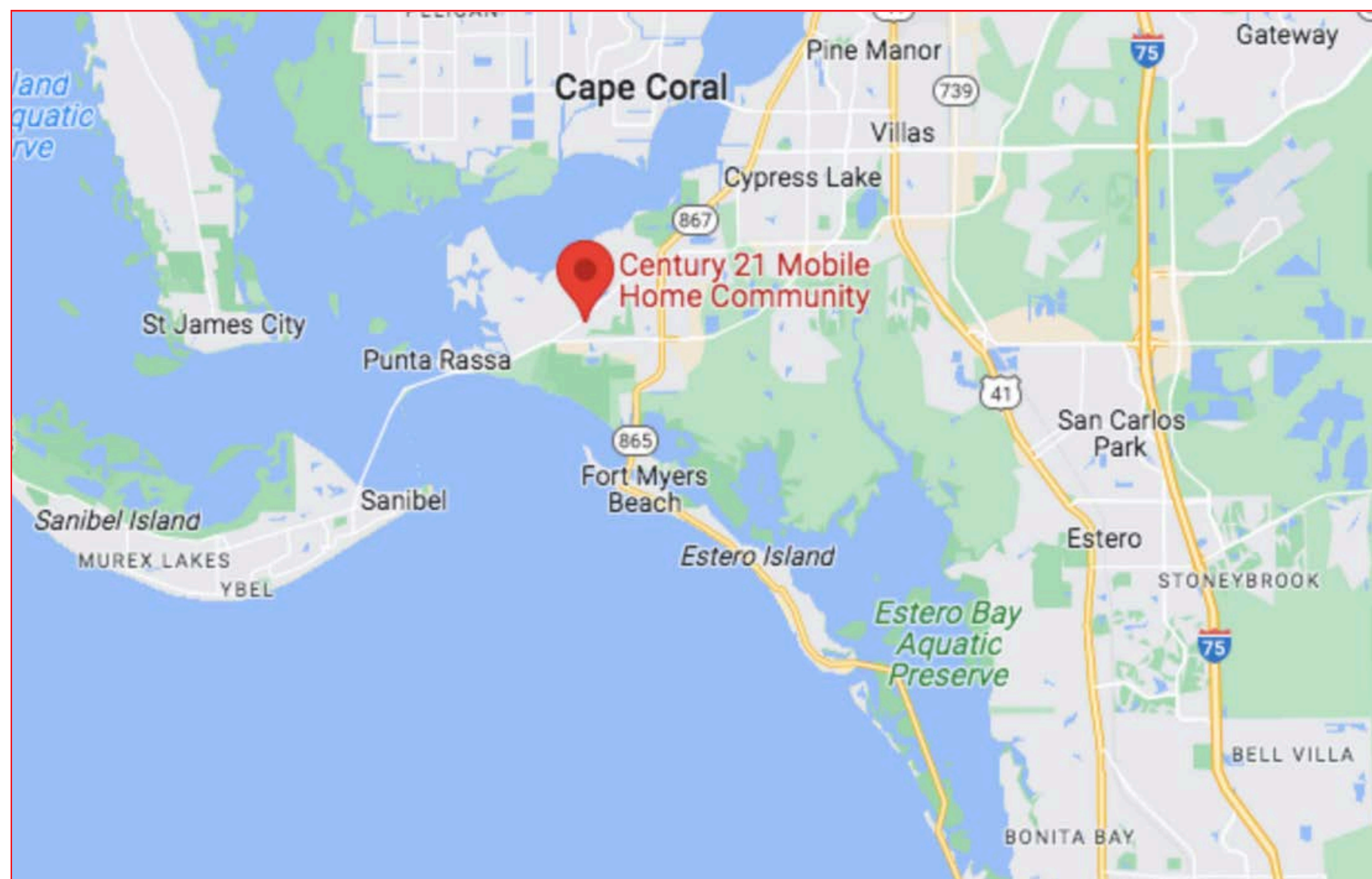
Despite the storm, Fort Myers ranks in the top ten for fastest growing cities in America, consistently lands on the US News & World Report as a “best place to retire”, and according to Money one of the hottest places to invest in real estate. With almost 50 acres and close proximity to Sanibel and Fort Myers beaches, downtown Fort Myers, and Naples, Century 21 offers its next owners an opportunity to partake in the remarkable transformation of a post-hurricane rally that indicates strong demand toward a new real estate landscape.



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PROPERTY SITE

CENTURY 21 MOBILE HOME PARK

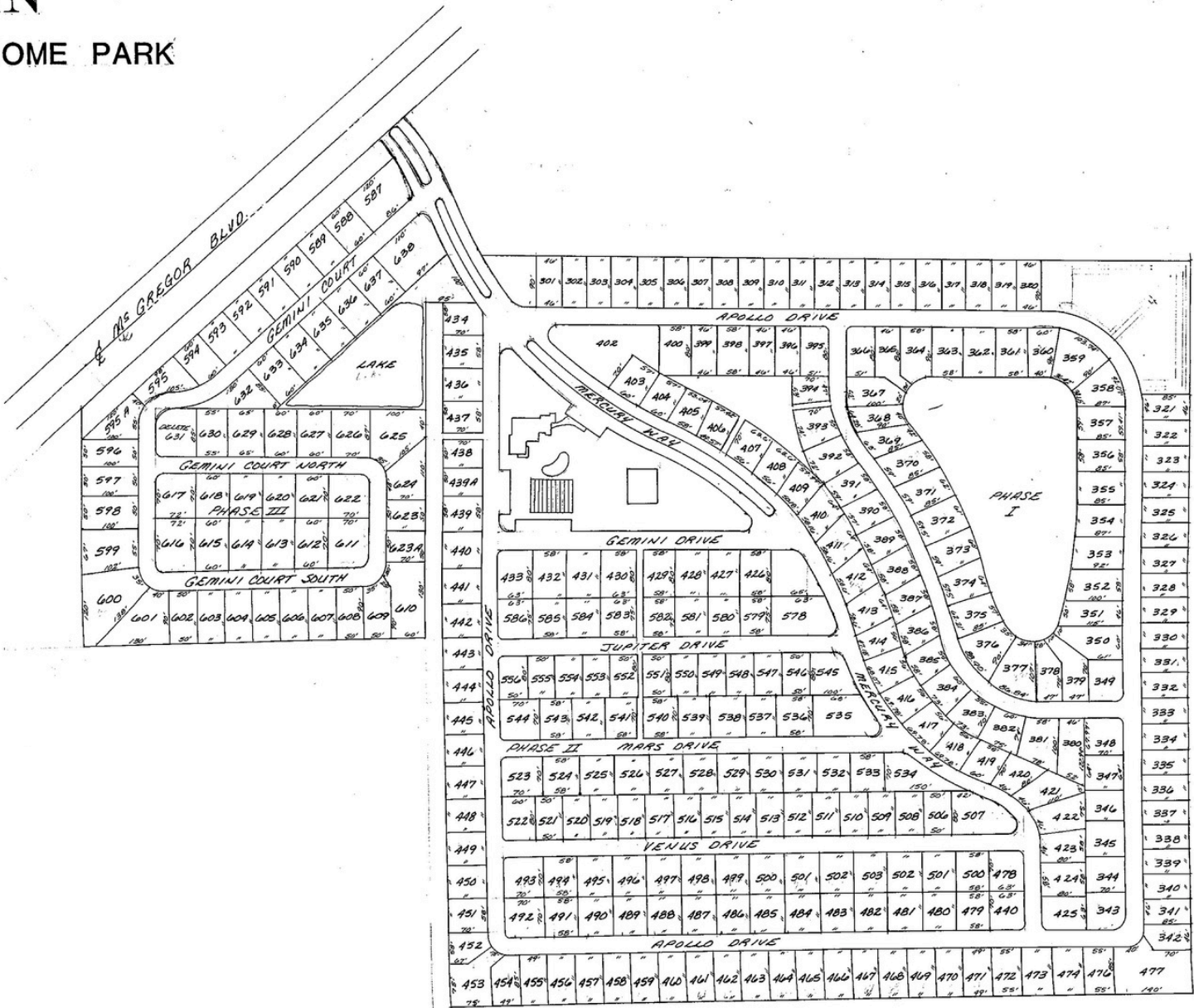


SITE PLAN

CENTURY 21 MOBILE HOME PARK



SITE PLAN OF CENTURY 21 MOBILE HOME PARK



SCALE: 1"=4'

PROPERTY HIGHLIGHTS



DESCRIPTION

The property was a mobile home community consisting of 320 mobile homes on approximately 49.94 +/- acres off McGregor Boulevard. Received significant storm damage. Mobile homes have been deemed salvage and are in the process of being remediated and removed.



LOCATION

Highly desirable McGregor Boulevard location. Approximately two miles to the Sanibel Causeway. 16271 McGregor Boulevard, Fort Myers, FL 33901



SIZE

49.94 +/- acres (2,175,430 SF)



ZONING

MH-2 Mobile Home Residential up to six units per acre or approximately 300 units.



FUTURE USE

Suburban - up to six dwelling units per acre.



UTILITIES

All utilities are in place; however, utilities will likely have to be removed and reinstalled at a higher elevation according to current flood level elevations.



FORT MYERS

FUN FACTS AND HIGHLIGHTS



HISTORY: Named after Colonel Abraham Myers, Fort Myers was originally established as a military fort during the Seminole Wars in the 19th century.



EDISON & FORD: Fort Myers is famous for being the winter home of inventors Thomas Edison and Henry Ford. You can visit the Edison and Ford Winter Estates to learn more.



BEACHES: The city is known for its nearby beautiful beaches, including Fort Myers Beach and Sanibel Island, which offer stunning white sandy shores and crystal-clear waters.



CULTURE: Fort Myers has a thriving arts and culture scene, with the Barbara B. Mann Performing Arts Hall, Artis-Naples, and the Sidney & Berne Davis Art Center.



ACTIVITIES: With its tropical climate, Fort Myers is a paradise for outdoor enthusiasts. You can enjoy activities like kayaking, fishing, and golfing throughout the year.



SPRING TRAINING: The city is a popular destination for baseball fans as it hosts spring training for the Boston Red Sox and the Minnesota Twins.



HISTORIC DOWNTOWN: Downtown Fort Myers offers a historic and charming atmosphere with its brick-lined streets, boutique shops, and a variety of dining options.



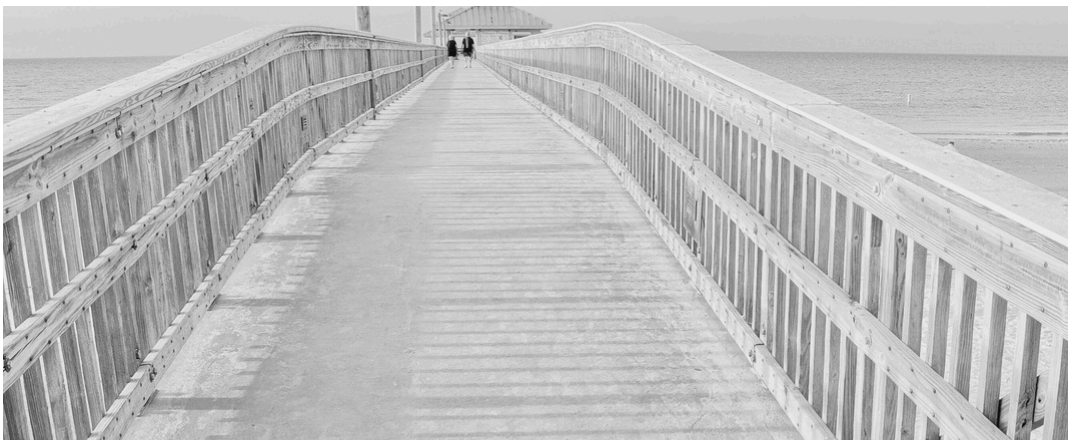
EDISON FESTIVAL OF LIGHTS: This annual event celebrates Thomas Edison's birthday with a parade and other festivities, attracting visitors from all over.



EDUCATION: Fort Myers is home to Florida Gulf Coast University and several other educational institutions, contributing to the city's intellectual vibrancy.

DEMOGRAPHICS

FORT MYERS



POPULATION

105,260 (2023)
Annual Increase Rate of 6.82% Since 2020



HISPANIC/LATINO

The Hispanic & Latino Population Has Grown
to 64% - Second-Largest Demographic



DIVERSITY

Fivefold Increase in Number of Residents
Identifying as Two or More Races Over
The Last Decade



MEDIAN AGE

44.2 Years - Slightly Higher Than The
State Average of 42.7



AGE RANGE

8% 0-9 | 10% 10-19 | 14% 20-29 | 14% 30-39
11% 40-49 | 13% 50-59 | 12% 60-69 | 14% 70-79
4% 80 Or Older



WORKING AGE

59% of Population Falls Into Working-Age
Category of 18-64 Years Old







ECONOMY

FORT MYERS

The economy of Fort Myers, as of the third quarter of 2023, shows significant activity in the industrial sector, with around 1.4 million square feet of industrial inventory delivered year-to-date, including 251,052 square feet across three buildings during that quarter alone. This demonstrates a robust demand for industrial space in the area.

In terms of employment, the Fort Myers area has experienced a strong economic recovery, especially after Hurricane Ian, with a report of jobs reaching an all-time high. Since the hurricane's landfall, the area has added 2,600 jobs. Over the year, private sector employment in the Fort Myers area grew by 12,700 jobs, which is a 5.4% increase, with the leisure and hospitality industry gaining the most, adding 3,600 jobs.

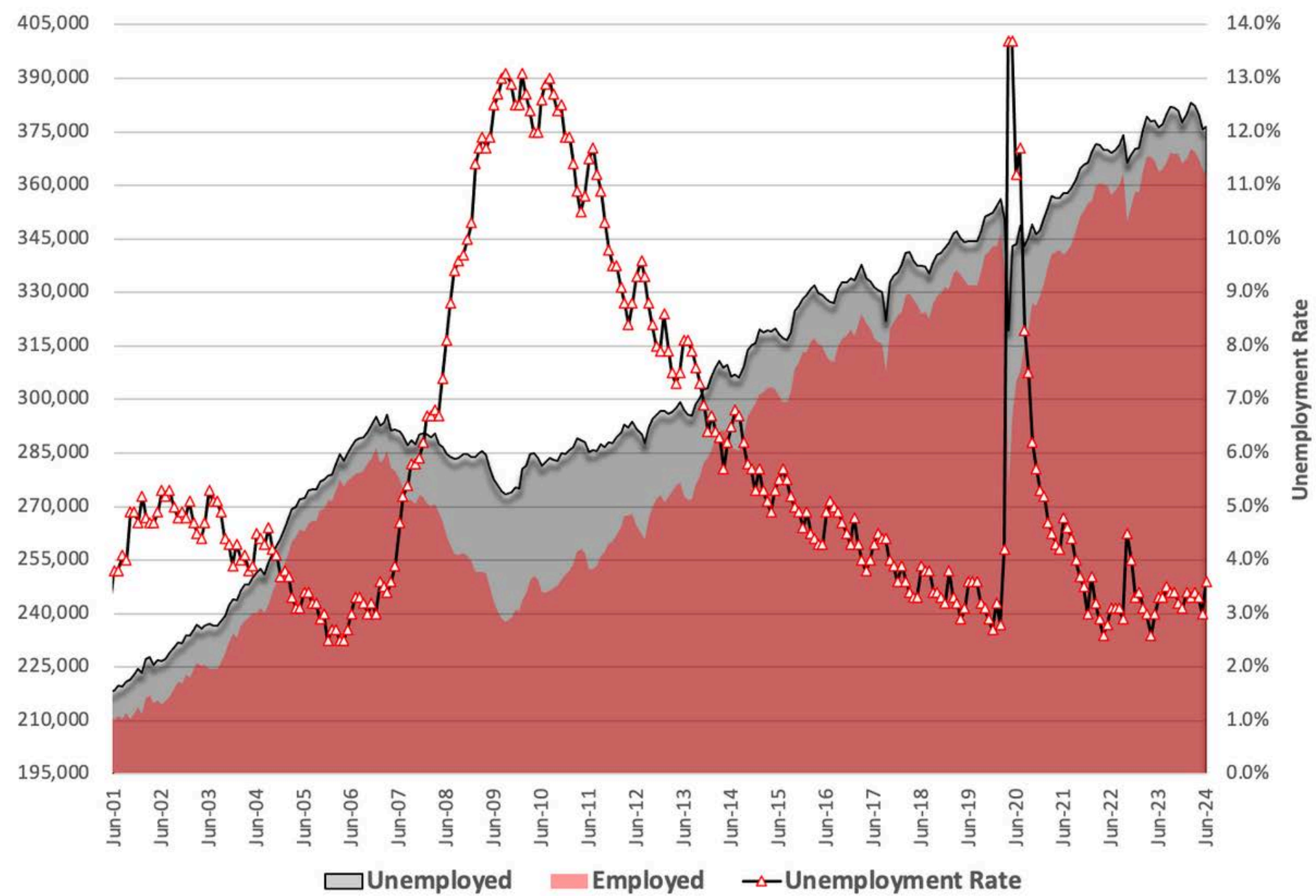
The unemployment rate showed a significant decrease, from 5.5% in January 2021 to 3.4% in January 2022. Further underlining this positive trend, Lee County's unemployment rate dropped from 4.2% in 2021 to 2.9% in 2022, and there was also a significant addition of commercial space, with builders completing 1.5 million square feet in 2022.

JOB		Since Hurricane Ian, 2,600 Jobs Have Been Added
PRIVATE SECTOR		12,700 Job Growth Within the Private Sector - 5.4% Increase
LEISURE & HOSPITALITY		Added 3,600 Jobs
UNEMPLOYMENT		Significant Decrease From 5.5% January 2021 to 3.4% January 2022
LEE COUNTY		Unemployment Rate Dropped From 4.2% in 2021 to 2.9% in 2022
COMMERCIAL SPACE		Builders Completed 1.5 Million Square Feet in 2022

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EMPLOYMENT
FORT MYERS

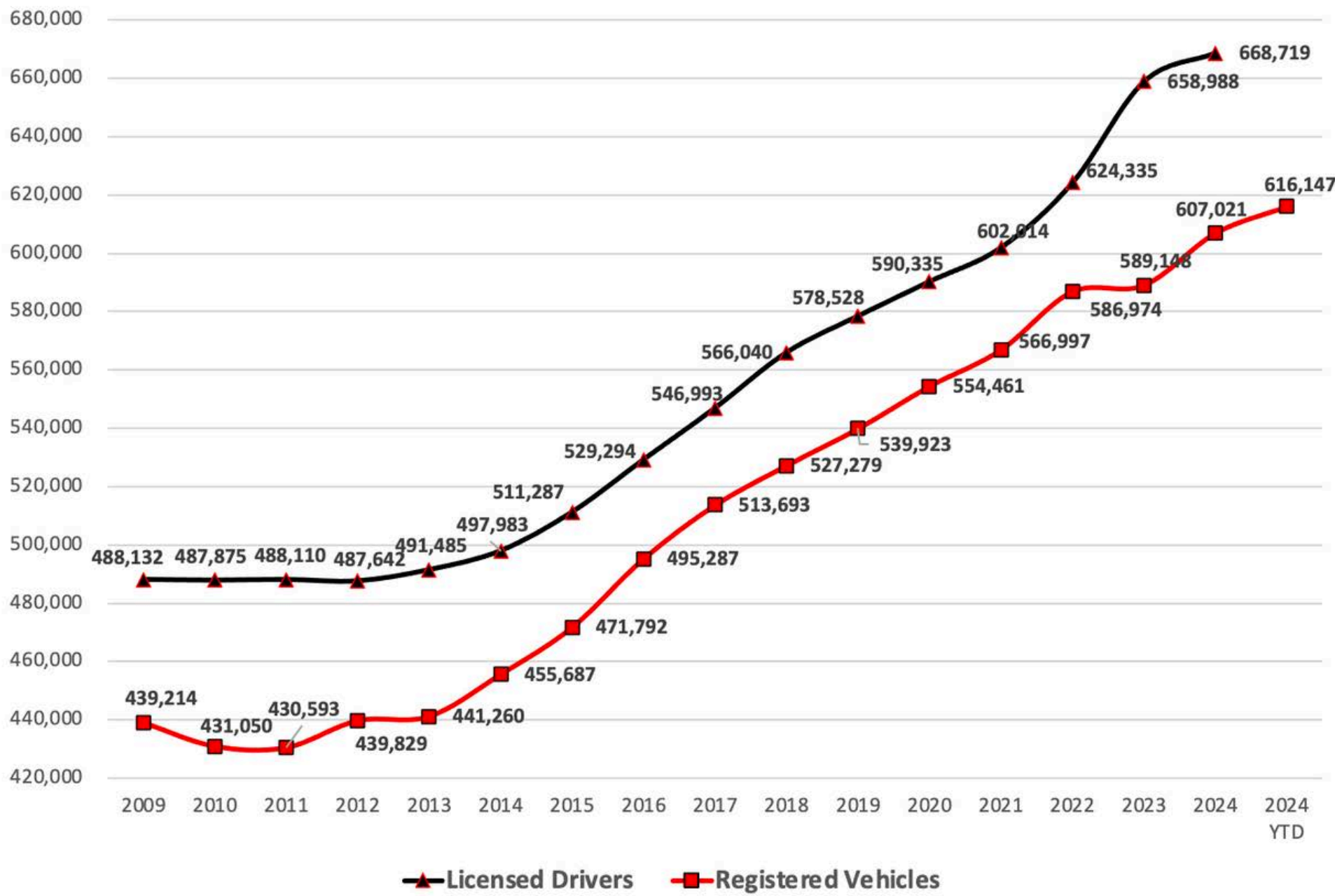
LEE COUNTY EMPLOYMENT



LICENSE METRICS



LEE COUNTY LICENSED DRIVERS & REGISTERED VEHICLES

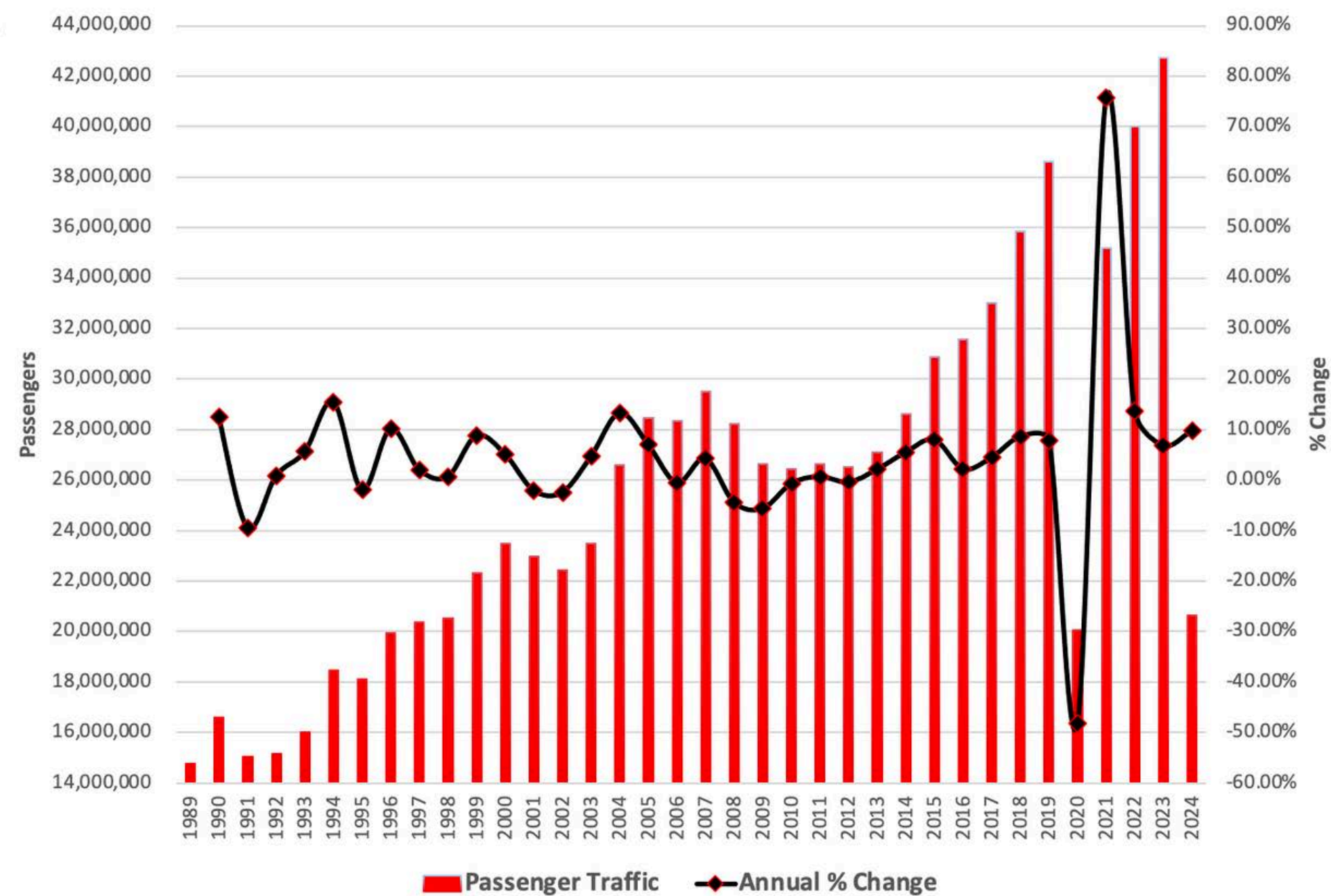


AIRPORT TRAFFIC



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RSW, PGD & SRQ COMBINED AIRPORT PASSENGER TRAFFIC



ABOUT US —————

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As an innovative residential real estate firm, we empower our agents so they have more time for advising their clients. With the solutions-driven mindset of a startup and the sophistication of a luxury brand, Compass is the future of real estate.

To lead the industry requires the smartest tools built by the brightest minds across engineering, design, and strategy. Through our proprietary platform, Compass is changing how agents and clients navigate the process of finding or selling a home.

With our agents serving vibrant communities across the U.S., Compass is now the country's largest independent real estate brokerage.



MEET DOUGLAS



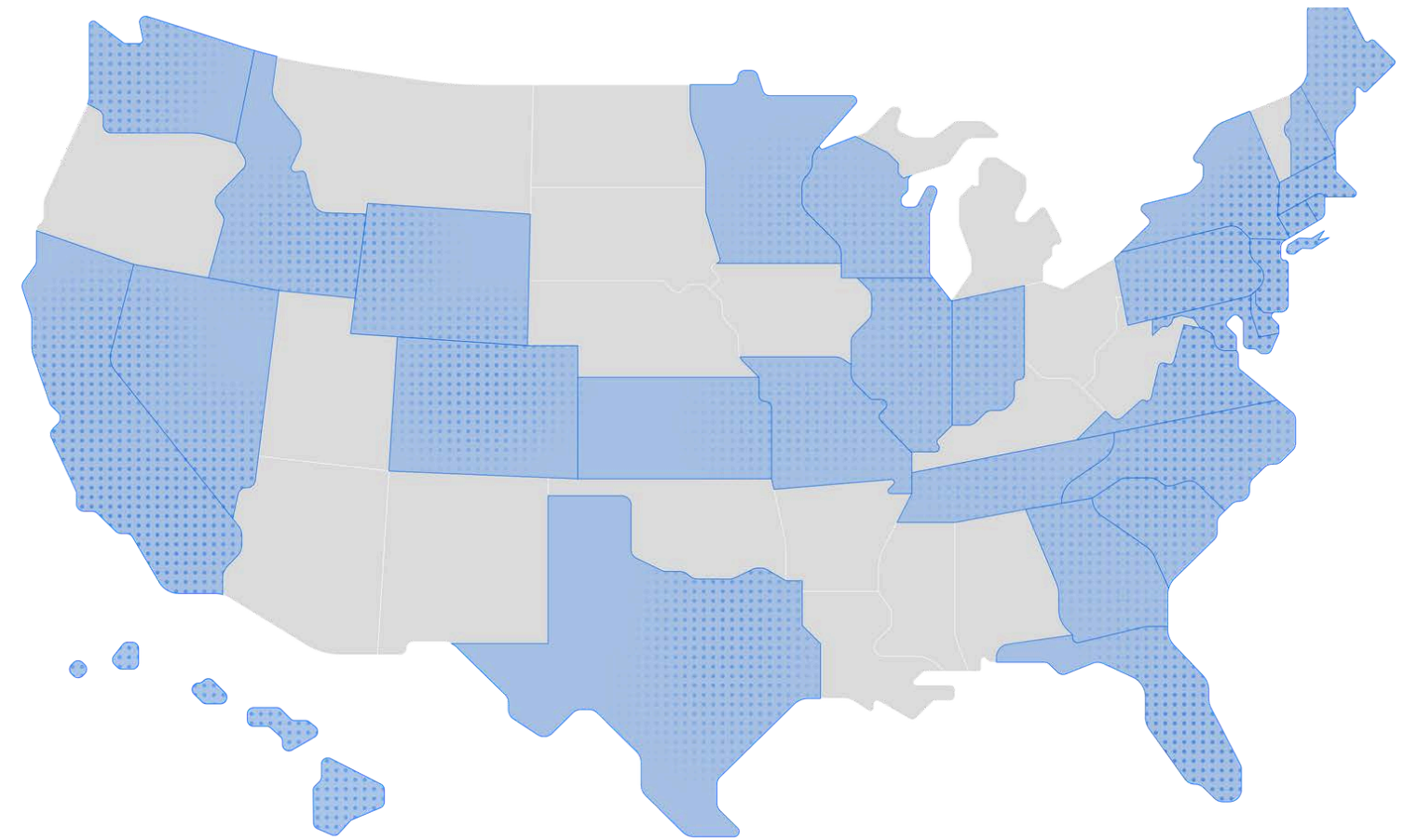
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DOUGLAS MESCHKO
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For the last 23 years, Doug has specialized in sourcing land suitable for residential and commercial development along with investment land sales in Southwest Florida. He has orchestrated over \$800 million in land acquisitions for new, residential single-family home construction, condominium and apartment developments and has negotiations of land deals that resulted in \$12+ billion of residential development projects.

Doug has been awarded the esteemed Accredited Land Consultant (ALC) designation of the REALTORS® Land Institute. As an ALC, Meschko joins an elite group of land specialists who have attained the highest level of knowledge and experience in their profession.

COMPASS COMMERCIAL



72 Markets

300+
Offices

28,000+ Agents

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