



FOR SALE

# 800-802 Estero Boulevard

Fort Myers Beach, FL 33931



## LISTING AGENTS



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## PROPERTY OVERVIEW

Situated on 1.72 acres of pristine white-sand beachfront along Estero Island, this rare Gulf-front parcel offers a prime opportunity for luxury development. With 220 feet of direct Gulf frontage and walk-out beach access, the site is ideal for a world-class condominium, boutique hotel, or timeshare project.

The property also benefits from its prime location, with Margaritaville Beach Resort just 0.4 miles away. Additionally, Times Square and the Fort Myers Beach Pier are a mere 0.2 miles from the property (the pier is currently being rebuilt by the City of Fort Myers Beach).

Zoned for multifamily/tourist/residential mixed-use (to be confirmed), the site supports an upscale project aligned with the area's ongoing transformation and surging demand for high-end inventory.



Each Office Is Independently Owned and Operated.



## INVESTMENT HIGHLIGHTS

- **Rare Inventory:** A rare, build-ready Gulf-front parcel in an area with limited new development inventory.
- **High ROI Potential:** Significant return on investment potential from both primary residence and vacation rental markets.
- **Market Transformation:** Fort Myers Beach is undergoing an upscale transformation, making this an ideal time for luxury projects.
- **Proven Demand:** Strong market demand for exclusive beachfront living with modern finishes and private amenities.
- **Accessibility:** Close to Southwest Florida International Airport (RSW) and accessible to year-round residents and "snowbirds" alike.
- **Convenient Setting:** Private setting yet just minutes from Times Square, fine dining, and boutique shopping.
- **Rising Demand:** Demand for new luxury inventory is rising amid ongoing island redevelopment.

### Property Details

Address	800-802 Estero Boulevard
City, State, Zip Code	Fort Myers Beach, FL 33931
Property Type	Gulf-Front Development Land
Land Area	1.72 Acres
Frontage	±220 ft of Oceanfront
Zoning	Multifamily/Tourist (Verify)
Ideal Use	Luxury Condos / Hotel / Timeshare



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