

940 TARPON ST

FORT MYERS, FL 33916

EXECUTIVE SUMMARY

SPECIAL PURPOSE PROPERTY FOR SALE



OFFERING SUMMARY

| | |
|-----------------------|----------------|
| Sale Price: | Call for Price |
| Available SF: | |
| Lot Size: | 8.0 Acres |
| Year Built: | 1958 |
| Building Size: | 106,432 SF |
| Renovated: | 1985 |
| Zoning: | RS7 |
| Traffic Count Street: | |
| Price / SF: | - |

PROPERTY OVERVIEW

Priced below recent appraisal - Incredible location for redevelopment - 8 acres two blocks from the water in Ft. Myers Beach Florida. Also perfect investment for passive income as location is currently leased and generating significant rents. Next door to Lee County school and massive Lee County parks, within a short drive to commercial and medical locations. Could be MF, Condos, School System - the list goes on.

Fort Myers Housing Market Forecast

This southwest Florida area is still dealing with the impact from Hurricane Ian last year but is recovering quickly.

Situated along Florida's picturesque southwestern coast, the Fort Myers area is a coveted destination for those seeking a more laid-back lifestyle.

Fort Myers offers an abundance of outdoor activities, like boating, fishing, hiking, biking, tennis, pickleball and golf. With its wealth of waterfront properties and a housing market that is comparatively more affordable than many other regions, it's no surprise this area is attractive for passionate boaters, young families and retirees. Add in this region's natural beauty, beautiful beaches and artsy barrier islands, and it is easy to see why Fort Myers remains a coveted place to call home.

While supply and demand dropped in the wake of Hurricane Ian, a Category 4 hurricane that devastated this area in 2022, its housing market is recovering quickly. Data from the U.S. News Housing Market Index provides a clearer picture about the Fort Myers and Cape Coral housing market over the past year.

FOR MORE INFORMATION CONTACT:

Angie Lester | Sales and Marketing | | angie@boydrealestategroup.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

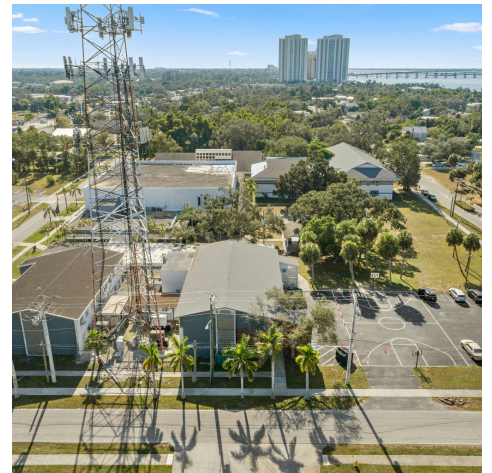


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ADDITIONAL PHOTOS

SPECIAL PURPOSE PROPERTY FOR SALE



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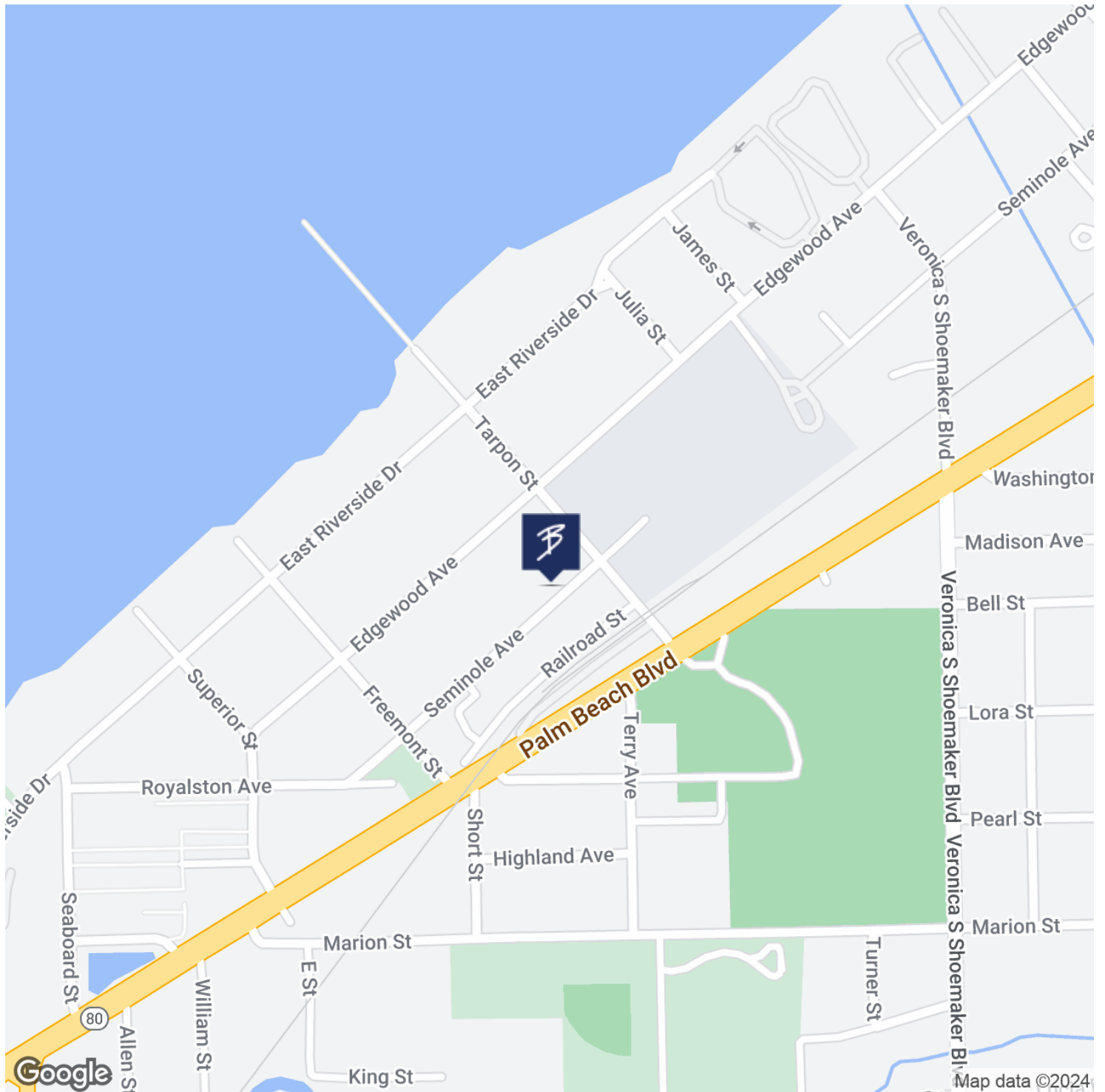


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LOCATION MAP

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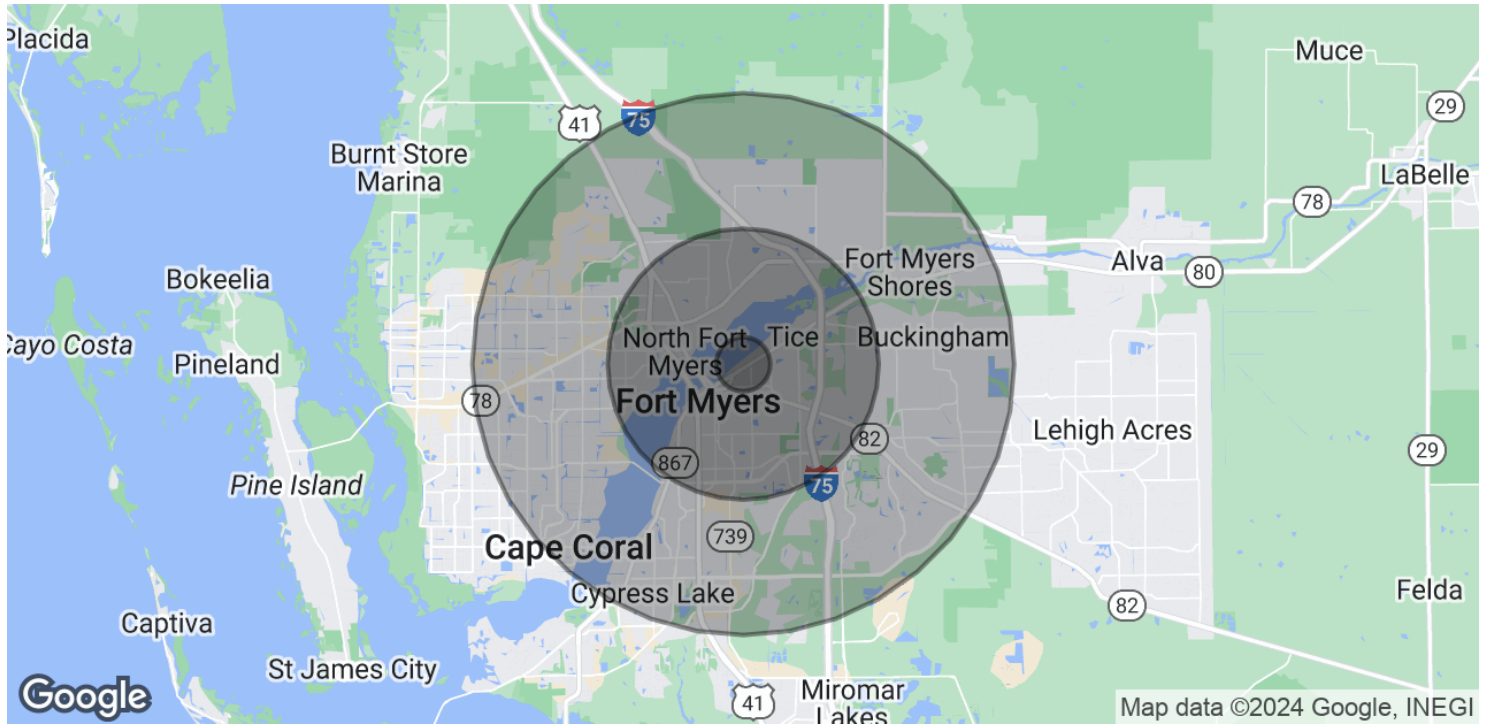


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DEMOGRAPHICS MAP & REPORT

SPECIAL PURPOSE PROPERTY FOR SALE



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 6,500 | 116,324 | 403,074 |
| Average Age | 35.8 | 44.6 | 45.7 |
| Average Age (Male) | 35.6 | 43.7 | 44.6 |
| Average Age (Female) | 37.0 | 45.4 | 46.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,849 | 57,979 | 195,973 |
| # of Persons per HH | 2.3 | 2.0 | 2.1 |
| Average HH Income | \$41,145 | \$48,310 | \$57,283 |
| Average House Value | \$153,238 | \$154,257 | \$207,112 |

2020 American Community Survey (ACS)

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