

DOLPHIN INN RESORT



OFFERING SUMMARY

- **ASKING PRICE | \$4,750,000**
- **RE-DEVELOPMENT OPPORTUNITY
FOR 22 HOTEL SUITES | 1 & 2
BEDROOM SUITES OR 13 CONDO
UNITS**
- **GULF ACCESS WITH DOCK AND BOAT
SLIPS**
- **.57 ACRES**



DOLPHIN INN
RESORT

PROPERTY DESCRIPTION

UNVEIL THE TRANSFORMATIVE POTENTIAL OF THE DOLPHIN INN RESORT, A ONCE-THRIVING 22-ROOM HOTEL NOW POISED FOR A NEW CHAPTER. PERFECTLY SITUATED ON A GULF ACCESS CANAL AND DIRECTLY ACROSS THE STREET FROM THE BREATHTAKINGLY BEAUTIFUL FORT MYERS BEACH, THIS PROPERTY IS A GEM WAITING TO BE REIMAGINED.

THE DOLPHIN INN RESORT PRESENTS A RARE AND EXCITING OPPORTUNITY FOR VISIONARY DEVELOPERS AND INVESTORS. WITH ITS PRIME LOCATION AND AMPLE SPACE, YOU HAVE THE FREEDOM TO SHAPE THE FUTURE OF THIS PROPERTY ACCORDING TO YOUR DREAMS.

* DESIGN AND REBUILD A 22-ROOM HOTEL INTO AN EXQUISITE BOUTIQUE RETREAT THAT CAPTURES THE CHARM AND ALLURE OF COASTAL LIVING. DESIGN GUEST ROOMS THAT CREATE A UNIQUE AND MEMORABLE EXPERIENCE FOR GUESTS, WITH MODERN AMENITIES AND STYLISH TOUCHES THAT REFLECT THE ESSENCE OF BEACHSIDE ELEGANCE.

* DEVELOP A NEW 13-UNIT CONDOMINIUM BUILDING THAT CATERS TO THOSE SEEKING A LUXURIOUS AND PERMANENT SLICE OF PARADISE. DESIGN SPACIOUS RESIDENCES WITH PANORAMIC VIEWS, UPSCALE FINISHES, AND DIRECT ACCESS TO THE GULF OF MEXICO, OFFERING AN UNPARALLELED COASTAL LIFESTYLE.

EMBRACE THE REDEVELOPMENT OF FORT MYERS BEACH WITH THE DOLPHIN INN RESORT'S ENVIABLE LOCATION. SITUATED ON A GULF ACCESS LOT AND JUST STEPS AWAY FROM THE PRISTINE WHITE SANDY SHORES, RESIDENTS AND GUESTS CAN IMMERSE THEMSELVES IN SUN-SOAKED DAYS AND STUNNING SUNSETS OR A CASUAL AND RELAXING BOAT EXCURSION. ENJOY THE CONVENIENCE OF HAVING THE BEACH AND ALL ITS RECREATIONAL OPPORTUNITIES RIGHT AT YOUR DOORSTEP!



ROOM TYPES

10

**ONE BEDROOM SUITES
FULL KITCHEN & LIVING ROOM**

6

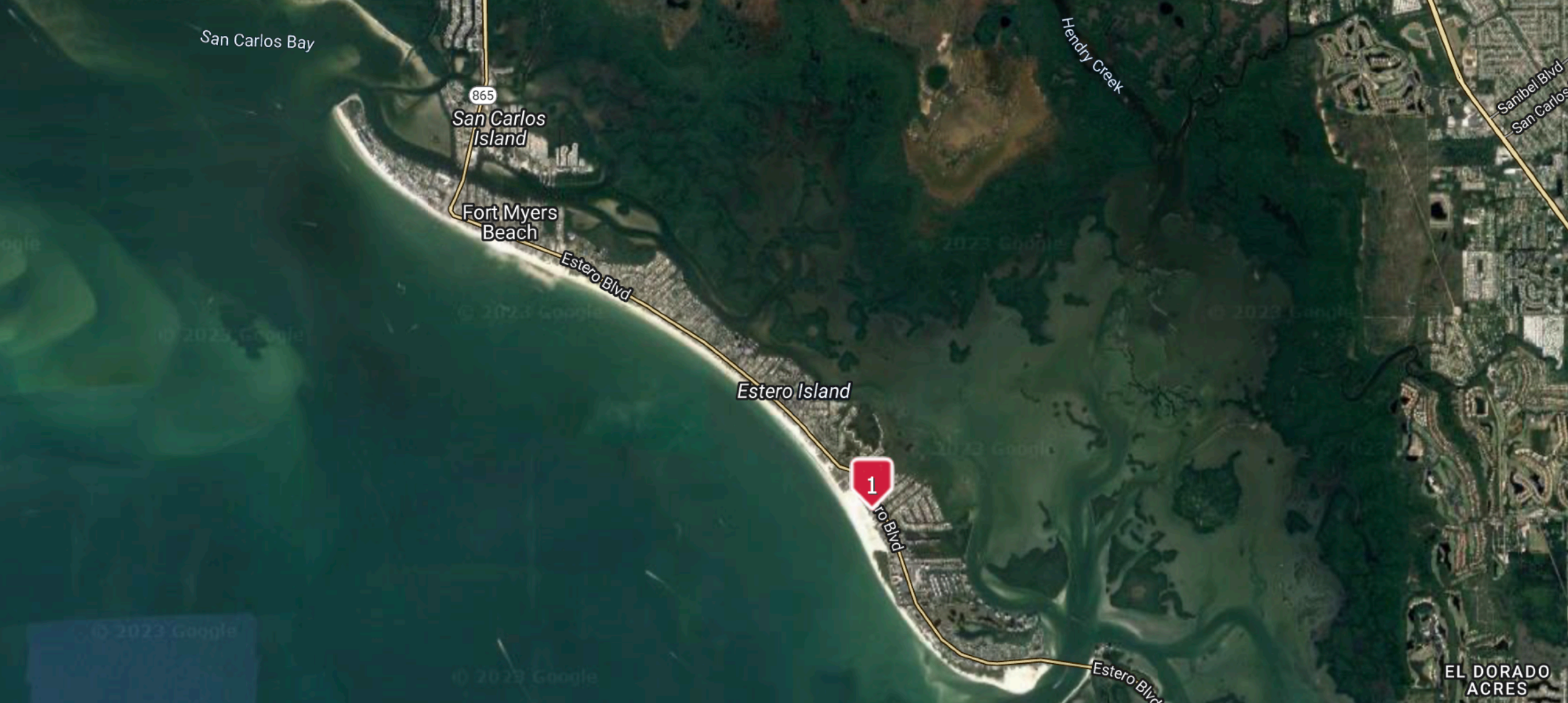
**HOTEL SUITES
FULL KITCHEN & LIVING ROOM**

6

**HOTEL STUDIO
KITCHENETTE & SITTING AREA**

1

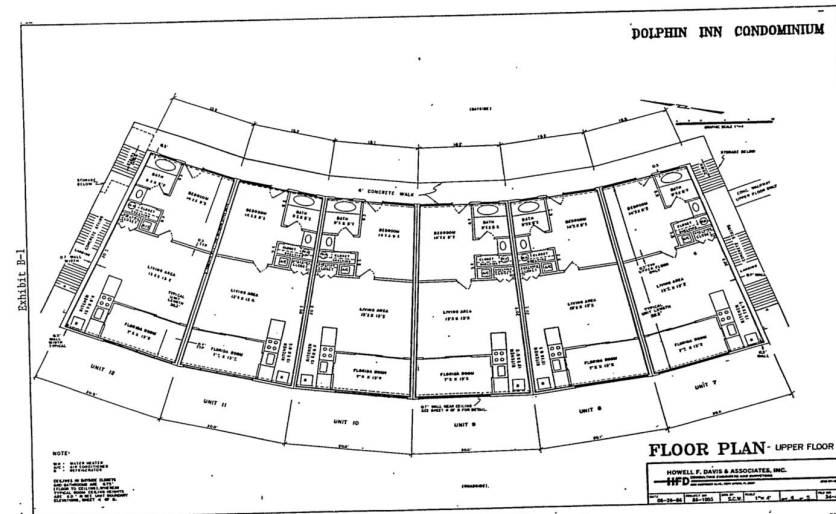
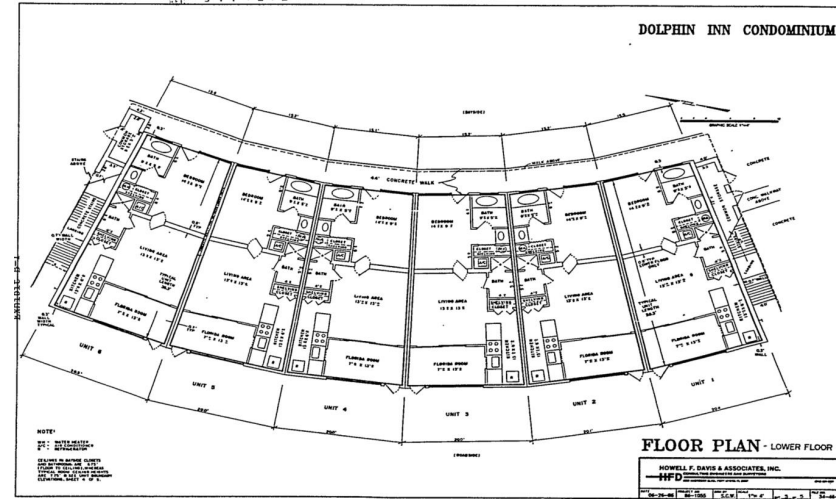
OFFICE & LAUNDRY ROOM



LOCATION | FORT MYERS BEACH

FLOOR PLANS

Building Sketches – Main Building (Units 1-12)



INVESTMENT SUMMARY

FORT MYERS BEACH IS EXPERIENCING A WAVE OF NEW DEVELOPMENT PROJECTS AIMED AT REVITALIZING THE AREA FOLLOWING THE DEVASTATION OF HURRICANE IAN. SEVERAL KEY PROJECTS ARE RESHAPING THE LANDSCAPE, FOCUSING ON MODERN, RESILIENT CONSTRUCTION AND ENHANCED AMENITIES.



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FORT MYERS BEACH - POST HURRICANE LAN

AFTER HURRICANE IAN STRUCK FORT MYERS BEACH IN SEPTEMBER 2022, THE AREA HAS UNDERGONE SIGNIFICANT CHANGES AND REDEVELOPMENT EFFORTS. THE HURRICANE CAUSED EXTENSIVE DAMAGE WITH HIGH WINDS AND A MASSIVE STORM SURGE, LEADING TO THE DESTRUCTION OF MANY BUILDINGS AND HOMES.

EIGHTEEN MONTHS LATER, FORT MYERS BEACH IS IN THE MIDST OF A TRANSFORMATION. DEBRIS HAS LARGELY BEEN CLEARED, AND MANY HOMES ARE BEING REBUILT. HOWEVER, THE LANDSCAPE OF THE COMMUNITY IS CHANGING. DEVELOPERS HAVE PURCHASED MANY OF THE DAMAGED PROPERTIES, AND NEW CONSTRUCTION IS OFTEN MORE MODERN AND EXPENSIVE, ADHERING TO UPDATED BUILDING CODES THAT WERE ESTABLISHED POST-HURRICANE ANDREW IN 1992. THIS INCLUDES MULTIPLE PROPOSALS FOR HIGH-RISE BUILDINGS AND LUXURY CONDOMINIUMS THAT ARE REPLACING OLDER STRUCTURES



RED COCONUT PROJECT

137

**137 LUXURY CONDO
UNITS IN NEW
BUILDING**

4

**4 BAY-FRONT
LUXURY PRIVATE
RESIDENCES**

3

**3 RESORT STYLE
SWIMMING POOLS**

15

**CONDO BUILDING
PEAKS AT 15
STORIES ABOVE
PARKING**



View from across Estero Blvd.

FORT MYERS BEACH HOTEL & RESIDENCES

OUTRIGGER BEACH RESORT PROJECT

196

196 TOTAL UNITS
100 HOTEL ROOMS
50 CONDO/HOTEL ROOMS
46 LUXURY CONDO UNITS

3

**3 RESORT SWIMMING
POOLS**

4

**4 RESTAURANTS /
BARS**

15

**PROPOSED 15 STORY
HOTEL AND A 10
STORY CONDO
BUILDING**



Figure 2. Rendering of Estero Boulevard & School Street Corner

MYERSIDE DEVELOPMENT PROJECT

45

45 HOTEL ROOMS

4

4 STORY BUILDING,
TALLEST POINT 50
FEET

1

1 RESTAURANT &
BAR

54k

NEARLY 54,000
SQUARE FEET



DOLPHIN INN RESORT



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