



Caloosahatchee River

OVERIVER DRIVE



LSI
COMPANIES

OFFERING MEMORANDUM

744 OVERIVER DRIVE

0.74± ACRES RESIDENTIAL PROPERTY - N. FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 744 Overriver Drive
North Fort Myers, FL 33903

County: Lee

Property Type: Land

Property Size: 0.74± Acres | 32,234± Sq. Ft.

Zoning: RS-1

Future Land Use: Suburban

Utilities Available: Water, sewer, and electric in place

STRAP Number(s): 15-44-24-00-00008.0000

Tax Information: \$7,002.73 (2023)

LIST PRICE:

\$1,150,000 | \$35.68 PSF

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SALES EXECUTIVES



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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.

LSI Companies is pleased to present 744 Overriver Drive, a 0.74-acre waterfront residential lot, located in North Fort Myers directly on the Caloosahatchee River.

This property stands out as one of the few parcels along the Caloosahatchee River with its own private boat ramp and the ability to permit and construct a personal dock, offering unparalleled access to waterfront activities.

The site is fully cleared and boasts a 180-foot developed seawall, making it primed for immediate development.

Spanning 0.74-acres of land, this property ranks among the largest available waterfront lots in North Fort Myers, featuring 150 feet of river frontage and panoramic water views.

Situated just 3.5 miles from downtown Fort Myers, this coveted residential area combines the tranquility of riverside living with convenient access to urban amenities.





**DOWNTOWN
FORT MYERS**

Caloosahatchee River

- 0.74-acres of waterfront land along the Caloosahatchee River
- Build-to-suit package and/or just lot sale
- Private boat ramp on site
- 180-foot seawall in place
- Utilities already installed
- Cleared and ready to develop
- Developable area of the property falls within the FEMA Flood Zone VE (EL 11)
- Highly unique and rare property in the SWFL real estate market

OVERIVER DRIVE

PRIVATE BOAT RAMP



Distinguished by its exclusive feature, this property offers a private boat ramp within your backyard – a rare amenity no longer permitted in new construction.

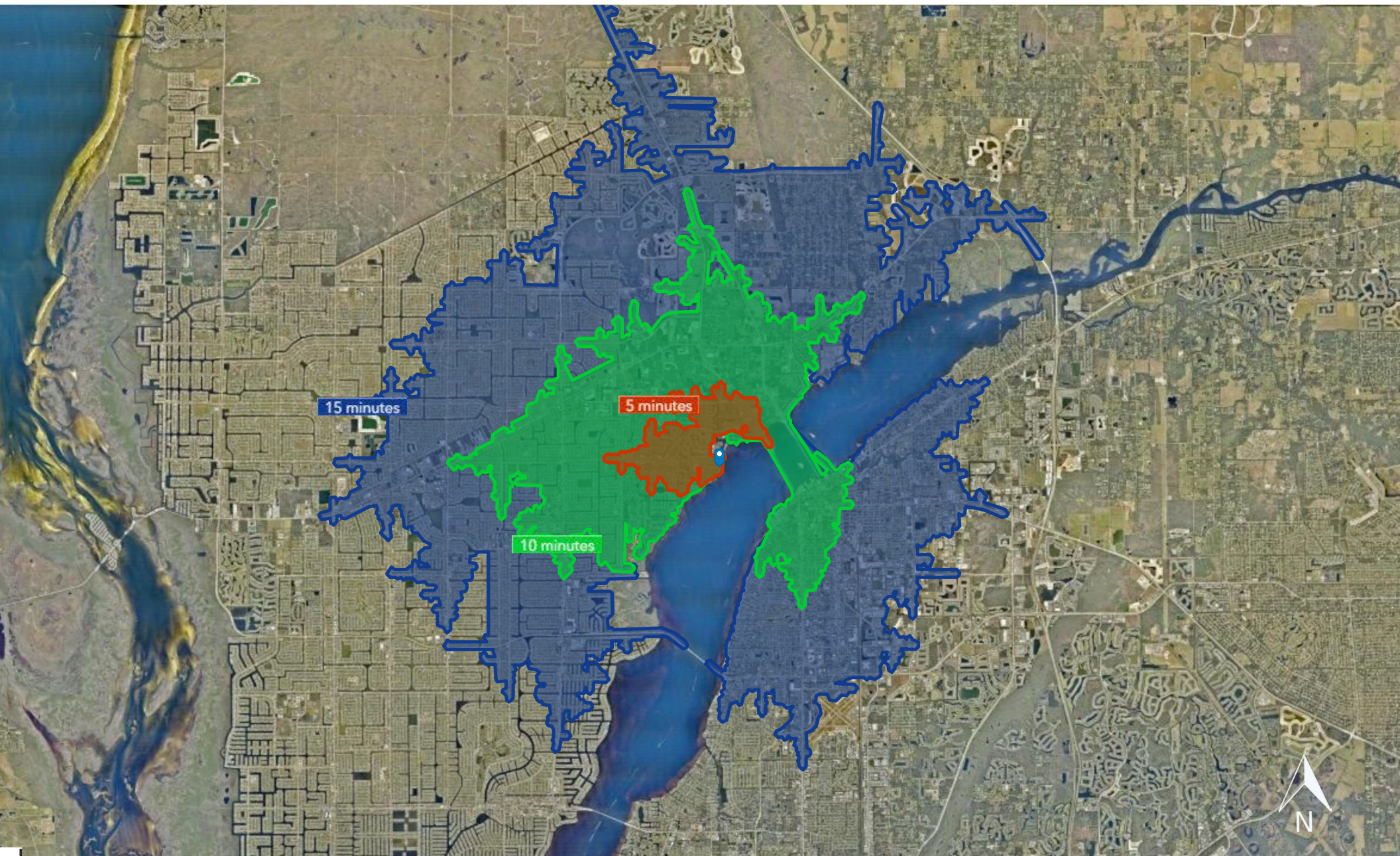
PROPERTY AERIAL



PROPERTY GROUNDS



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 1.3± Miles to Publix at Orange Grove Center
- 1.7± Miles to US-41
- 2.7± Miles to Walmart
- 2.8± Miles to Pine Island Rd.
- 3.4± Miles to Downtown Fort Myers
- 8.7± Miles to I-75
- 19.9± Miles to Southwest Florida International Airport (RSW)





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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 Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.