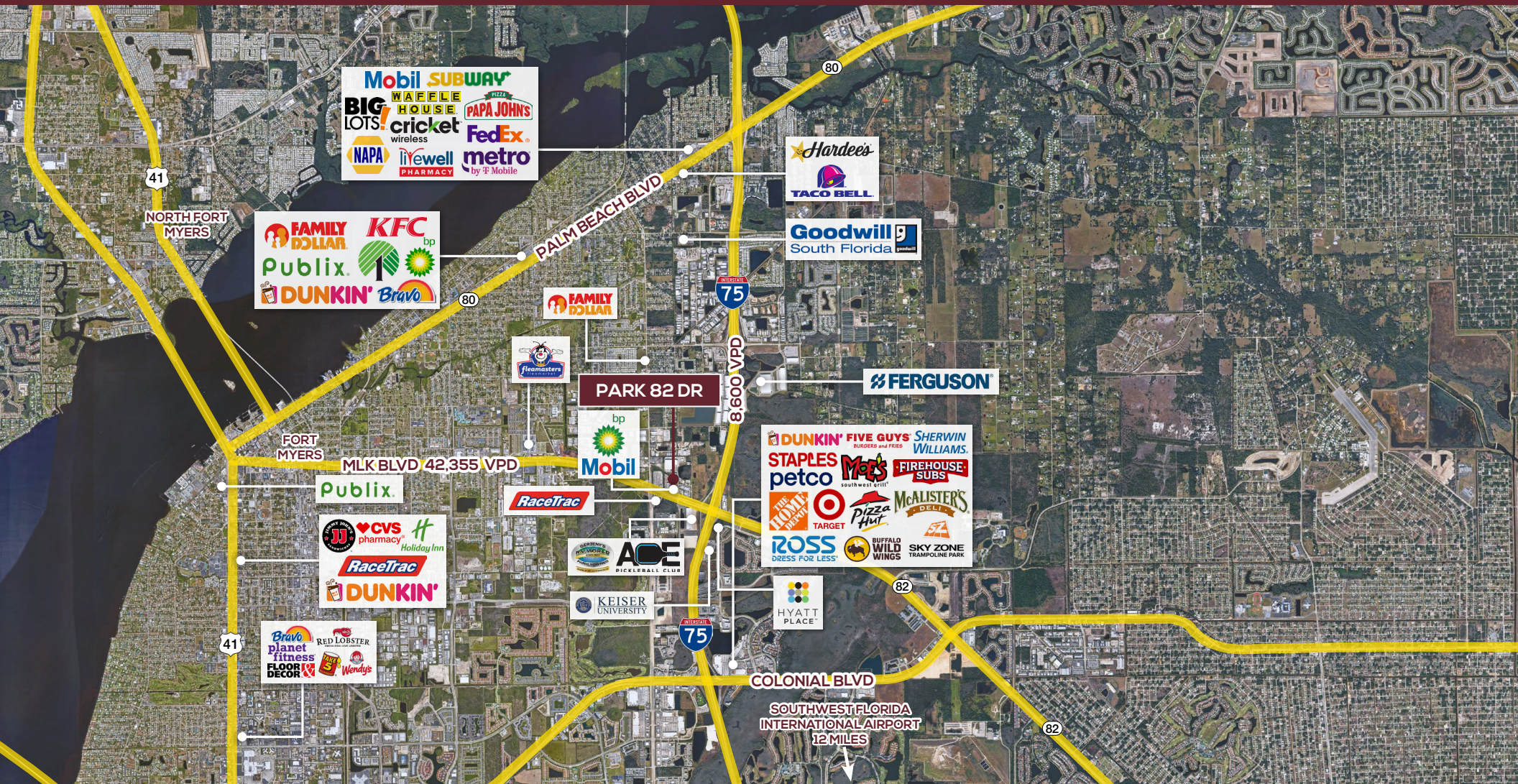


# PRIME LIGHT INDUSTRIAL DEVELOPMENT OPPORTUNITY

PARK 82 DR, FORT MYERS, FL 33905



ACRES: 2.16 | PRICING: \$1,150,000 (\$12.22/SQ FT)



# PROPERTY DESCRIPTION

- » Park 82 Drive is Ideally located near MLK and I75-One of the last nice parcels with Commercial Intensive/Light Industrial uses.
- » Prime development Opportunity with variety of approved uses. Ideal to build Flex or Specialty Units, 1 or 2 Warehouse/ Distribution buildings.
- » Land - 94,090 total sq ft

## PROPERTY HIGHLIGHTS

- » Commercial, Industrial, Office, R&D, Flex & More- Contact Don Droke 239-770-3002 for list of approved uses.
- » 495' on Park 82 Drive
- » Easy access to I75
- » Electric, City Water-Sewer, Natural Gas at Site
- » Improvements & Zoning valued at \$5 sq ft
- » Good exposure on Martin Luther King Blvd.
- » Traffic Count Martin Luther King Blvd 42,355 per day.
- » Close to RSW Airport via I75.
- » Moderate to Low-Risk Flood Zone.
- » Population growth within a mile expected to be up over 15% in the next 5 years.
- » Strong Industrial & Commercial growth in the area.
- » Strong lease rates for these types of buildings as well as low vacancy rates make for an ideal investment opportunity.
- » Martin Luther King Blvd is considered the Gateway to the City of Palms (Fort Myers and City of Fort Myers Downtown & Popular River District with Shopping, Dining & More)





# AERIAL MAP





# AERIAL MAP



*J.J. Taylor*  
DISTRIBUTING FLORIDA, INC.

**Mobil**



**CLASSIC**  
SOFT TRIM

**THE PETE  
STORE**

  
**LANSING**  
BUILDING PRODUCTS

  
**Richelieu**

**75**

**MARTIN LUTHER KING BLVD**



# PHOTOS

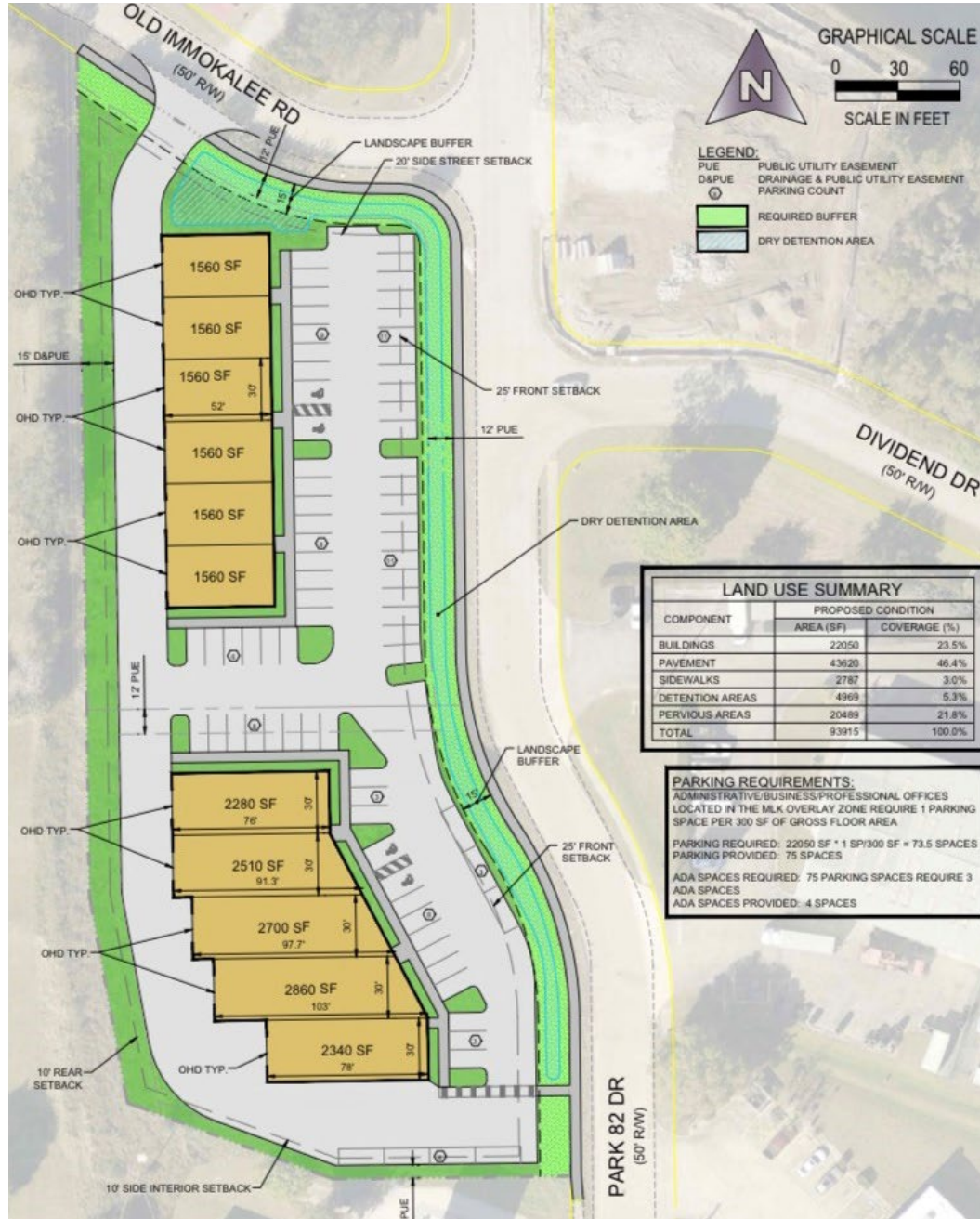








## EXAMPLE OF FLEX UNITS THAT CAN BE BUILT





# MARKET OVERVIEW

## FORT MYERS, FL

Fort Myers is shifting from the rapid appreciation of recent years into a more measured and balanced real estate environment, where home prices have generally leveled off and a growing supply—especially within the condo market—has provided buyers with noticeably more negotiating room and flexibility. Although the single-family home segment remains comparatively resilient due to continued population growth and steady in-migration, the overall pace of activity has eased, creating a market that moves more deliberately than the fast-paced conditions seen during the previous boom.

At the same time, the broader Fort Myers economy continues to support real estate stability through its strong foundations in tourism, healthcare, and ongoing commercial development, all of which help sustain demand even as market dynamics cool. Office and retail properties, in particular, are benefiting from consistently low vacancies and stable rental rates, reflecting healthy business activity across the region. Despite persistent challenges such as rising insurance premiums and the area's vulnerability to hurricanes, the market as a whole is settling into a more sustainable equilibrium that offers clearer opportunities for both buyers and sellers.

## ECONOMY

Fort Myers has a steadily growing and diversified economy anchored by tourism, healthcare, and real estate. Millions of annual visitors fuel spending in hotels, restaurants, and attractions, while a large and expanding retiree population supports a strong healthcare sector led by major regional providers. Real estate and construction remain powerful economic drivers as the area continues to attract new residents and businesses.

Beyond its core industries, Fort Myers benefits from expanding commercial development, a growing logistics presence supported by I-75 and RSW Airport, and increasing investment in advanced manufacturing and small business growth. Although rising insurance costs and occasional dips in business confidence present challenges, ongoing infrastructure and workforce investments position the Fort Myers economy for stable, long-term resilience.





# DEMOGRAPHICS

## 2025 SUMMARY

	5 MILE	10 MILES	20 MILES
Population	125,928	428,033	832,066
Households	52,190	181,366	352,448
Families	31,781	115,391	231,415
Average Household Size	2.34	2.32	2.32
Median Age	41.9	46.1	48.8
Median Household Income	\$65,851	\$70,073	\$75,993
Average Household Income	\$96,749	\$99,713	\$109,219

## 2030 SUMMARY

	5 MILE	10 MILES	20 MILES
Population	139,481	463,642	901,771
Households	58,998	199,237	386,957
Families	35,529	126,391	253,689
Average Household Size	2.30	2.30	2.29
Median Age	42.6	46.7	49.1
Median Household Income	\$75,074	\$79,896	\$88,199
Average Household Income	\$108,277	\$112,096	\$123,039



**31,842**  
TOTAL  
BUSINESSES



**300,752**  
TOTAL  
EMPLOYEES



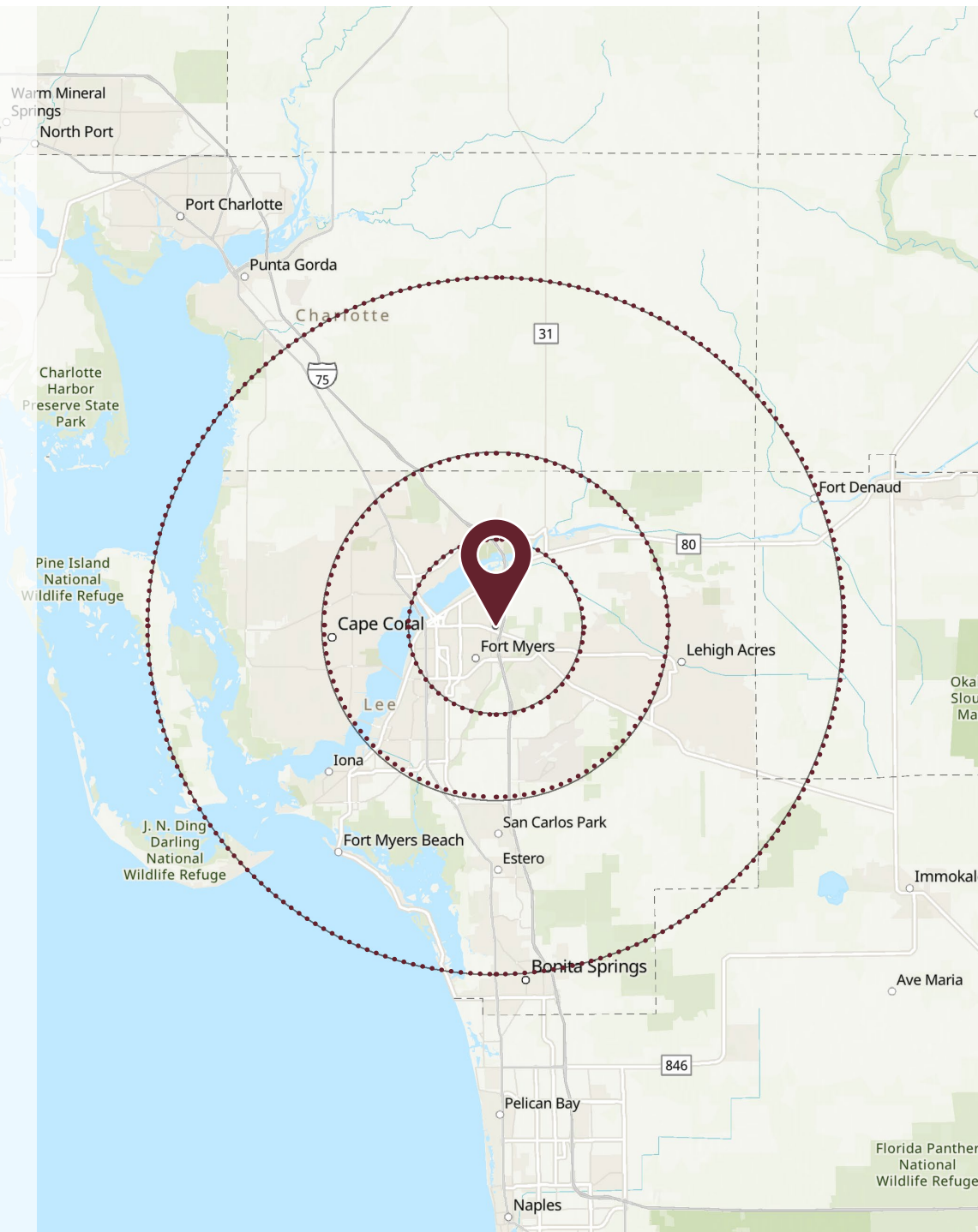
**\$123,039**  
AVERAGE HH  
INCOME



**\$46,378**  
PER CAPITA  
INCOME



**\$304,906**  
MEDIAN  
NET WORTH







## **DON DROKE**

LIC SD AND FL

**REAL ESTATE BROKER**

Berkshire Hathaway Florida Realty  
Commercial Division

📞 **239-770-3002**

✉ **dondroke@outlook.com**

**Don Droke** graduated from Briar Cliff University with a B.A. in Human Resource Management. He spent 9 years in Occupational Health and Safety, and was a business owner in Sioux City for 13 years with 45 employees and 300 Accounts. Don sold that business and moved to Bonita Springs where he has been a resident since 2004. As a Realtor Don has achieved over 200 million in on & off market closed sales and leases and has been one of the top Realtors for the Bonita-Estero Association of Realtors for 10 years in a row. In addition, he is a top producer for Berkshire Hathaway Florida Realty in the state of Florida and has achieved a top 25 in the State 3 years as well as maintains a top 5% globally for his company.

Don continues to further himself as a Realtor® with the certifications he has received. Graduate Realtor Institute designation and Relocation Specialist. He has experience in all levels of Real Estate: residential, commercial, industrial, land acquisitions and relocations. Don is currently pursuing the CCIM Designation.

Licensed Broker in Florida & South Dakota with Berkshire Hathaway Commercial Division. Don Droke brings energy, excitement, and dedication to all his clients, with marketing and advertising skills that are second to none. Your listing will have the true exposure it deserves.



# CONFIDENTIALITY AGREEMENT

It is understood and agreed that the principals, assigns, agents or others authorized to disclose confidential information, hereinafter referred to as Discloser(s), may provide confidential information to the recipient(s) identified below. It is also agreed that the information disclosed is and must be kept confidential. To ensure the protection of such information, and to preserve its confidentiality, it is agreed that:

1. The Confidential Information to be disclosed includes, but is not limited to, business and financial data for \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

2. The Recipient(s) shall limit disclosure of Confidential Information within its own organization to its directors, officers, partners, members, employees and/or independent contractors (collectively referred to as "affiliates") having a need to know. The Recipient(s) and affiliates will not disclose the confidential information obtained from the discloser unless required to do so by law.

3. This Agreement imposes no obligation upon Recipient(s) with respect to any Confidential Information (a) that was in Recipient's possession before receipt from Discloser; (b) is or becomes a matter of public knowledge through no fault of Recipient; (c) is rightfully received by Recipient from a third party not owing a duty of confidentiality to the Discloser; (d) is disclosed without a duty of confidentiality to a third party by, or with the authorization of, Discloser; or (e) is independently derived by Recipient.

4. This Agreement states the entire agreement between the parties concerning the disclosure of Confidential Information. Any addition or modification to this Agreement must be made in writing and signed by the parties.

5. If any of the provisions of this Agreement are found to be unenforceable, the remainder shall be enforced as fully as possible and the unenforceable provision(s) shall be deemed modified to the limited extent required to permit enforcement of the Agreement as a whole.

WHEREFORE, the recipient(s) acknowledge that they have read and understand this Agreement and voluntarily accept the duties and obligations set forth herein.



**DON DROKE**  
LIC SD AND FL  
REAL ESTATE BROKER  
BERKSHIRE HATHAWAY FLORIDA REALTY  
COMMERCIAL DIVISION

📞 239-770-3002  
✉️ [dondroke@outlook.com](mailto:dondroke@outlook.com)



# PRIME LIGHT INDUSTRIAL DEVELOPMENT OPPORTUNITY

**PARK 82 DR, FORT MYERS, FL 33905**  
**SURVEY AND PHASE 1**  
**ENVIRONMENTAL AVAILABLE**

## CONTACT INFORMATION:

**DON DROKE**

**LIC SD AND FL**  
**REAL ESTATE BROKER**

BERKSHIRE HATHAWAY FLORIDA REALTY - COMMERCIAL DIVISION

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📞 239-770-3002

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