

FOR LEASE

SHOVEL READY LAND

621 ORTIZ AVE.
FORT MYERS FL 33905



144 approved units

PROPERTY HIGHLIGHTS

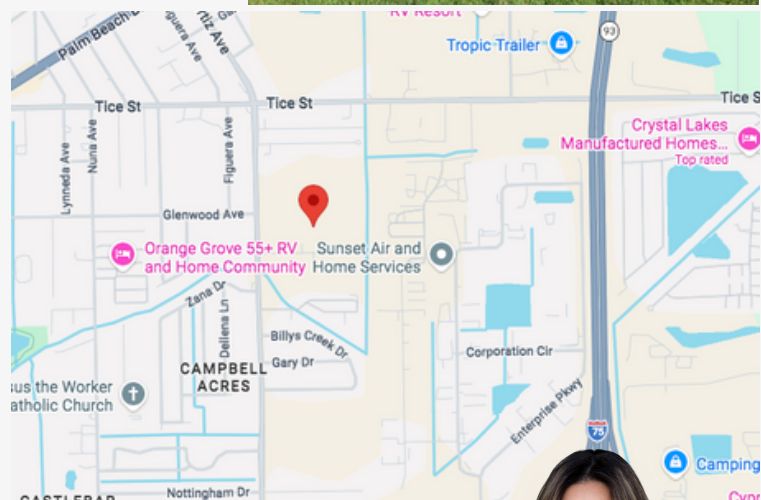
- ±9.8 acres of fully entitled residential land
- Approved for up to 144 multifamily or townhome units
- Residential Planned Development (RPD) zoning
- Vacant site ready for permitting and construction

Entitlements & Density

- ±330 feet of frontage on Ortiz Avenue
- By-right zoning approval in place
- No rezoning or density contingencies
- Includes up to 48 bonus density units
- Seller completed all rezoning and entitlement work

Utilities & Infrastructure

- Water, sewer, and electric available to the site
- Immediate access to I-75, SR-82, US-41, and Downtown Fort Myers



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