



SAN CARLOS BLYD. - AADT 23,500±

LSI
COMPANIES

OFFERING MEMORANDUM

17570 SAN CARLOS BOULEVARD

2.30± ACRE VACANT COMMERCIAL LAND - FORT MYERS BEACH, FL

PROPERTY SUMMARY

Property Address: 17570 San Carlos Blvd.
Fort Myers Beach, FL 33931

County: Lee

Property Type: Vacant Land

Parcel Size: 2.30± Acres

Zoning: CPD

Future Land Use: Urban Community

Utilities: Water, sewer and electric
in close proximity

Tax Information: \$3,682.20 (2025)

STRAP Number: 07-46-24-00-00014.0000

LIST PRICE:
\$895,000

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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 17570 San Carlos Blvd., a 2.30± acre parcel, located in Fort Myers Beach.

This site features direct access from San Carlos Boulevard, the highly trafficked thoroughfare that connects Lee County to Fort Myers Beach.

The property is currently zoned CPD, with the present permitted use allowing for a parking lot with 122 spaces.

The commercial corridor in which the property sits is developed with a variety of C-2 uses, making the site a prime candidate for a rezone to C-2 or a new CPD.

The property also falls within the Urban Community future land use category, which are areas characterized by a mixture of relatively intense commercial and residential uses, allowing for a multitude of development ventures.

As Fort Myers Beach reemerges with development, this property presents an opportunity to capitalize on the rising demand in the Fort Myers Beach area.



PROPERTY HIGHLIGHTS

- 2.30± acres of premier land with frontage on San Carlos Boulevard
- Conveniently located only 2.5 miles away from the white sand beaches of Fort Myers Beach
- Within a 15 minute drive of Sanibel, Cape Coral, and the City of Fort Myers
- Great investment potential for future commercial growth
- One of the last remaining large tracts of undeveloped land in the corridor
- Urban Community future land use allows for density ranging from 1 DU/Acre to 6 DU/Acre, with a maximum of ten dwelling units per acre
- Positioned in a high growth corridor and surrounded by amenities, attractions, and outdoor recreational activities
- Excellent opportunity for rezoning to accommodate a variety of commercial ventures



PROPERTY AERIAL

DOLLAR TREE
Walgreens
Kiwanis
FORT MYERS BEACH

THE SWAP SHOP

Mobil

PINERIDGE ROAD

SURF-STYLE

BAYSIDE BLVD.

BAYSIDE ESTATES

FPL
SUB-STATION

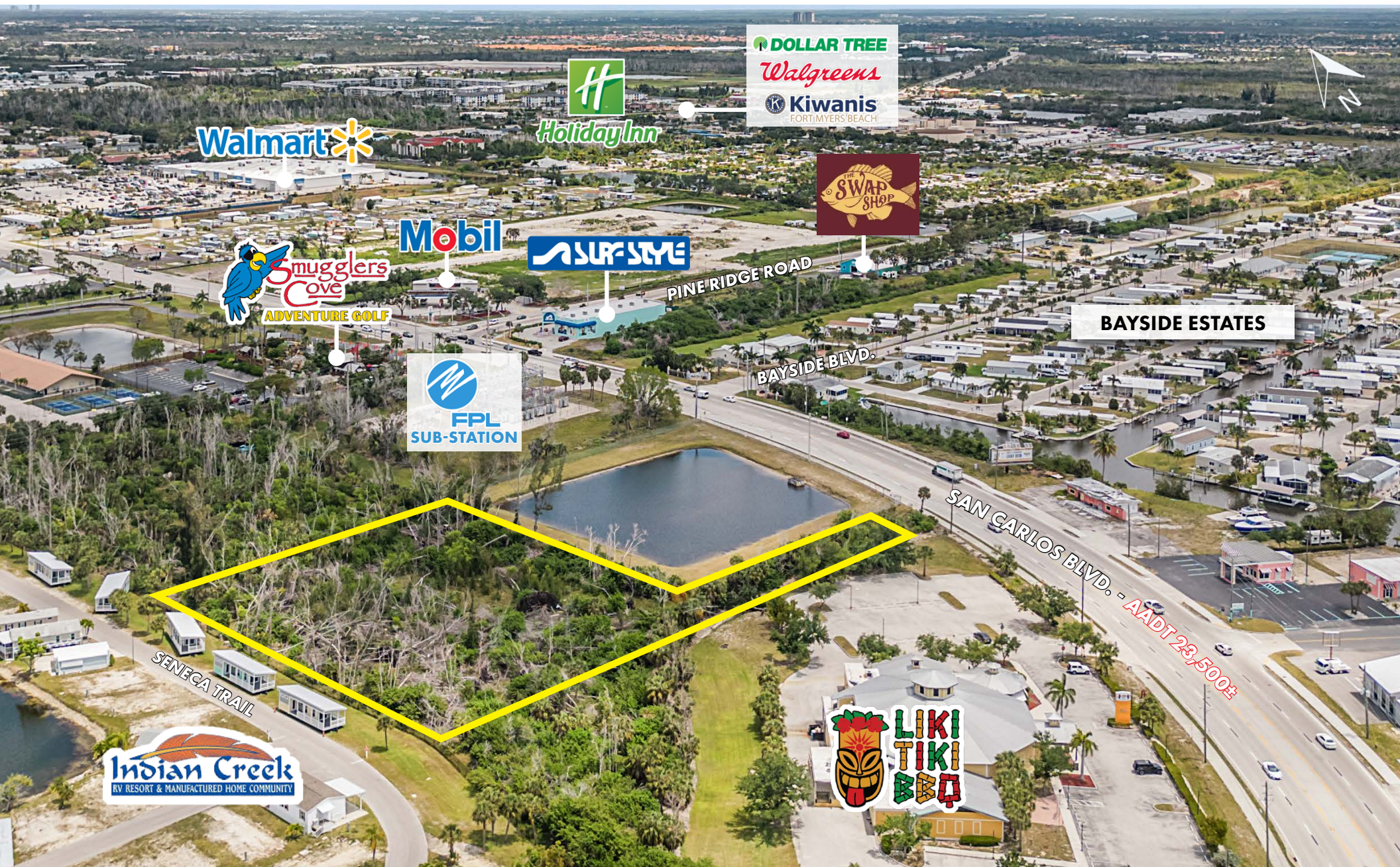
SAN CARLOS BLVD. - **AADT 23,500±**

Smugglers Cove
ADVENTURE GOLF



Indian Creek
RV RESORT & MANUFACTURED HOME COMMUNITY

PROPERTY AERIAL



Walmart



Holiday Inn

DOLLAR TREE
Walgreens
Kiwanis
FORT MYERS BEACH



Mobil



SURF-SITE

PINE RIDGE ROAD

BAYSIDE BLVD.

BAYSIDE ESTATES



SAN CARLOS BLVD. - AADT 23,500E

SENECA TRAIL



C-2 ZONING APPROVED USES

- Auto and Boat Parts Store
- Automobile Service Station
- Bait and Tackle Shop
- Boat Rental and Sales
- Boat Storage (Dry, not exceeding 18 feet above grade)
- Building Material Sales
- Bus Station/Depot
- Car Wash
- Cold Storage Warehouse and Processing Plant
- Day Care Center
- Drive-Through Facility
- Fabricated Metal Products
- Fish house, Wholesale
- Hotel/Motel
- Lawn and Garden Store
- Lumber and Wood Products
- Medical Office
- Mini-Warehouse
- Multiple-Family Building
- Paint, Glass and Wallpaper
- Park-and-Ride
- Plant Nursery
- Processing and Warehousing
- Restaurant, Fast Food
- Storage (Indoor and open)



SAN CARLOS BLVD. - AADT 23,500±

BAYSIDE BLVD.

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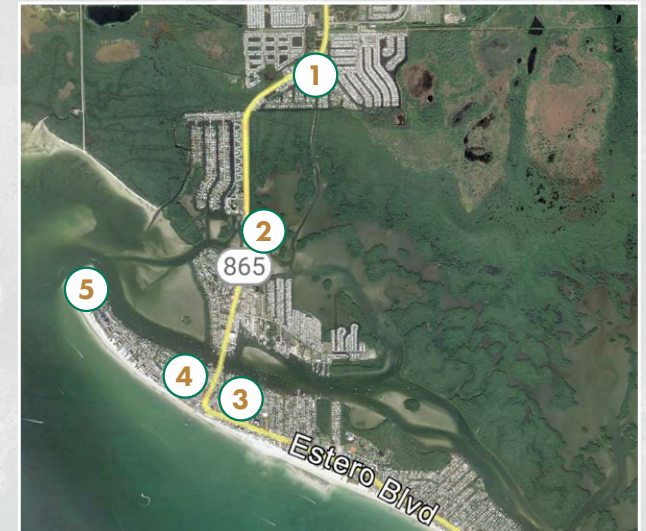
SWFL ISLANDS



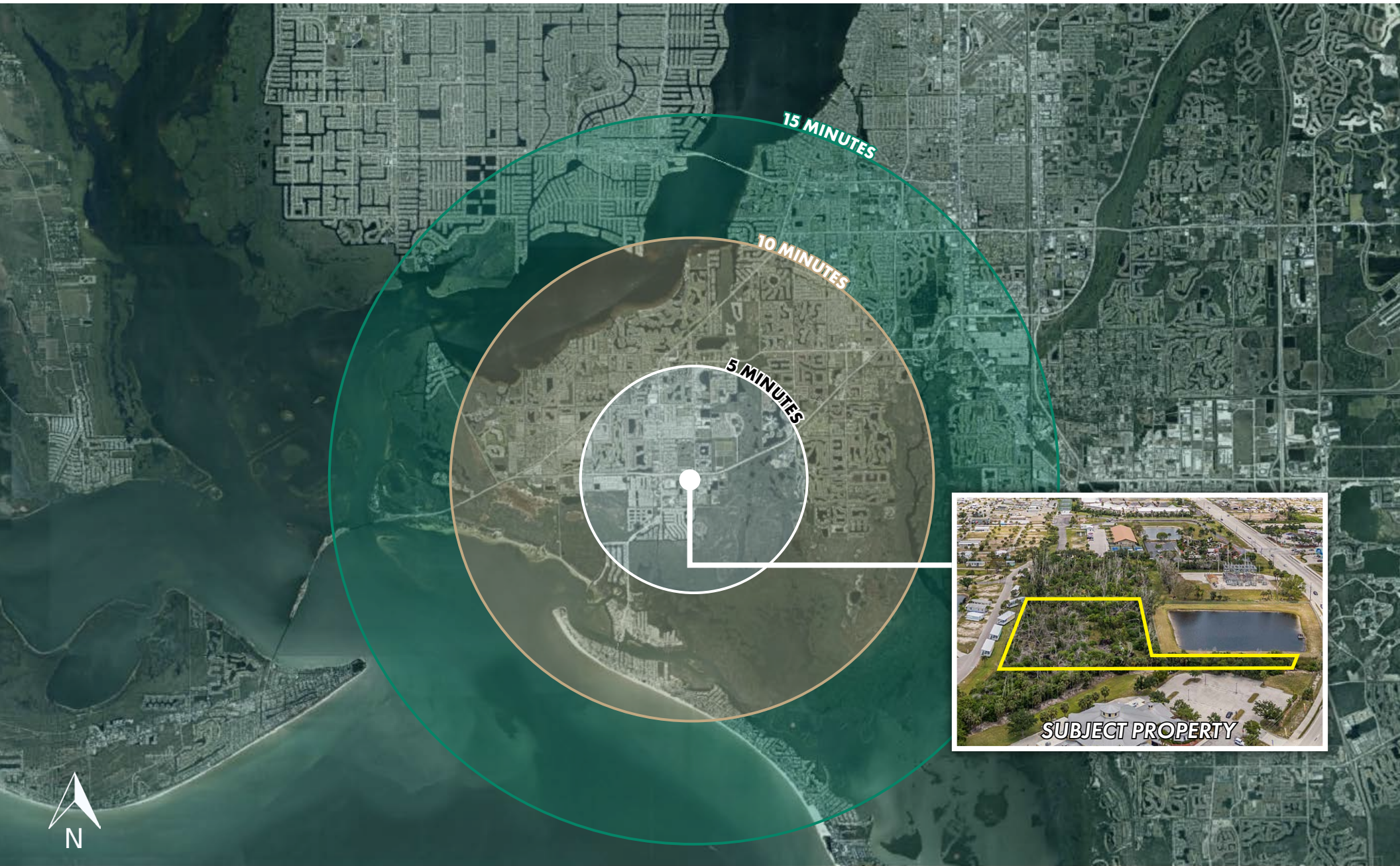
Established in 1995, the Town of Fort Myers Beach lies along the southwest coast of Florida on Estero Island. Its 7-mile shoreline features beautiful white sand beaches, picturesque shell discoveries, and captivating sunsets. Renowned for its scenic beauty, abundant amenities, and exceptional fishing spots, this area attracts tourists from around the world. Fort Myers Beach and Sanibel Island collectively welcomed over 4.436 million visitors in 2022.

FORT MYERS BEACH ATTRACTIONS

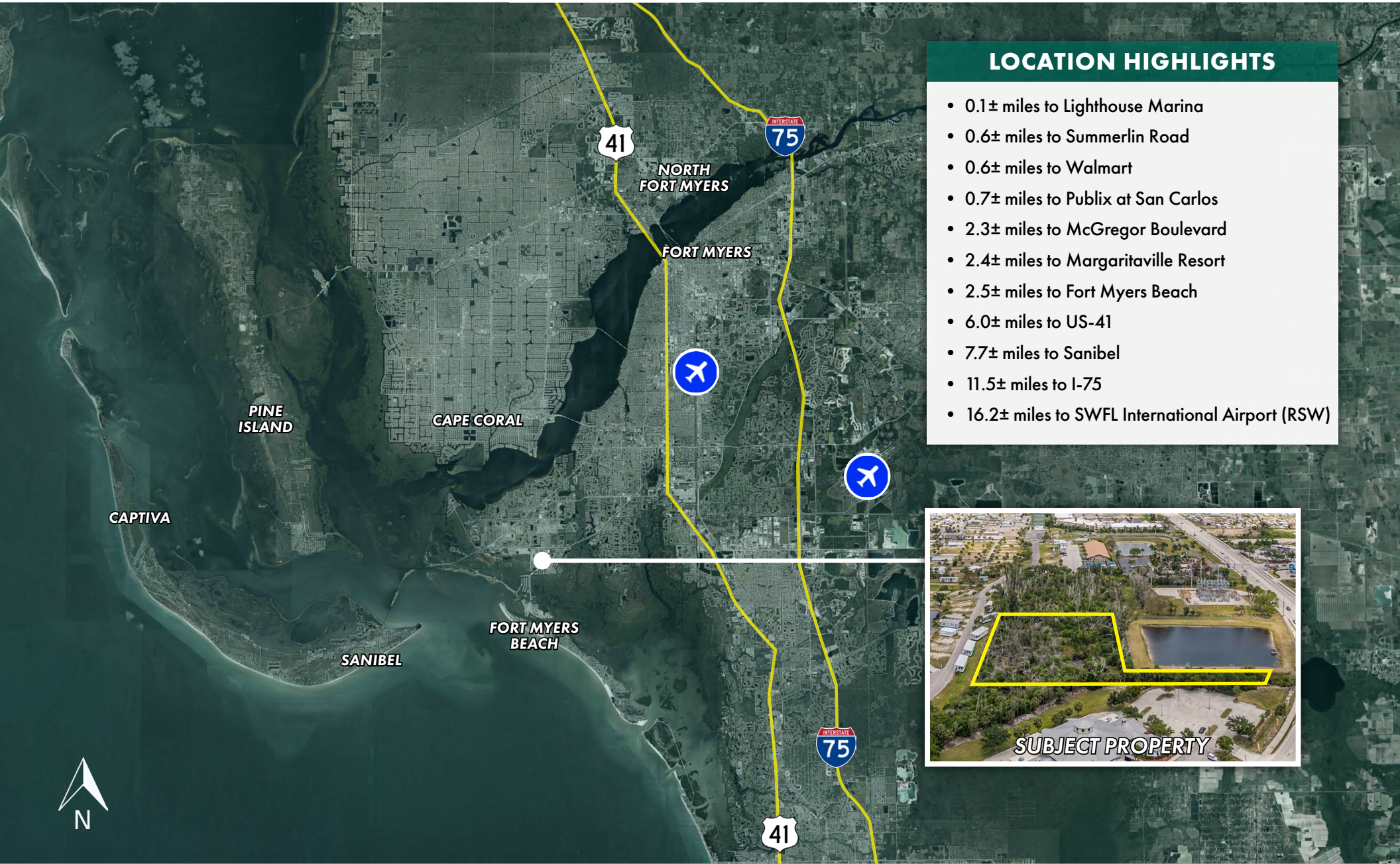
1. Lighthouse Marina
2. H&S Marina
3. Margaritaville Beach Resort
4. Times Square (Downtown Fort Myers Beach)
5. Bowditch Point Park



DRIVE TIME MAP



LOCATION MAP



- ### LOCATION HIGHLIGHTS
- 0.1± miles to Lighthouse Marina
 - 0.6± miles to Summerlin Road
 - 0.6± miles to Walmart
 - 0.7± miles to Publix at San Carlos
 - 2.3± miles to McGregor Boulevard
 - 2.4± miles to Margaritaville Resort
 - 2.5± miles to Fort Myers Beach
 - 6.0± miles to US-41
 - 7.7± miles to Sanibel
 - 11.5± miles to I-75
 - 16.2± miles to SWFL International Airport (RSW)





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