

3990 WINKLER AVE, FORT MYERS, FL 33916



PRICE: \$1,600,000.00 at \$11.26 PSF

SIZE: 3.26± Acres (All Usable)

LOCATION: In the path of growth with easy access to Colonial Blvd, US-41, and I-75

ZONING: Commercial General (CG) – City of Fort Myers

RE TAXES: \$6,786.29 (2024)

PARCEL ID: 32-44-25-P1-00063.0040 & 32-44-25-P1-U1720

PRIME DEVELOPMENT SITE

The 3.26± acre site at 3990 Winkler Ave in Fort Myers presents a rare shovel-ready development opportunity, fully cleared. The property allows for a wide range of residential and commercial uses, including multifamily, office, retail, and mixed-use development. With utilities available at the site, no environmental constraints, all usable are with off-site water management and excellent accessibility via Winkler Avenue, the parcel is ideally positioned for immediate development. The highest and best use is multifamily residential—such as garden-style apartments or build-to-rent townhomes—supporting approximately 60 to 100 units. Alternative best uses could include supporting ancillary uses to residential such as medical office, charter school or daycare center.

CONTACT

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HIGHLIGHTS

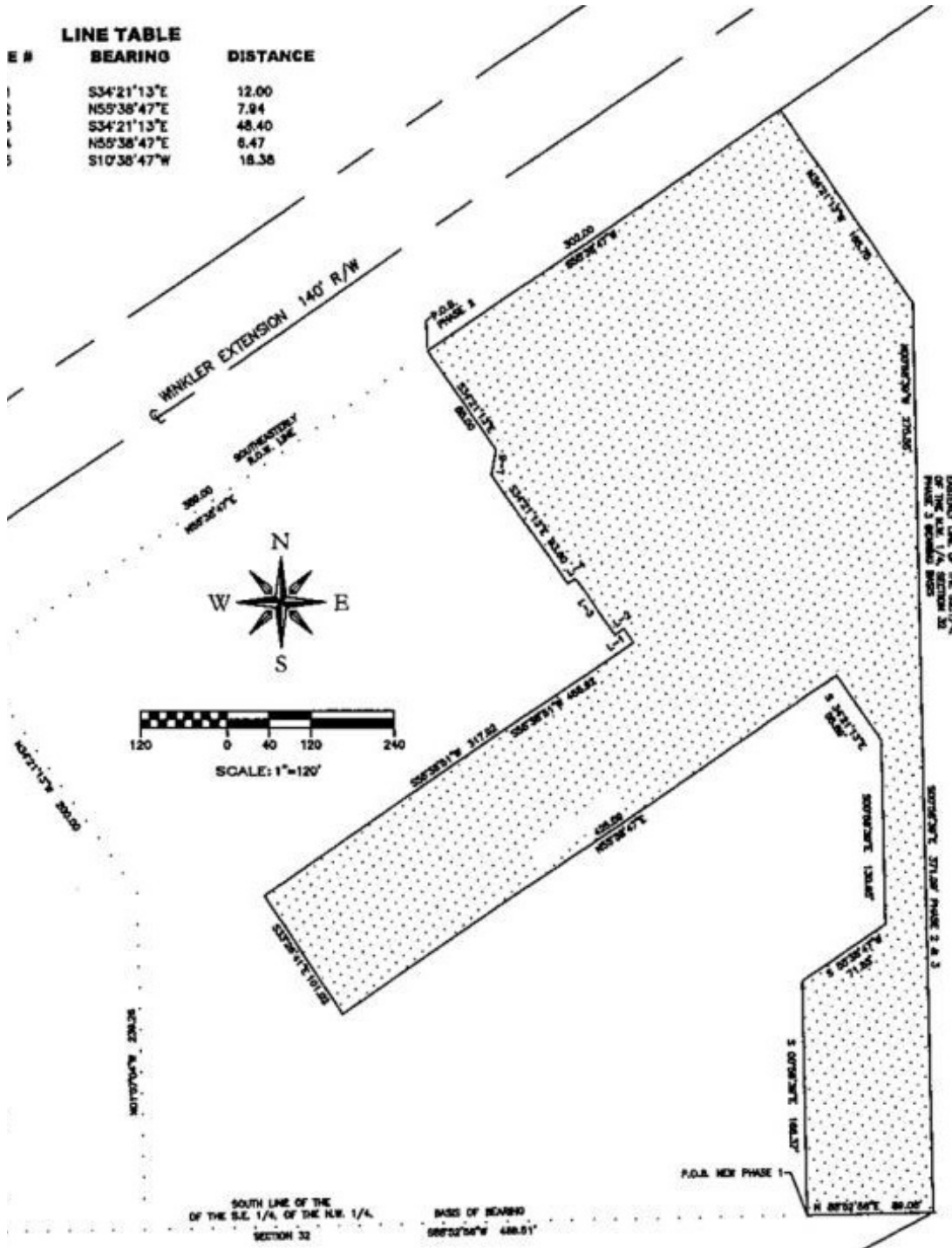
- Shovel-ready site with no wetland
- CG zoning allows a broad range of commercial and residential uses, including retail, office, medical, multi-family, and mixed-use development
- Strong visibility and accessibility along Winkler Avenue corridor
- Located in the path of growth with easy access to Colonial Blvd, US-41, and I-75
- Nearby amenities include shopping centers, schools, residential neighborhoods, and major employment hubs

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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	27,642	55,000	152,224
EST. HOUSEHOLDS	10,426	24,000	60,571
EST. MEDIAN HOUSEHOLD INCOME	\$49,353	\$52,000	\$56,80
TRAFFIC COUNTS (2023)	18,000 to 22,000 vehicles daily		

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