

# 744 OVERRIVER DRIVE



*Caloosahatchee River*

**OVERRIVER DRIVE**

**OFFERING MEMORANDUM | LSI COMPANIES, INC.**

# OFFERING 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:

**\$1,199,000 | \$37.20 PSF**

# LSI COMPANIES

Land  
Solutions

LSI  
COMMERCIAL

Development  
Solutions

## SALES EXECUTIVES



**Justin Thibaut, CCIM**  
Broker Associate



**Justin Milcetch**  
Sales Associate



## 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.

**Justin Thibaut, CCIM** - [jthibaut@lsicompanies.com](mailto:jthibaut@lsicompanies.com)

**Justin Milcetch** - [jmilcetch@lsicompanies.com](mailto:jmilcetch@lsicompanies.com)

**(239) 489-4066**

[WWW.LSICOMPANIES.COM](http://WWW.LSICOMPANIES.COM)

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.



# PROPERTY HIGHLIGHTS



**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



## 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.**

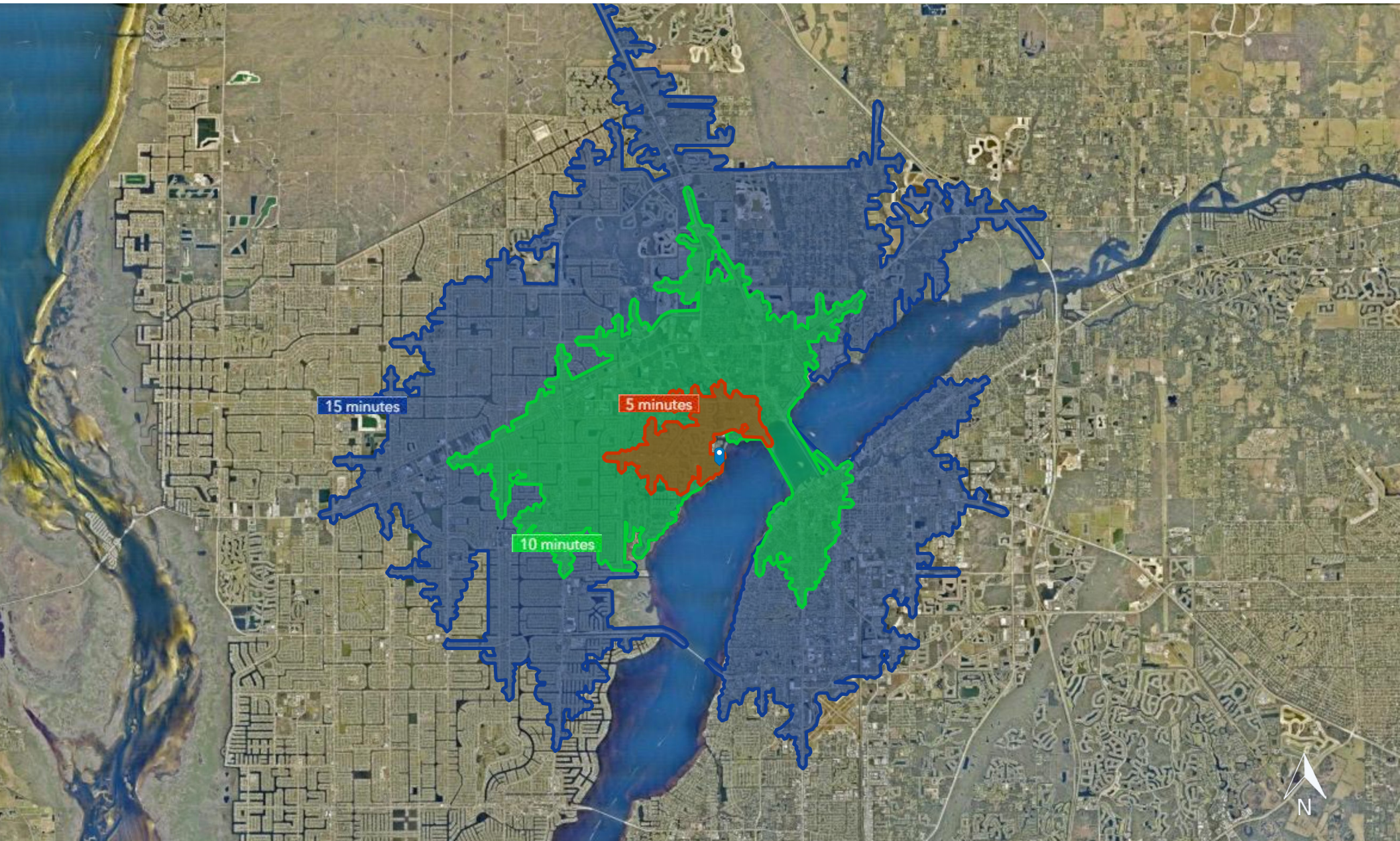
# PROPERTY AERIAL



# 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)





# LSI COMPANIES

[www.LSIcompanies.com](http://www.LSIcompanies.com)

## **LIMITATIONS AND DISCLAIMERS**

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