

FISCHLER
PROPERTY COMPANY

FOR SALE
Premier Coastal
Redevelopment Site
with Walkable Access
to Beach and Amenities

**1005 ESTERO BLVD
FORT MYERS BEACH, FL 33931**



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PROPERTY SUMMARY

1005 Estero Blvd., located in the heart of the famed Fort Myers Beach presents a premier opportunity for coastal infill redevelopment in the walkable Times Square pedestrian district. Positioned steps away from the award-winning Margaritaville Resort, this site offers incredible views and access to the Gulf of Mexico and unmatched accessibility to the area's vibrant public spaces. As a key location in Fort Myers Beach's revitalization, the site is surrounded by a bustling mix of dining, retail, and entertainment options, making it ideal for high-quality mixed-use development.

With zoning and future land use entitlements already in place, the property is well-suited for a wide range of commercial uses, including hospitality, retail, lodging, restaurants and residential. Its proximity to public parking, high foot traffic, and an iconic beachfront location ensure both visibility and long-term investment potential. This is a rare chance to secure an irreplaceable property in one of Southwest Florida's most sought-after redevelopment corridors, offering investors an opportunity to contribute to the ongoing transformation of Fort Myers Beach.





OFFERING SUMMARY

Address:	1005 Estero Blvd Fort Myers Beach, FL 33931
Size:	1,881 SF
Use:	Vacant, Land for Development
PID#:	STRAP: 24-46-23-W3-00007.0000 Folio ID: 10127254
Zoning:	Downtown
Future Land Use:	Pedestrian Commercial
FAR:	1.8, Times Square Pedestrian Plaza
Max Bldg Height:	30 feet above base flood elevation, no taller than 3 stories
2023 Real Estate Taxes:	\$4,044.13
FEMA Flood Zone:	VE, Elev 13
Planning Jurisdiction:	Town of Fort Myers Beach

This property was previously home to Pete's Time Out, a beloved local restaurant that had long been a cornerstone of the community. Before the area's redevelopment following Hurricane Ian, Pete's Time Out was a popular spot for both locals and visitors, contributing significantly to the vibrancy of Fort Myers Beach.

PINK SHELL
BEACH RESORT

MATANZAS PASS

MATANZAS PASS
BRIDGE

MARGARITAVILLE
BEACH RESORT FORT
MYERS BEACH

ESTERO BLVD

TIMES SQUARE





TPI Hospitality officially opened the long anticipated Margaritaville Beach Resort, marking a pivotal moment in the rejuvenation of Fort Myers Beach. Developed on a 7.25-acre site that was previously an outdated retail strip, the 254-room resort culminates a nearly \$200 million investment that began in 2021. With nightly rates ranging from \$300 to \$900, the resort offers six exciting dining venues and a very popular Beach Club that features a 15,000-square-foot pool with stunning Gulf of Mexico views. Serving as a hub for entertainment and dining, the resort not only boosts strong tourism support but is also anchoring the ongoing redevelopment of this area, setting the stage for an inspiring future for Fort Myers Beach.



TIMES SQUARE REDEVELOPMENT - CONCEPTUAL RENDERINGS



IMAGES CREATED BY: THE NEIGHBORHOOD COMPANY

PROPOSED DEVELOPMENTS



1. ARCHES BAYFRONT



2. THE NEPTUNE



3. RED COCONUT

- 1. ARCHES BAYFRONT**
Potential Mixed-use Development
- 2. THE NEPTUNE**
Potential 140-Key Hotel & Resort
- 3. RED COCONUT**
Proposed ±140 Unit, Mixed-use Development
- 4. SANDPIPER GULF RESORT**
Potential Redevelopment
- 5. THE OUTRIGGER**
Proposed ±96 Unit Hotel, Condo, and Restaurant Development
- 6. GULFSIDE TWELVE**
12-Unit Luxury Residences Under Construction



4. SANDPIPER GULF RESORT



5. THE OUTRIGGER



6. GULFSIDE TWELVE



RELEVANT PROPERTIES

LISTED FOR SALE IN SUBMARKET



1207 ESTERO BLVD

GSF:	32,443
Status:	Listed
Listed Price:	\$9,900,000
Price/SF:	\$305
Zoning:	Downtown



1021 ESTERO BLVD

GSF:	4,769
Status:	Listed
Listed Price:	\$7,500,000
Price/SF:	\$1,573
Zoning:	Downtown



1010 ESTERO BLVD

GSF:	5,663
Status:	Listed
Listed Price:	\$9,900,000
Price/SF:	\$1,748
Zoning:	Downtown

RELEVANT PROPERTIES

RECENTLY SOLD IN SUBMARKET



1001 ESTERO BLVD

GSF:	2,657
Status:	Sold
Sold Price:	\$3,650,000
Price/SF:	\$1,374
Closed On:	7/24/24
Zoning:	Downtown



1000 ESTERO BLVD

GSF:	17,337
Status:	Sold
Sold Price:	\$6,400,000
Price/SF:	\$369
Closed On:	2/28/24
Zoning:	Downtown



925 ESTERO BLVD

GSF:	33,018
Status:	Sold
Sold Price:	\$9,250,000
Price/SF:	\$280
Closed On:	1/30/24
Zoning:	Downtown



1207 ESTERO BLVD

GSF:	32,443
Status:	Sold
Sold Price:	\$7,100,000
Price/SF:	\$219
Closed On:	1/3/23
Zoning:	Downtown

5-MILE RADIUS — DEMOGRAPHIC SUMMARY

KEY FACTS



38,879
POPULATION



65.8
MEDIAN AGE



1.9
AVG. HH SIZE

INCOME



\$77,996
MED. HH INCOME



\$109,163
AVG. HH INCOME



\$375,654
MED. NET WORTH

BUSINESS

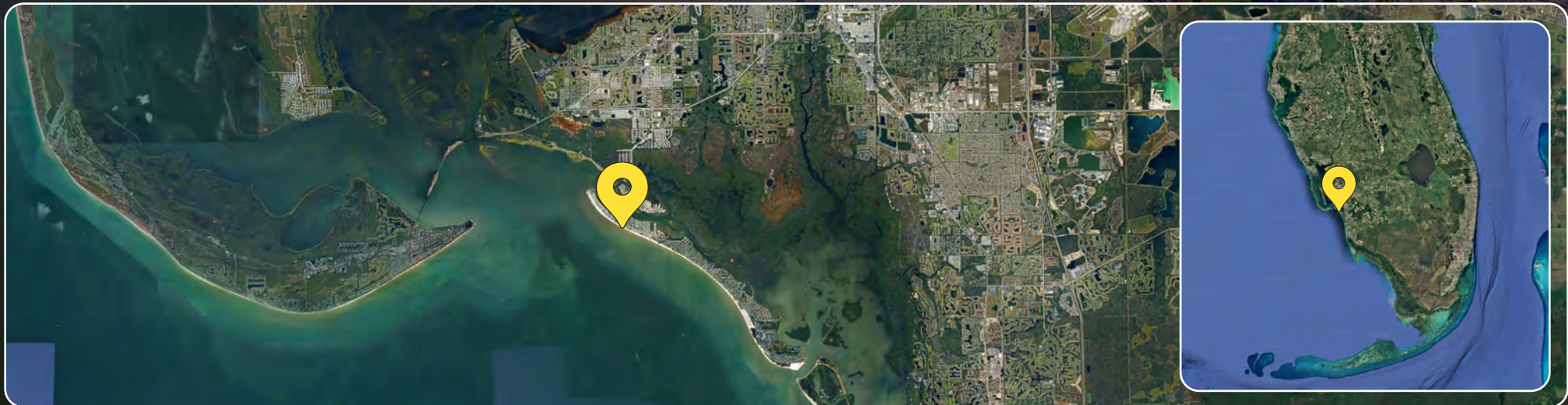


1,774
TOTAL BUSINESSES



12,926
EMPLOYEES

EMPLOYMENT



LEE COUNTY - THE PLACE TO BE

STRONG JOB MARKET

Lee County has an unemployment rate of 3.8%, which is lower than the national average of 4.2% (as of December 2021). The county has a diverse economy with over 100,000 jobs in healthcare, tourism, education, and manufacturing. The number of new businesses in the county has increased by over 6% in the past year.



POPULATION GROWTH

There has been a significant shift in migration trends toward Florida, with 10 of the Top 25 Growth Cities located in Florida; among those, Fort Myers was ranked #6 in the nation. Similarly, in a recent LinkedIn ranking of the top 20 cities for remote workers, Cape Coral took the #1 spot among major metros.



STRONG EDUCATION SYSTEM

Lee County has a strong public school system, with many highly-rated schools and a growing number of charter and private schools. The county is also home to several colleges and universities, including Florida Gulf Coast University and Hodges University.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Fischler Property Company, LLC in compliance with all applicable fair housing and equal opportunity laws.



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