

800-802 *Estero Boulevard* FORT MYERS BEACH FL 33931



OFFERING MEMORANDUM



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Each Office Is Independently
Owned and Operated.

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EXECUTIVE SUMMARY

800-802 Estero Boulevard
Fort Myers Beach, FL 33931



Property Overview

Situated on 1.72 acres of pristine white-sand beachfront along Estero Island, this rare Gulf-front parcel offers a prime opportunity for luxury development. With 220 feet of direct Gulf frontage and walk-out beach access, the site is ideal for a world-class condominium, boutique hotel, or timeshare project.

The property also benefits from its prime location, with Margaritaville Beach Resort just 0.4 miles away. Additionally, Times Square and the Fort Myers Beach Pier are a mere 0.2 miles from the property (the pier is currently being rebuilt by the City of Fort Myers Beach).

Zoned for multifamily/tourist/residential mixed-use (to be confirmed), the site supports an upscale project aligned with the area's ongoing transformation and surging demand for high-end inventory.

RR

Property Details

Address	800-802 Estero Boulevard
City, State, Zip Code	Fort Myers Beach, FL 33931
Property Type	Gulf-Front Development Land
Land Area	1.72 Acres
Frontage	±220 ft of Oceanfront
Zoning	Multifamily/Tourist (Verify)
Ideal Use	Luxury Condos / Hotel / Timeshare

Investment Highlights



Rare Inventory

A rare, build-ready Gulf-front parcel in an area with limited new development inventory.

High ROI Potential

Significant return on investment potential from both primary residence and vacation rental markets.

Market Transformation

Fort Myers Beach is undergoing an upscale transformation, making this an ideal time for luxury projects.

Proven Demand

Strong market demand for exclusive beachfront living with modern finishes and private amenities.

Accessibility

Close to Southwest Florida International Airport (RSW) and accessible to year-round residents and "snowbirds" alike.

Convenient Setting

Private setting yet just minutes from Times Square, fine dining, and boutique shopping.

Rising Demand

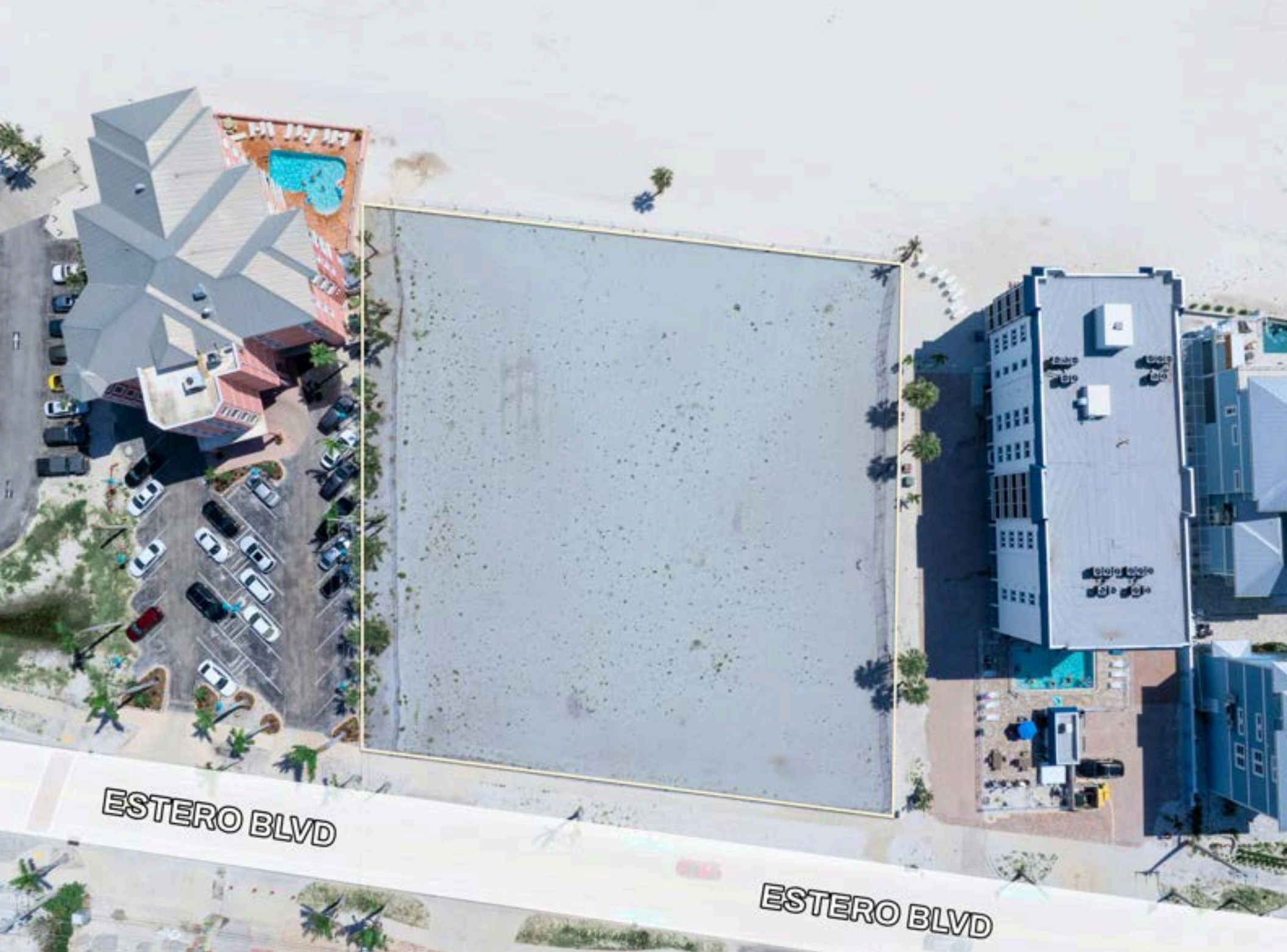
Demand for new luxury inventory is rising amid ongoing island redevelopment.



PROPERTY PHOTOS

800-802 Estero Boulevard
Fort Myers Beach, FL 33931









AERIAL PHOTOS

800-802 Estero Boulevard
Fort Myers Beach, FL 33931

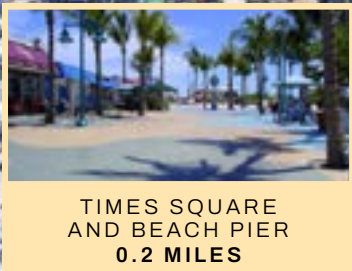






SUBJECT PROPERTY





ESTERO BLVD



LOCATION OVERVIEW

800-802 Estero Boulevard
Fort Myers Beach, FL 33931



Location Overview



36 MINS DRIVE, 20.1 MILES
VIA ALICO RD



SUBJECT PROPERTY

Demographic Report

The following demographic overview provides a look into a distinct coastal community. It highlights key characteristics across different mileage radii. Notably, the Median Age of 66.5 years within the 3-mile radius signals a mature and highly appealing environment for second-home buyers and 'snowbirds' seeking tranquil coastal living. This profile often denotes a stable, established area. It features amenities catering to a relaxed lifestyle and fosters a strong, welcoming community. Complementing this, the 3-mile radius also boasts a robust Median Household Income of \$90,833 and a Median Home Value of \$611,600. This underscores its prosperity. The increasing Population Density towards the 10-mile radius (1,515.82 per sq mi) suggests a broader area with diverse offerings. These offerings balance the serene core with wider community access.

Category	3 Mile	5 Mile	10 Mile
Population	~5,548	~9,389	~36,939
Median Household Income	\$90,833	\$80,438	Not specified
Median Home Value	\$611,600	\$475,100	Not specified
Median Age	66.5	Not specified	Not specified
Total Households	2,872	Not specified	Not specified
Housing Units	Not specified	13,824	Not specified
Population Density (per sq mi)	Not specified	912	1,515.82
Education (Bachelor's+)	45%	Not specified	Not specified



MEDIAN HOUSEHOLD INCOME

\$90,833
3 Mile

\$80,438
5 Mile

**NOT
SPECIFIED**
10 Mile

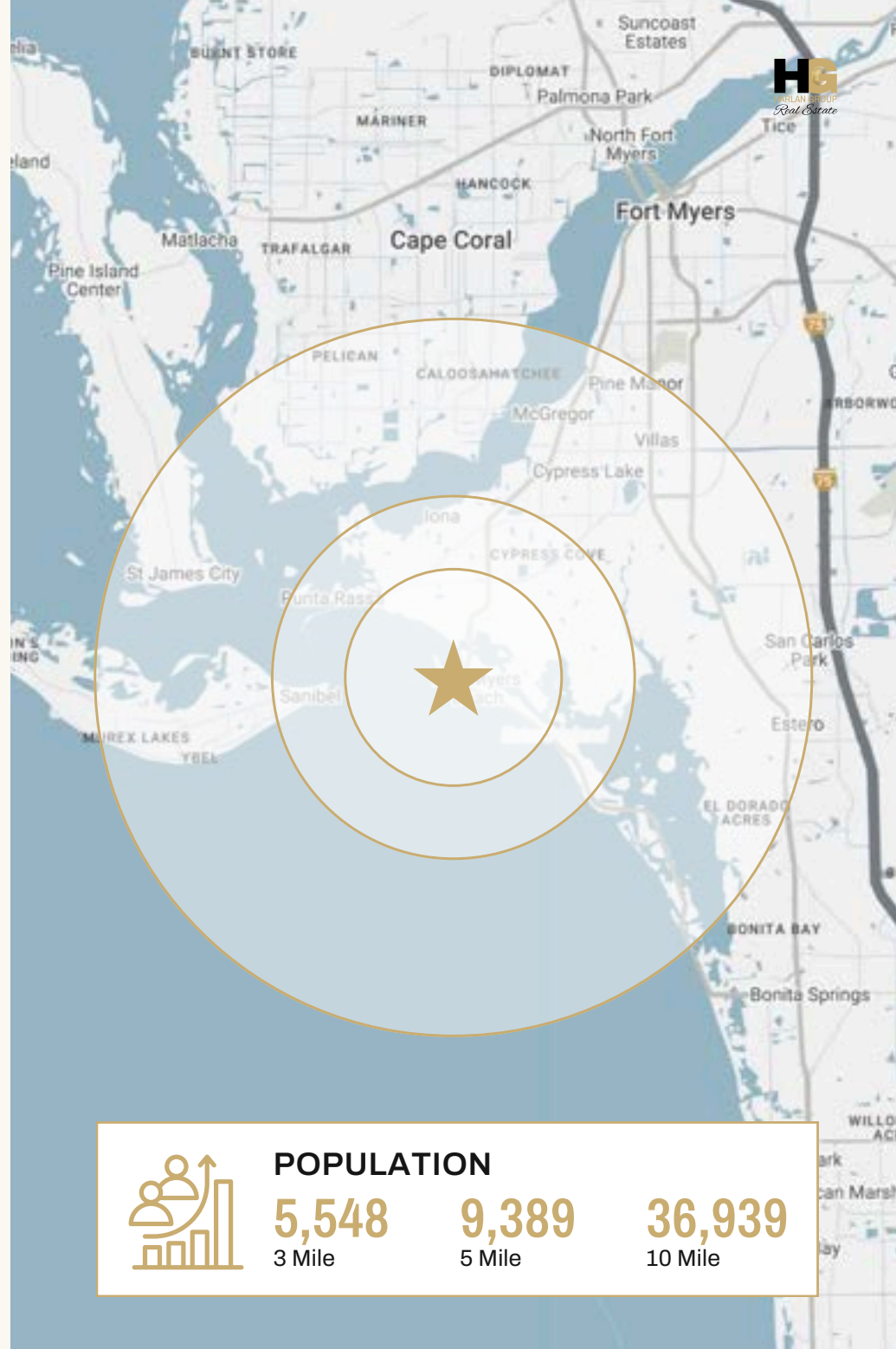


POPULATION

5,548
3 Mile

9,389
5 Mile

36,939
10 Mile



Development Potential



ZONING

Multifamily/Tourist

0.00
FAR

0.00
HEIGHT LIMITS



POSSIBLE DENSITY

30-40 Luxury Units



UTILITIES/INFRASTRUCTURE



Status
WATER



Status
ELECTICITY



Status
SEWER



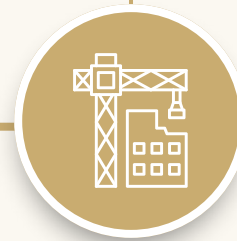
Why NOW



HURRICANE IAN



REBUILDING



NEW DEVELOPMENTS



OPPORTUNITY



Fort Myers Beach is not just recovering; it's being reborn. Post-hurricane redevelopment has created a unique window of opportunity for investors and developers. With increased capital investment, strategic infrastructure improvements, and a resilient community driving the transformation, now is the time to be part of the future of this premier coastal destination.

About Fort Myers Beach, Florida

Fort Myers Beach, located on Estero Island in Southwest Florida, is a vibrant Gulf-front community just west of Fort Myers. It's a regional hub for tourism, recreation, and marine industries, boasting direct access to pristine beaches and the Gulf of Mexico.

The local economy thrives on its robust tourism sector, with numerous hotels, resorts, and restaurants supporting a strong employment base. Marine services, including marinas and charter operations, are also key economic drivers.

Benefiting from regional infrastructure like Southwest Florida International Airport (RSW) and connections to the greater Fort Myers-Naples area, Fort Myers Beach is poised for continued prosperity. It offers an appealing blend of natural beauty, economic opportunity, and long-term appeal for hospitality, marine ventures, and leisure businesses.



Top 10 Local/Large Employers



Rank	Company Name	Estimated Employees	Industry
1	Lee Health	1,000+ (Lee County)	Healthcare
2	Lee County School District	800+ (Lee County)	Education
3	Town of Fort Myers Beach	100-200	Local Government/Public Services
4	Margaritaville Beach Resort Fort Myers Beach	200-300	Hospitality/Tourism
5	Lani Kai Island Resort	150-250	Hospitality/Tourism
6	Publix Super Market	100-200	Retail/Grocery
7	Smaller Hotels/Resorts (Aggregate)	100-200	Hospitality/Tourism
8	Major Restaurant Groups (Aggregate)	100-200	Food Service/Hospitality
9	Walmart	100+ (Regional store)	Retail
10	San Carlos Island Marine Businesses	50-100	Marine Services

Discover Fort Myers Beach, Florida: Growth and Opportunity

Fort Myers Beach is entering a dynamic phase of growth fueled by post-lan redevelopment, increased capital investment, and rising demand for elevated hospitality experiences. Strategic infrastructure improvements and private reinvestment are driving the area's transformation into a premier coastal destination for both investors and developers.

New investments in resorts, dining, and visitor experiences are evolving the **tourism and hospitality sector**, creating prime opportunities. This renewal period supports strong demand for quality services.

Beyond tourism, the **marine industry** presents distinct growth avenues. Modernized marinas and related services attract businesses in marine technology and boat services.

Significant public and private investment in resilient infrastructure and environmental restoration signals a long-term commitment to sustainable growth. The local government fosters an environment conducive to strategic development.

With easy access via Southwest Florida International Airport (RSW) and regional connections, Fort Myers Beach is well-positioned for continued expansion. It offers a compelling blend of natural assets, economic potential, and long-term opportunity for those seeking to capitalize on a re-emerging market.





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