



# PRIME COASTAL REDEVELOPMENT SITE **100 CHAPEL STREET**

2.49 Acres Investment Potential and Redevelopment Opportunity in Fort Myers Beach, FL

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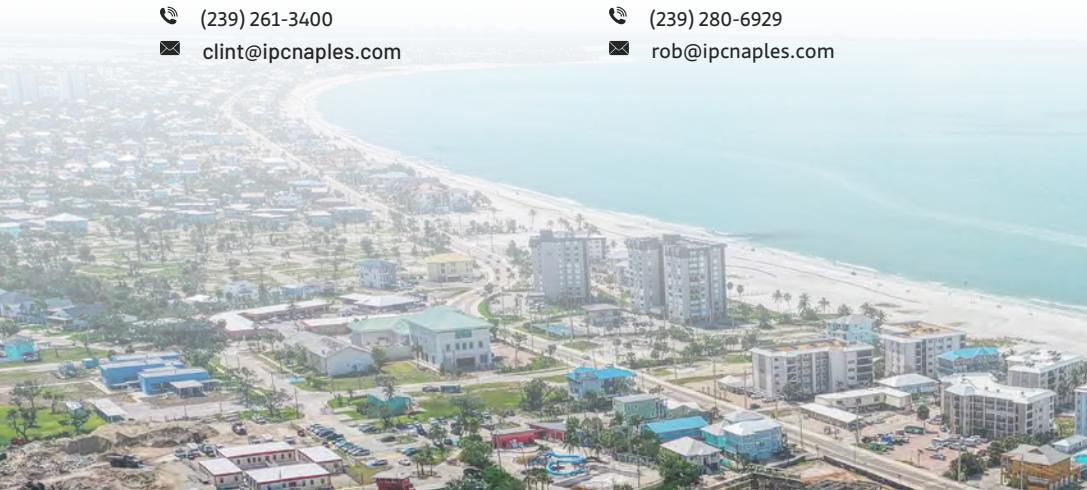
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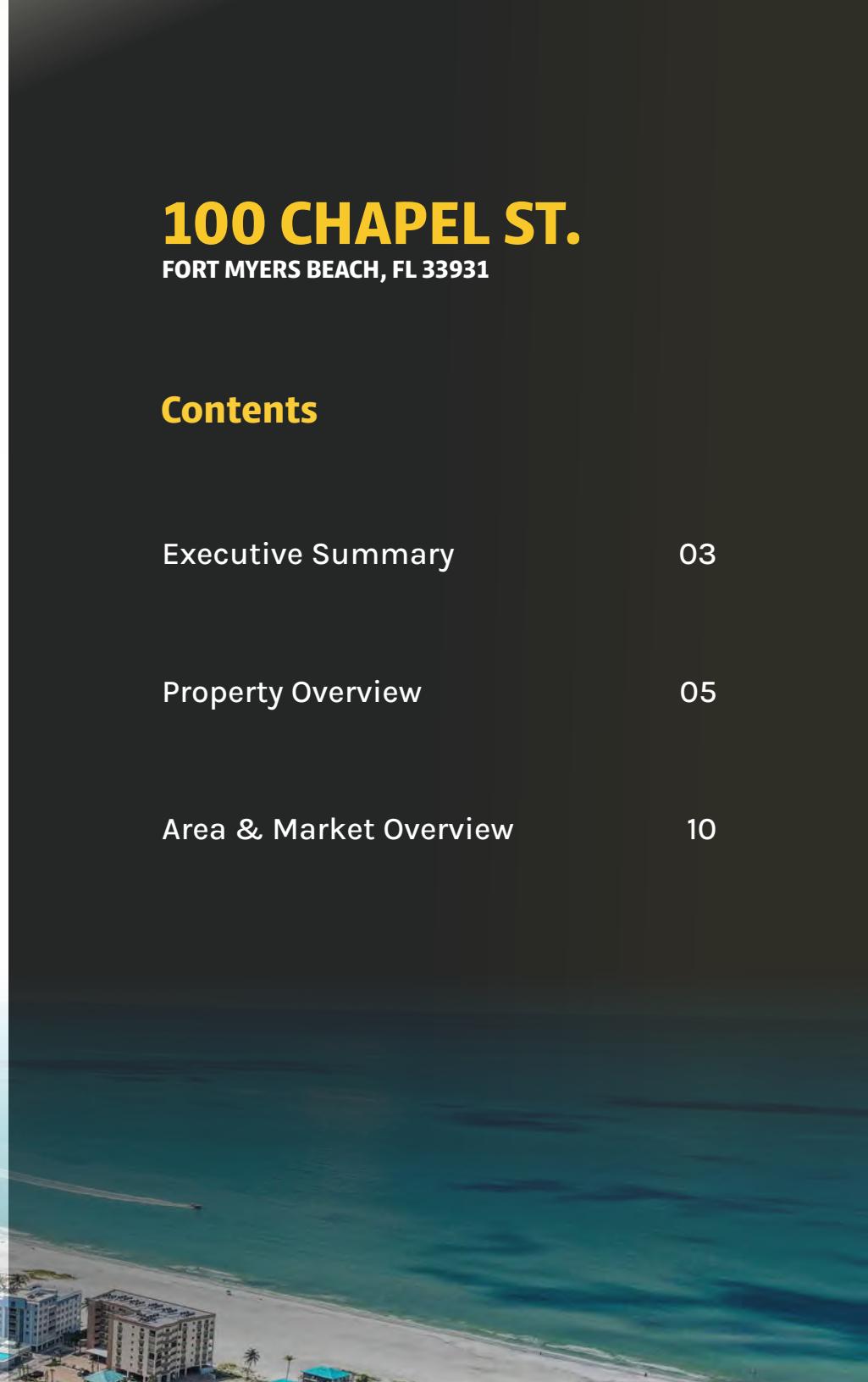


# 100 CHAPEL ST.

FORT MYERS BEACH, FL 33931

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# THE OFFERING

100 Chapel Street offers a rare opportunity to acquire a highly versatile commercial property in the heart of Fort Myers Beach. Encompassing approximately 2.49 acres, this prominent site formerly housed the Community Cooperative and Chapel by the Sea Presbyterian Church, serving for decades as a central hub for the local community. Now vacant, the property presents significant potential for redevelopment or expansion in one of Southwest Florida's most rapidly evolving coastal markets.

This is a chance to pursue residential rezoning and develop residential housing at the maximum allowable density, with the potential for complementary commercial use along the Estero Boulevard frontage, maximizing both the site's intrinsic value and its alignment with evolving market demand. With strong demographic growth, continued regional investment, and a prime location just steps from the shoreline, the site is also well-suited for commercial, hospitality, or mixed-use development. Its proximity to key commercial and tourism corridors positions it to benefit from the rising demand for high-quality, tourism-oriented projects, offering compelling long-term value for investors.



<b>Purchase Price</b>	\$8,500,000
<b>Property Type</b>	Land
<b>Property Size</b>	108,260 SF (2.49 AC)
<b>Zoning</b>	IN - Institutional Zoning District CB - Commercial Boulevard District
<b>Future Land Use</b>	Boulevard/Mixed Residential
<b>STRAP Number</b>	19-46-24-W3-0120B.0010 19-46-24-W3-0120D.0190

# INVESTMENT HIGHLIGHTS



## Rare Opportunity

Rare 2.49-acre parcel in a high-demand coastal market

## High Visibility

Strategically located just off Estero Boulevard, 100 Chapel Street is within walking distance of Fort Myers Beach, providing high visibility and strong access to both local residents and seasonal visitors.

## Popular Location

The surrounding area benefits from year-round tourism, with surges in population during peak travel months, making the site ideal for hospitality, retail, or residential redevelopment.

## Population Growth

The property's 1-mile trade area is home to approximately 3,215 residents as of 2024, with projected growth reaching 23% by 2029.

## Strong Long-Term Upside

Ongoing investment in infrastructure and population growth throughout Fort Myers Beach and greater Lee County is driving increased demand for commercial and mixed-use development opportunities.

## Prime Redevelopment Opportunity

Situated within the Seagrape Subdivision, a designated redevelopment zone, the property may qualify for local incentives, flexible zoning considerations, and expedited approvals, making it an attractive opportunity for developers looking to capitalize on Fort Myers Beach's revitalization efforts.



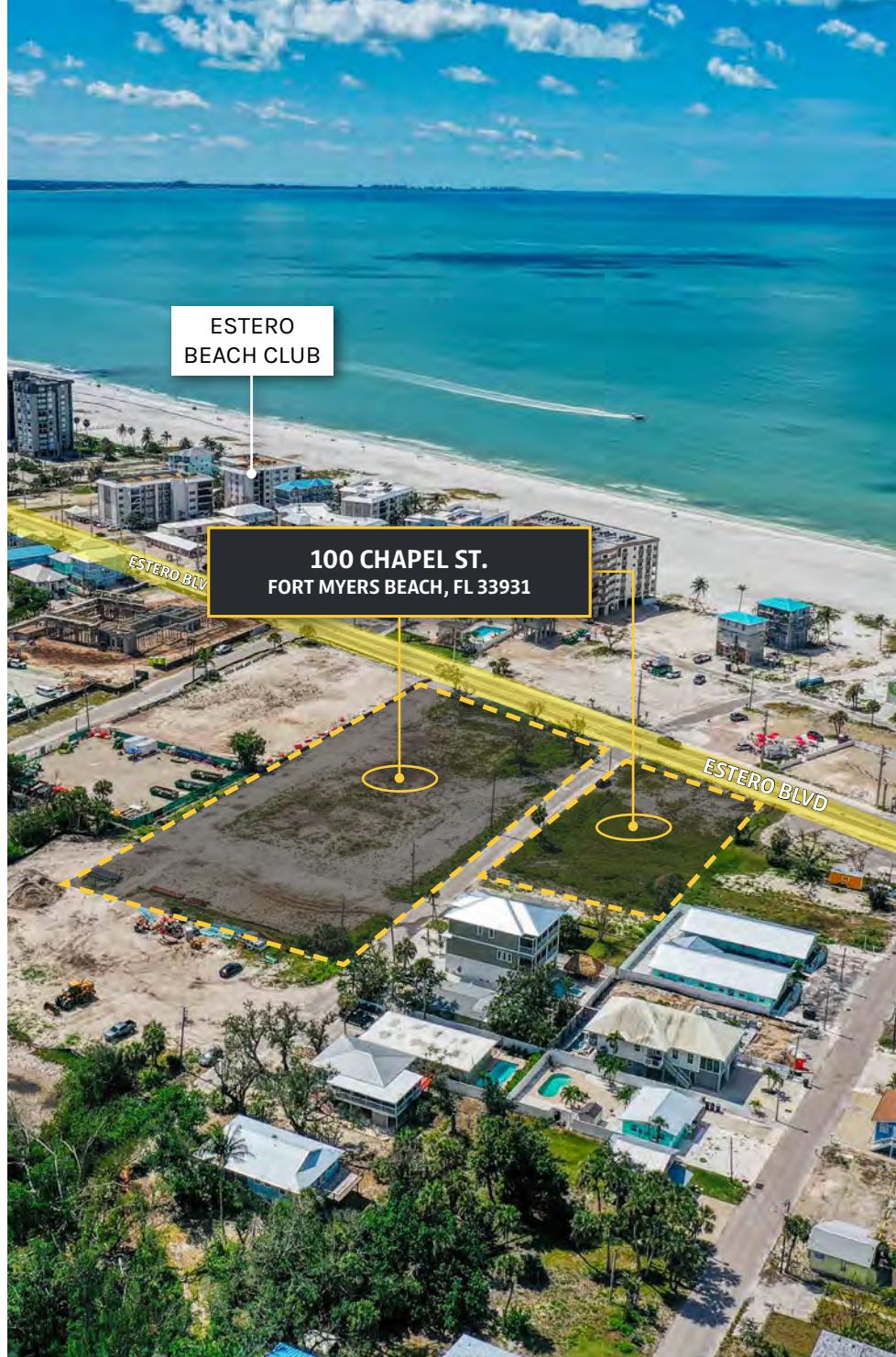
# PROPERTY OVERVIEW

## PROPERTY PROFILE

100 Chapel Street is a 2.49-acre site in the Seagrape Subdivision, historically occupied by the Community Cooperative and Chapel by the Sea Presbyterian Church. Located near Fort Myers Beach and attractions like Matanzas Pass Preserve, Times Square, and Lynn Hall Park, the property is ideal for commercial, hospitality, residential, or mixed-use redevelopment. It offers favorable zoning, local planning incentives, and convenient access to downtown Fort Myers and Southwest Florida International Airport. The site also complies with updated FEMA and municipal resilience standards. With projected population growth of 23% in the area over the next five years, this strategically located property presents a strong opportunity for investors in a rapidly evolving market.

## PROPERTY DETAILS

Total SF	108,260 SF
Land Acres	2.49 AC
Property Type	Land
Zoning	IN - Institutional Zoning District CB - Commercial Boulevard District
STRAP Number	19-46-24-W3-0120B.0010 19-46-24-W3-0120D.0190
Future Land Use	Boulevard/Mixed Residential
Submarket	S Ft Myers/San Carlos
Market	Southwest Florida
County	Lee



# IMMEDIATE AREA



# SALE COMPARABLES



100 Chapel Street, Fort Myers Beach, FL



	Property Address	Distance	Total SF	Sale Price	Price PSF	Land Use
01	Estero Blvd & Mango St, Fort Myers Beach, FL 33931	0.1 mi	28,700	\$3,100,000	\$108.01	Boulevard & Mixed Residential
02	2670 Estero Blvd, Fort Myers Beach, FL 33931	0.2 mi	17,903	\$1,795,000	\$100.26	Boulevard
03	3001 Estero Blvd, Fort Myers Beach, FL 33931	0.5 mi	422,868	\$52,000,000	\$122.97	Mixed Residential
04	5550-5560 Estero Blvd, Fort Myers Beach, FL 33931	2.3 mi	83,635	\$25,000,000	\$298.92	Mixed Residential
05	6200 & 6241 Estero Blvd, Fort Myers Beach, FL 33931	3.0 mi	271,945	\$38,200,000	\$140.47	Mixed Residential
06	6221 Estero Blvd, Fort Myers Beach, FL 33931	3.0 mi	16,030	\$1,700,000	\$106.05	Boulevard

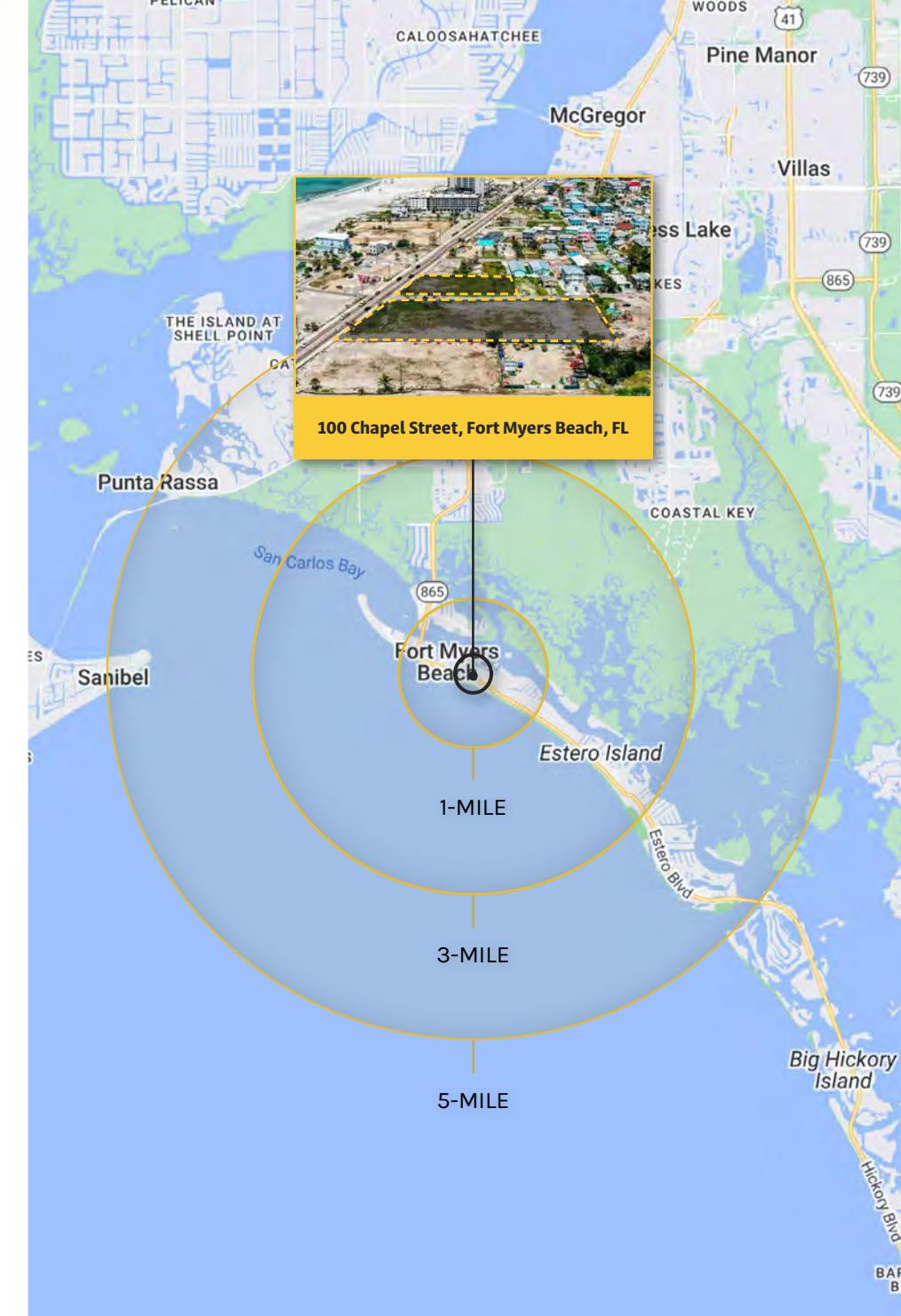
# PROPOSED DEVELOPMENTS



# DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2024 Population	3,215	9,415	46,310
2029 Population Projection	3,968	11,509	56,348
Annual Growth 2024-2029	4.7%	4.4%	4.3%
Median Age	64.7	67.1	66.8
<b>HOUSEHOLDS</b>			
2024 Households	1,746	5,116	23,741
2029 Household Projection	2,148	6,228	28,881
Annual Growth 2024-2029	4.6%	4.3%	4.3%
Owner Occupied Households	1,539	4,967	22,170
Renter Occupied Households	608	1,261	6,712
Avg Household Size	1.8	1.8	1.9
Avg Household Vehicles	2	2	1
<b>INCOME</b>			
Avg Household Income	\$99,611	\$97,007	\$93,148
Median Household Income	\$71,963	\$68,309	\$64,595
<b>HOUSING</b>			
Median Home Value	\$393,410	\$404,690	\$348,790
Median Year Built	1976	1980	1989

Source: CoStar



# LOCATION OVERVIEW

## FORT MYERS BEACH

Located on Estero Island off Florida's southwest Gulf Coast, is a vibrant coastal town with a population of just over 5,000 and a land area of nearly 3 square miles. Known for its seven miles of sugar-white sand, gentle surf, and abundant seashells, the town offers a mix of natural beauty, cultural attractions, parks, and locally owned shops and restaurants. Since its incorporation in 1995, it has become a favorite destination for residents, snowbirds, and vacationers. With 29 public beach access points—many with parking and easy entry from Estero Boulevard—Fort Myers Beach remains a welcoming and scenic spot on the Gulf of Mexico.

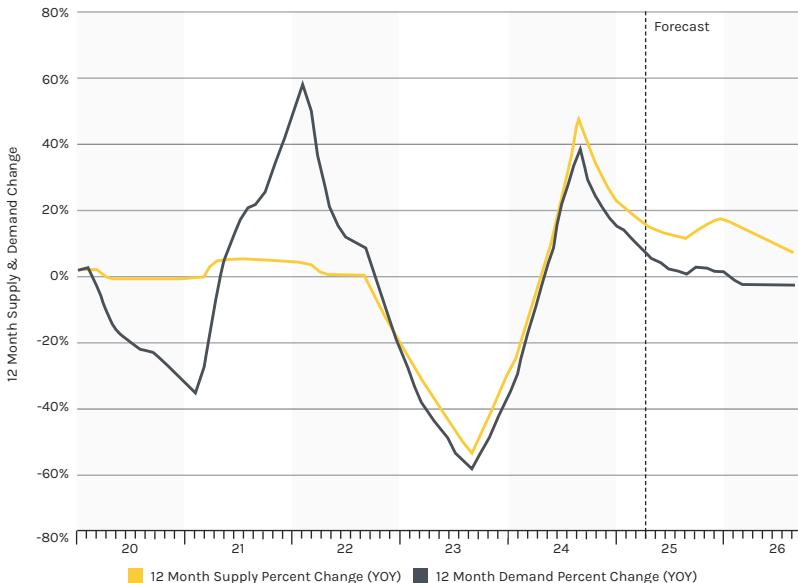
**5,251**  
2023  
POPULATION

**\$90,833**  
2023 MEDIAN  
HOUSEHOLD INCOME

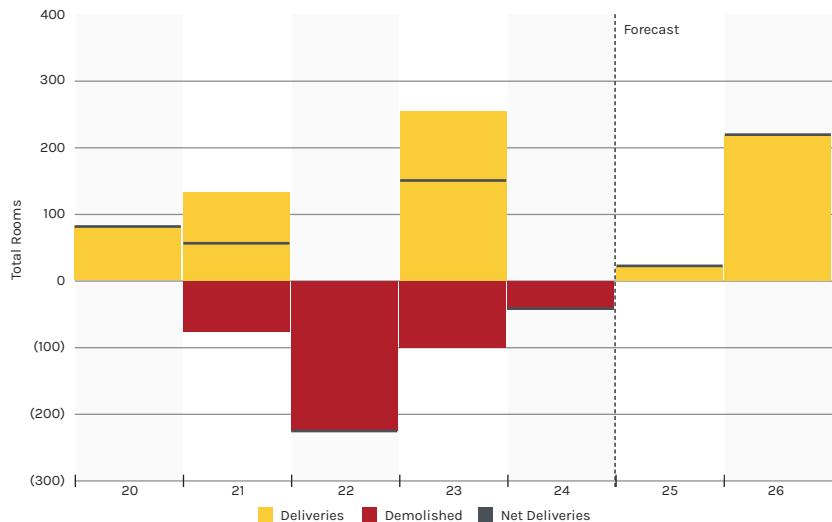
**\$611,600**  
2023 MEDIAN  
HOME VALUE



Supply & Demand Change



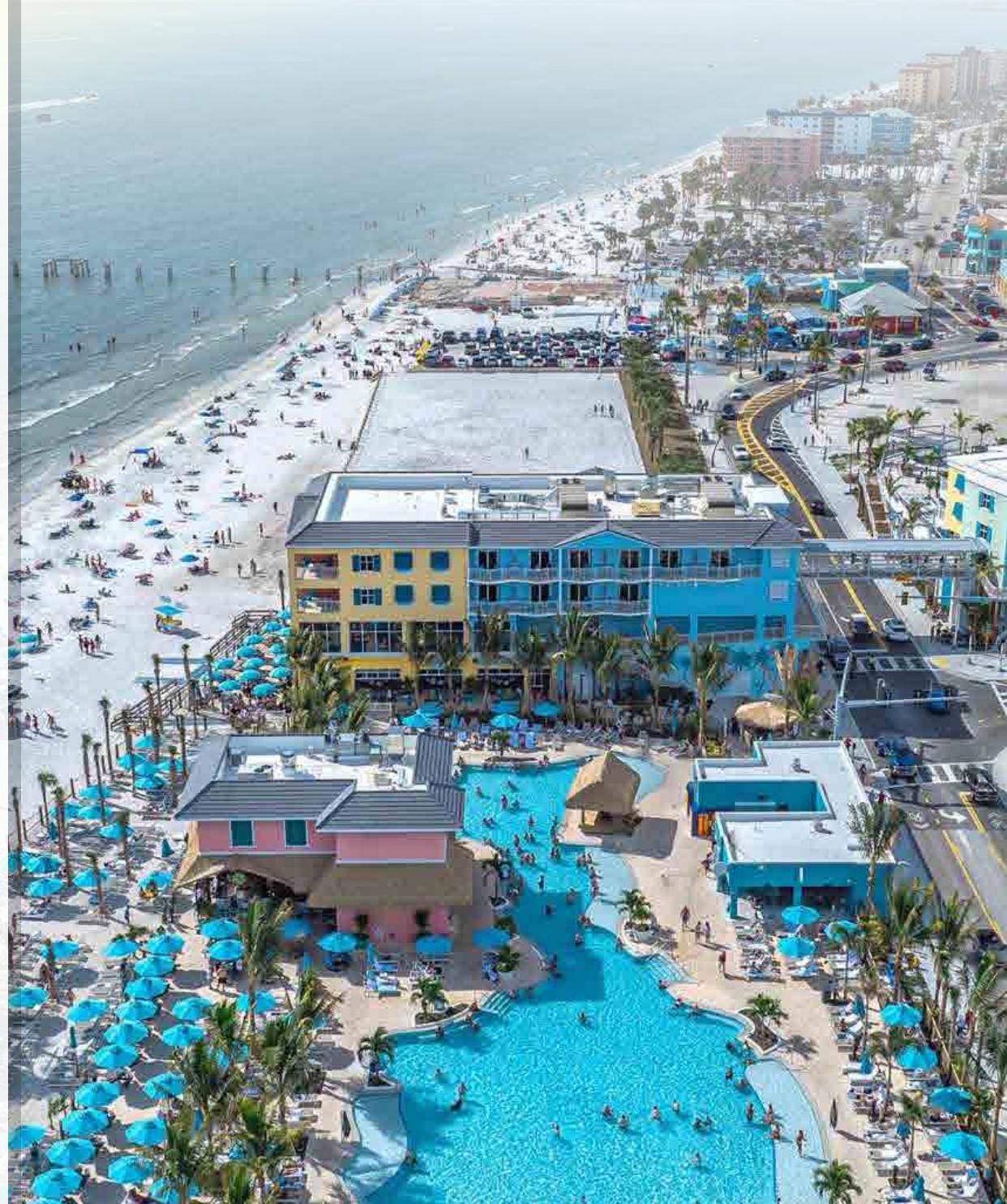
Deliveries & Demolitions



# MARGARITAVILLE BEACH RESORT

Margaritaville Beach Resort, developed by TPI Hospitality, officially opened in 2023 following a \$200 million redevelopment of a former strip mall site. Located at 251 Crescent Street, the 254-room, upper-upscale resort spans over 239,000 square feet across four stories on a 7.25-acre property. Its construction, which began in August 2021, marked a significant investment in the area's tourism infrastructure and has become a central feature in the ongoing revitalization of Fort Myers Beach. The resort offers a range of accommodations priced between \$280 and \$890 per night and features amenities such as six restaurants, the Fins Up! Beach Club with a 15,000-square-foot pool, and a spa.

Nestled between the Gulf of Mexico and Matanzas Bay, Margaritaville provides a coastal-inspired retreat with direct access to the beach and various recreational activities. Guests can enjoy live entertainment, water sport rentals, and casual dining in open-air settings, along with spa services at St. Somewhere Spa. The resort also includes a retail shop and multiple dining options, such as the License to Chill Bar & Grill and JWB Grill. With its blend of leisure amenities and tropical atmosphere, Margaritaville has quickly become a popular destination for both visitors and locals, contributing significantly to the area's tourism economy.



# LEE COUNTY, FL

## SOUTHWEST FLORIDA'S ECONOMIC CORE

Lee County, located in Southwest Florida, is home to nearly 861,000 residents as of 2024. The region encompasses a mix of vibrant cities and towns including Fort Myers, Cape Coral, Bonita Springs, Estero, Sanibel, and Fort Myers Beach. It is known for its natural beauty, with Fort Myers consistently ranked as one of the top destinations in the country for beachcombing, shelling, kayaking, and birdwatching. Cape Coral, the largest city in the area, offers a high quality of life with extensive canal systems, recreational amenities, and family-friendly neighborhoods. With a projected annual population growth rate of 1.6% through 2029, Lee County continues to attract new residents seeking both lifestyle and opportunity.

Economically, Lee County is the leading economic center of Southwest Florida, generating a gross domestic product of \$50.6 billion in 2023. The area supports a diverse and evolving economy that includes tourism, healthcare, life sciences, manufacturing, agriculture, and information technology. The region's business-friendly environment, coupled with its strategic coastal location, contributes to ongoing investment and development. As the population continues to grow, so does the demand for infrastructure, services, and workforce, positioning Lee County as a key driver of economic activity across the broader five-county region.

### HIGHLIGHTS

LEE COUNTY

**860,959**

POPULATION  
(2024)

**1.6%**

PROJECT ANNUAL POP.  
GROWTH (2024-2029)

**\$50.6B**

GROSS DOMESTIC PRODUCT (2023)

**\$73,099**

MEDIAN HH INCOME (2023)

**\$326,300**

MEDIAN HOME VALUE (2023)

**51,060**

TOTAL BUSINESSES (2024)

**375,837**

LABOR FORCE (2024)

# MAJOR EMPLOYERS

The county has a civilian labor force of over 375,000 as of 2024 and an unemployment rate of 3.5%. The broader Southwest Florida region, which includes Lee County, experienced a 12% increase in jobs from 2019 to 2024, outpacing the national growth rate of 6%. Key industries in the county include retail, health care, and construction, with Lee Health—the region's largest employer—providing jobs to over 13,500 people and playing a central role in the local health care sector.



EMPLOYER	NO. OF EMPLOYEES
 <b>LEE HEALTH</b>	13,558
 <b>LEE COUNTY SCHOOLS</b>	11,174
 <b>Lee County Southwest Florida</b>	9,377
 <b>Publix</b>	5,199
 <b>chico's</b>	3,903
 <b>Herc Rentals</b> ®	2,400
 <b>amazon</b>	2,200
 <b>Gartner</b>	2,100
 <b>FLORIDA GULF COAST UNIVERSITY</b>	1,778
 <b>Walmart</b>	1,509

# TOURISM & HOSPITALITY

Tourism and hospitality play a vital role in Lee County's economy, supporting 42,000 jobs and welcoming 3.2 million visitors in 2024 who spent over \$3.1 billion. The region features a range of full-scale resorts, including the Sanibel Harbor Marriott, Hyatt Regency Coconut Point, Luminary Hotel & Co., and the Westin Cape Coral, catering to both leisure and business travelers. Attractions such as the Edison and Ford Winter Estates, Hertz Arena, J.N. "Ding" Darling National Wildlife Refuge, and proximity to the Everglades offer a diverse mix of cultural, recreational, and eco-tourism experiences that continue to draw domestic and international visitors.

## HIGHLIGHTS

LEE COUNTY'S TOURISM & HOSPITALITY SUPPORTED

**42,000 JOBS**

IN 2024, LEE COUNTY WELCOMED

**32M VISITORS**



EDISON AND FORD WINTER ESTATES



J.N. "DING" DARLING NATIONAL WILDLIFE REFUGE



# RETAIL & ENTREPRENEURSHIP

## RETAIL

The retail industry is the largest employment sector in Lee County, supporting over 38,000 jobs across 5,290 establishments. The area is home to prominent shopping destinations such as Edison Mall, Gulf Coast Town Center, Coconut Point, and Miromar Outlets, contributing to a dynamic retail landscape. The county boasts approximately 50 million square feet of space and maintains a low availability rate of 4.1%, despite recent national-level closures. Leasing activity has remained steady, particularly in built-to-suit spaces and pre-leased developments like the Publix-anchored Shoppes at Verdana. With continued demand from grocery chains, fitness centers, restaurants, and health and beauty retailers, the retail sector remains a vital contributor to the region's economy and quality of life. In 2022, retail sales in Lee County totaled \$17.7 billion.

RETAIL INDUSTRY IS THE  
**LARGEST EMPLOYMENT  
SECTOR IN LEE COUNTY**

SUPPORTING  
**38,000 JOBS ACROSS  
5,290 ESTABLISHMENTS**



## ENTREPRENEURSHIP

Small businesses form the backbone of Lee County's economy, with approximately 95% of its 51,060 businesses employing fewer than 50 people. The region offers robust support for entrepreneurs through a range of resources, including the Small Business Development Center at Florida Gulf Coast University (FGCU), which provides no-cost consulting and educational programs. Additional support is available from organizations like TWO39, SecondMuse, and the Southwest Florida MicroEnterprise Institute, all of which offer services such as mentorship, funding access, training, and collaborative workspaces to help startups and small enterprises succeed.

**91% OF 51,060**  
BUSINESSES ARE MADE UP OF  
SMALL ENTERPRISES

**STARTUP AID**  
FGCU SBDC: OFFERS FREE CONSULTING  
AND EDUCATIONAL PROGRAMS.

# ARTS & CULTURE

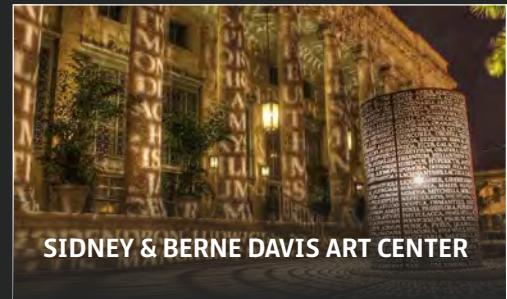
Lee County's thriving cultural arts sector is a significant driver of economic activity and a key contributor to the region's livability. According to the Arts & Economic Prosperity 6 study, nonprofit arts and culture organizations in the county generated more than \$135 million in economic activity in 2022, supporting approximately 2,516 local jobs and contributing over \$52 million in government revenue. Audience spending alone accounted for \$73.8 million, with eventgoers spending an average of \$40 per person, reinforcing foot traffic and revenue for surrounding businesses. The county is home to leading cultural venues, including the Barbara B. Mann Performing Arts Hall, Florida Repertory Theatre, Sidney & Berne Davis Art Center, Caloosa Sound Amphitheater, and Players Circle Theatre, all of which are within an easy commute from Fort Myers Beach.



BARBARA B. MANN PERFORMING ARTS HALL



CALOOSA SOUND AMPHITHEATER



SIDNEY & BERNE DAVIS ART CENTER



FLORIDA REPERTORY THEATRE



PLAYERS CIRCLE THEATRE

# TRANSPORTATION

Located midway between Tampa and Miami along the I-75 corridor, Lee County is increasingly recognized as a strategic transportation hub for both passenger and cargo movement. It is home to one of the nation's top 50 airports for passenger traffic and is well-positioned to benefit from trends in last-mile distribution, with future integration of autonomous vehicles and drones expected to enhance shipping efficiency and reduce congestion. The Seminole Gulf Railway supports regional freight operations with 118 miles of track and provides additional logistics services, including trucking, warehousing, and distribution from its large facility in North Fort Myers.



## Southwest Florida International Airport

Southwest Florida International Airport (RSW), located in Fort Myers and operated by the Lee County Port Authority, serves over 11 million passengers annually and ranks among the top 50 U.S. airports for passenger traffic. The airport offers nonstop domestic and international service, with convenient access to major hubs and easy connections via I-75 and U.S. 41. RSW's Skyplex commerce park, situated within a Foreign Trade Zone, provides 280 acres for aviation-related development and contributes to the airport's \$8.3 billion annual economic impact.



## LeeTran

LeeTran, a department of Lee County government, provides public transportation services including fixed-route buses, ADA paratransit, Transportation Disadvantaged services, and a regional vanpool program. It operates 22 bus and trolley routes across major communities like Fort Myers, Cape Coral, and Fort Myers Beach, serving key destinations including Southwest Florida International Airport and connecting with Collier County transit. With approximately three million trips annually, LeeTran helps riders travel about 16 million miles each year.





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