

1.8± Acre Waterfront For Sale Development Opportunity Mixed Use Overlay



LOCATION: 1021-1027 North Tamiami Trail, North Fort Myers, FL 33903

ADDRESS	STRAP #	BLDG SIZE	LAND SIZE	CURRENT USE
1021	11-44-24-02-0000A-0140	14,789± SF	.32± Ac	Boat storage, Docks & Ramp
1025	11-44-24-00-00019.0000	1,796± SF	.09± Ac	Retail Stores
1028	11-44-24-02-0000A.0130	3,570± SF	1.39± Ac	Mobile Home Park, Zoned Commercial

FUTURE USE: Condos, Town Center, Boat Docks and Storage

PRICE: \$1,300,000

TRAFFIC COUNTS: 25,100 (2015)

COMMENTS: Prime redevelopment opportunity in Mixed Use Overlay! This package is made up of 3 parcels totaling 1.8± Acres, including a marina, boat yard & retail. Located on the Caloosahatchee River overlooking Downtown Fort Myers. Excellent visibility and high traffic counts, with 300± ft. frontage on Business 41, a major six-lane highway. The zoning is C-1 Commercial and the land use is Intensive Development.

(For more information on Mixed Use Overlay, go to mixeduse.developlee.com)

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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