



COLONIAL BLVD | FORT MYERS, FL 33966

55.67± ACRES OF COMMERCIAL LAND

FOR SALE

CONTACT

Chuck Mayhugh
239-823-8010
chuck@mayhughcommercial.com

*Note to all Brokers: Buyer's Broker's
Commission (s) to be paid by Buyer



MAYHUGH
COMMERCIAL ADVISORS

13099 S. Cleveland Ave. Suite 410
Fort Myers, FL 33907

MAYHUGHCOMMERCIAL.COM

Prime 56-Acre Development Site with Master Planned Community Potential.

This prime 56± acre site is cleared, partially filled, and ideal for a master-planned community encompassing commercial/industrial spaces, medical and office campuses, apartments, and other mixed uses. The site boasts frontage and direct access to three major roadways: Colonial Blvd., Metro Pkwy., and Plantation Rd. It features a government-approved Backbone Water Management system with onsite retention and outfall structure, allowing vertical development with City of Ft. Myers permitting. Additionally, the site has ongoing interim use for cattle grazing, qualifying it for an Agricultural Classification of Lands.

PROPERTY DETAILS

PRICE	\$54,900,000 (\$22.64 P/S/F)
SIZE	55.67± Acres
STRAP #S	06-45-25-P1-00002.0220 06-45-25-P2-00002.0000 06-45-25-P2-00002.0160 & 0200 06-45-25-P2-00002.0210 & 0220 06-45-25-P2-00006.0010
ZONING	CG & PUD (City of Fort Myers)
UTILITIES	Water & Sewer Available

LOCATION

The site is strategically located 2.7 miles west of I-75 and 1.7 miles east of US-41, offering excellent access to both major highways. This prime location supports strong residential demographics and traffic counts, making it ideal for a Neighborhood Commercial Shopping Center with a grocery anchor and various retail tenants. Additionally, the property includes commercial outparcels suited for a gas station, convenience store, fast food outlets, and a Walgreens or CVS along the Colonial Blvd and Metro Pkwy corridors. The site also supports professional offices, multi-family housing, and apartments along Plantation Road, as well as industrial flex and showroom spaces along Metro Pkwy.

AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION	5,938	57,204	121,852
AVERAGE HOUSEHOLD INCOME	\$45,298	\$55,283	\$65,029
HOUSEHOLDS	2,590	23,721	51,988
MEDIAN AGE	32.3	37.0	41.4
EMPLOYED	7,734	56,927	113,181



ADJACENT RETAIL LANDSCAPE

The adjacent retail landscape is bustling with a diverse mix of neighboring tenants, both small and national in scale. This vibrant area includes popular brands such as Dunkin' Donuts and McDonald's, providing convenient dining options. The presence of convenience stores, hotels, and banks further enhances the appeal of this retail hub. This blend of local businesses and well-known national chains creates a rich and dynamic commercial environment, attracting a steady stream of customers and fostering a thriving community.

Nearby Retailers

① Miller Ale House	⑨ Subaru
② Dunkin Donuts	⑩ Hyundai
③ McDonalds	⑪ Honda
④ Dairy Queen	⑫ CarMax
⑤ Friend's Pizza	⑬ Public Storage
⑥ Sidelines Sports Bar & Grill	⑭ New Hope Presbyterian Church
⑦ Best Western	⑮ Sun Sports
⑧ Hampton Inn	⑯ Fifth Third Bank



THIS PRIME LOCATION IS SURROUNDED BY A DIVERSE MIX OF RETAIL TENANTS, INCLUDING DUNKIN' DONUTS, MCDONALD'S, CONVENIENCE STORES, HOTELS, AND BANKS, MAKING IT A VIBRANT COMMERCIAL HUB.