

HIGH-RISE DEVELOPMENT OPPORTUNITY

BUILD UP TO 12 STORIES ON 8+ ACRES ZONED C-1A INTENSIVE DEVELOPMENT & MIXED-USE

ALLOWED FOR UP TO 22 UNITS AN ACRE ALONGSIDE RETAIL SHOPS, RESTAURANTS, ROOFTOP GARDEN BARS, AND MORE!



**COLDWELL
BANKER**



FOR SALE

3479 HANCOCK BRIDGE PKWY, NORTH FORT MYERS, FL 33903



PRICE: \$7,750,000

SIZE: 8.34 ± Acres

DIMENSIONS: 540' ± on Hancock Bridge Pkwy x 750' ± on Palm Ave x 625' ± on Professional Pl x 175' ± on Beau Dr.

LOCATION: West off major intersection at N Cleveland Ave, just over the Caloosahatchee Bridge.

ZONING: C-1A: Allowed for a variety of uses including multi-family, retail shops, offices, and more. Allowed to build up to 12 stories and 22 units an acre.

F.L.U.: Intensive Development, Mixed-Use Overlay(MUO), and North Fort Myers Community Planning Area.

RE TAXES: \$11,165.30 (2021)

PARCEL ID: 11-44-24-00-00017.0090, 11-44-24-00-00017.0090D, 11-44-24-00-00017.0090A

PRIME DEVELOPMENT SITE

This unique property boasts over 8 acres of buildable land, with more than 540' of direct frontage off Hancock Bridge Pkwy(23,000 AADT). Allowed to build multiple 12 story buildings with river views available. A mixed use scheme is encouraged with the ability to build retail shops, offices, and more. Allowed for up to 22 units an acre with bonus density.

The beauty of this location has multiple factors. It is not only conveniently located between both Cape Coral and the Downtown Fort Myers River District, but also lies between two of the busiest roads in Lee County with a 23,000 AADT off Hancock Bridge Pkwy, and over 35,000 AADT on U.S 41. Not to mention you are surrounded by multiple communities, schools, and other commercial establishments. Across the way from the Martinatown Yacht Harbour, North Star Yacht Club, and down the road from Moody River Estates, one of the largest and most prestigious communities in the area.

CONTACT

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