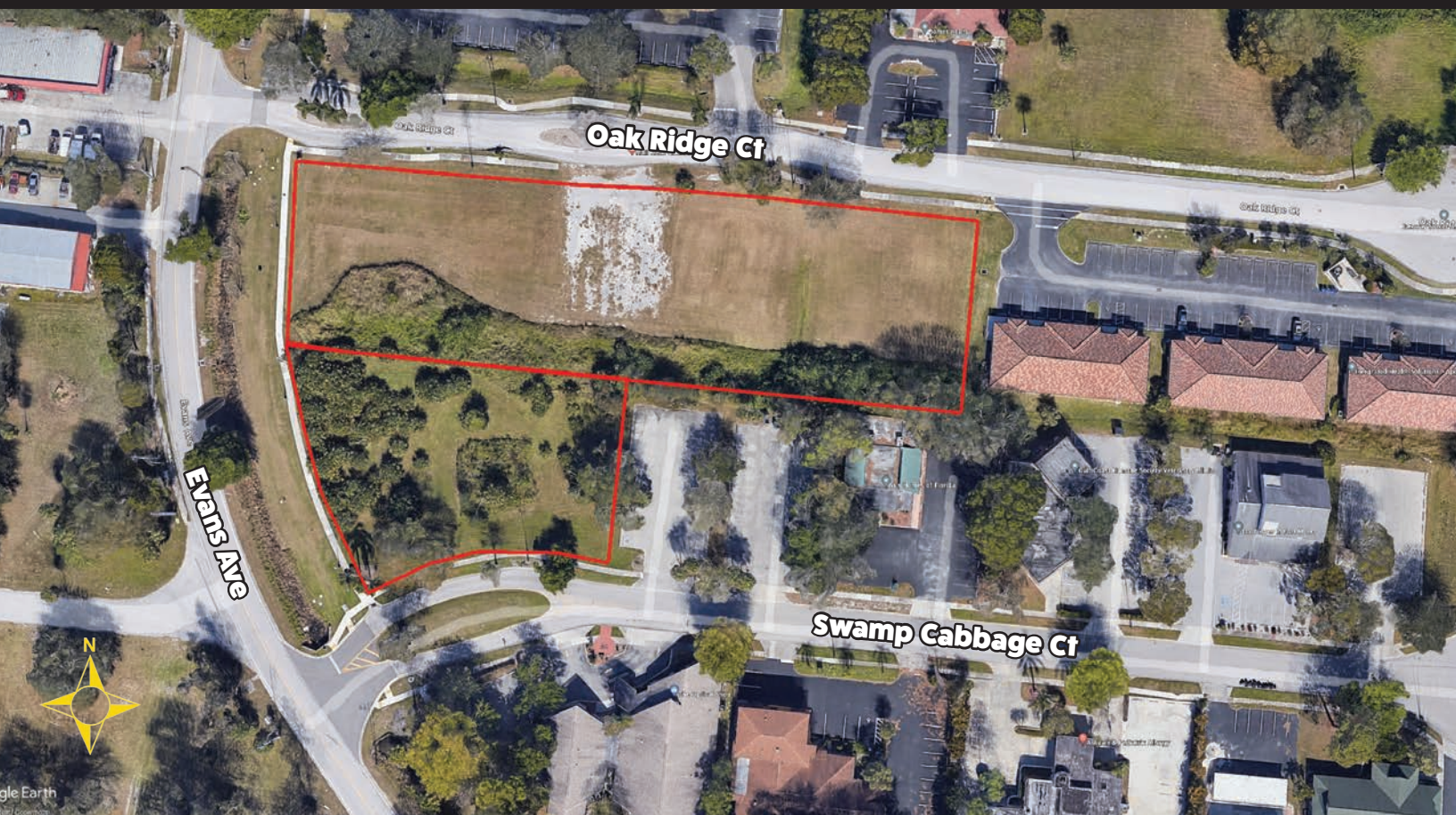


DEVELOPMENT OPPORTUNITY

2.3± ACRES

2682 OAK RIDGE COURT, FORT MYERS, FL 33901

Boback
Commercial
Group
Commercial Sales & Leasing



FOR SALE - 2 PARCELS: \$607,404

ABOUT THE PROPERTY

2.3± acre combined parcel fronting Evans Avenue and Oak Ridge Court between Colonial Blvd. and Winkler Ave. Infill parcel adjacent to Oak Ridge Park Office Condominiums. Liberal zoning permits commercial condos, multi-family or mixed-use as some of the possible development options. Many commercial uses permitted as well.

PROPERTY FEATURES

- 2.3± Acres (combined site with 2631 Swamp Cabbage Ct.)
- Combined site is 208 feet wide by 416 feet deep
- Zoning: C1 (City of Fort Myers)
- Utilities: Water and Sewer
- R.E. Taxes (combined parcels): \$3,990.01 (2021)
- Strap#: 36-44-24-P3-0240A.0000 & 36-44-24-P3-00700.0010



View from the Southeast

JIM BOBACK, CCIM
Broker/Owner

C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com

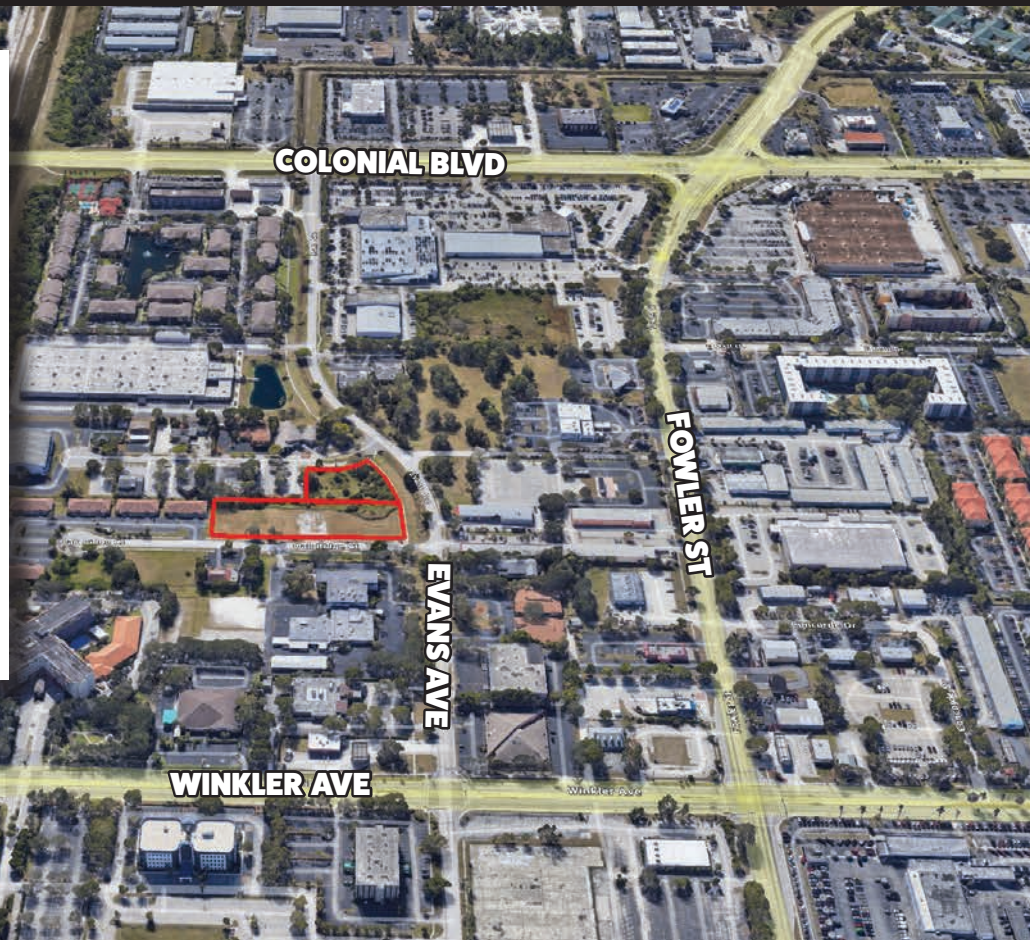
DEVELOPMENT OPPORTUNITY

2.3± ACRES

2682 OAK RIDGE COURT, FORT MYERS, FL 33901

APPROVED USES (partial list)

- ▣ Mixed Use
- ▣ Self- Storage, outdoor vehicle storage
- ▣ Animal Boarding, day care
- ▣ Assisted Living Facility
- ▣ Funeral Home
- ▣ Medical
- ▣ Multi Family, 25 units per acre
- ▣ Personal Services
- ▣ Business services
- ▣ Retail
- ▣ Vehicle Sales
- ▣ Office
- ▣ Laundromat
- ▣ Religious facilities

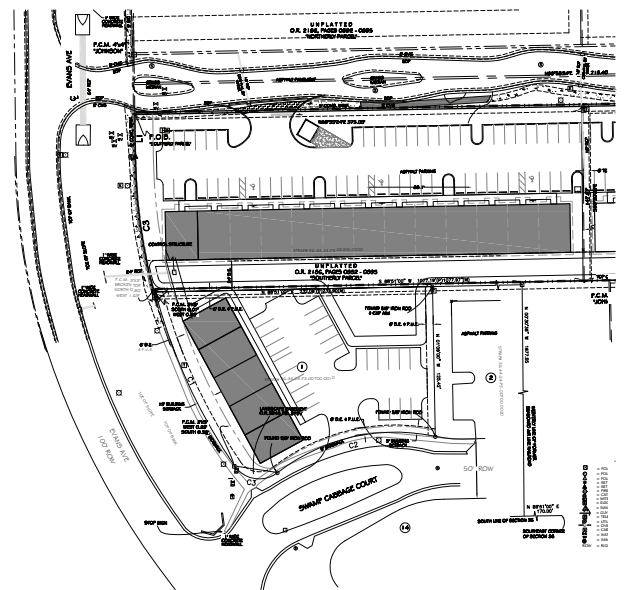


AREA DESCRIPTION

Ideally located infill parcel near all major roads, including US 41, Colonial Blvd. and Winkler Ave. Centrally located with easy access to downtown Ft. Myers, the Central Business district, Cape Coral and Lehigh Acres.

2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,904	69,987	149,517
# HOUSEHOLDS	4,250	29,333	64,947
MEDIAN HH INCOME	\$34,975	\$47,920	\$55,445
MEDIAN AGE	33.7	38.4	43.6

CONCEPT PLAN



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