

THE FORUM AT FT.MYERS

PRIME COMMERCIAL PARCEL

2617 FORUM BLVD FORT MYERS, FLORIDA 33905



2.75 +/- ACRES FOR SALE: \$2,500,000

ABOUT THE PROPERTY

2.75+/-acre prime commercial out parcel located at the north, signalized, entrance to the Forum of Ft. Myers, a 706-acre master planned retail, office, medical and residential development. High visibility site with 285 feet fronting SR 82, a six-lane arterial road and 390 feet on Forum Blvd., just minutes to exit 138 at Interstate 75. Located in an area of fast expanding retail and residential development.

PROPERTY FEATURES

- ▣ 2.75+/-acre prime commercial out parcel
- ▣ Taxes: \$19,223 (2024)
- ▣ Zoning: SDA (Special Development Area) City of Ft.Myers
- ▣ Possible Uses: Retail, Office, Hotel, Medical
- ▣ Concept plan for 15,000 sf retail strip plaza.
- ▣ AADT: SR 82: 41,000 & Forum Blvd: 13,800
- ▣ Strap #22-44-25-P3-00904.0000

JIM BOBACK, CCIM
Broker/Owner

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

2617 FORUM BLVD FORT MYERS, FLORIDA 33905

ABOUT THE PROPERTY

Situated between Interstate 75 and Colonial/Lee Blvd ,with nearly 2000 residential units in permitting or under construction and 2800 units contained within the Forum, the site offers excellent exposure to a vibrant and expanding commercial marketplace.



JIM BOBACK, CCIM
Broker/Owner

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

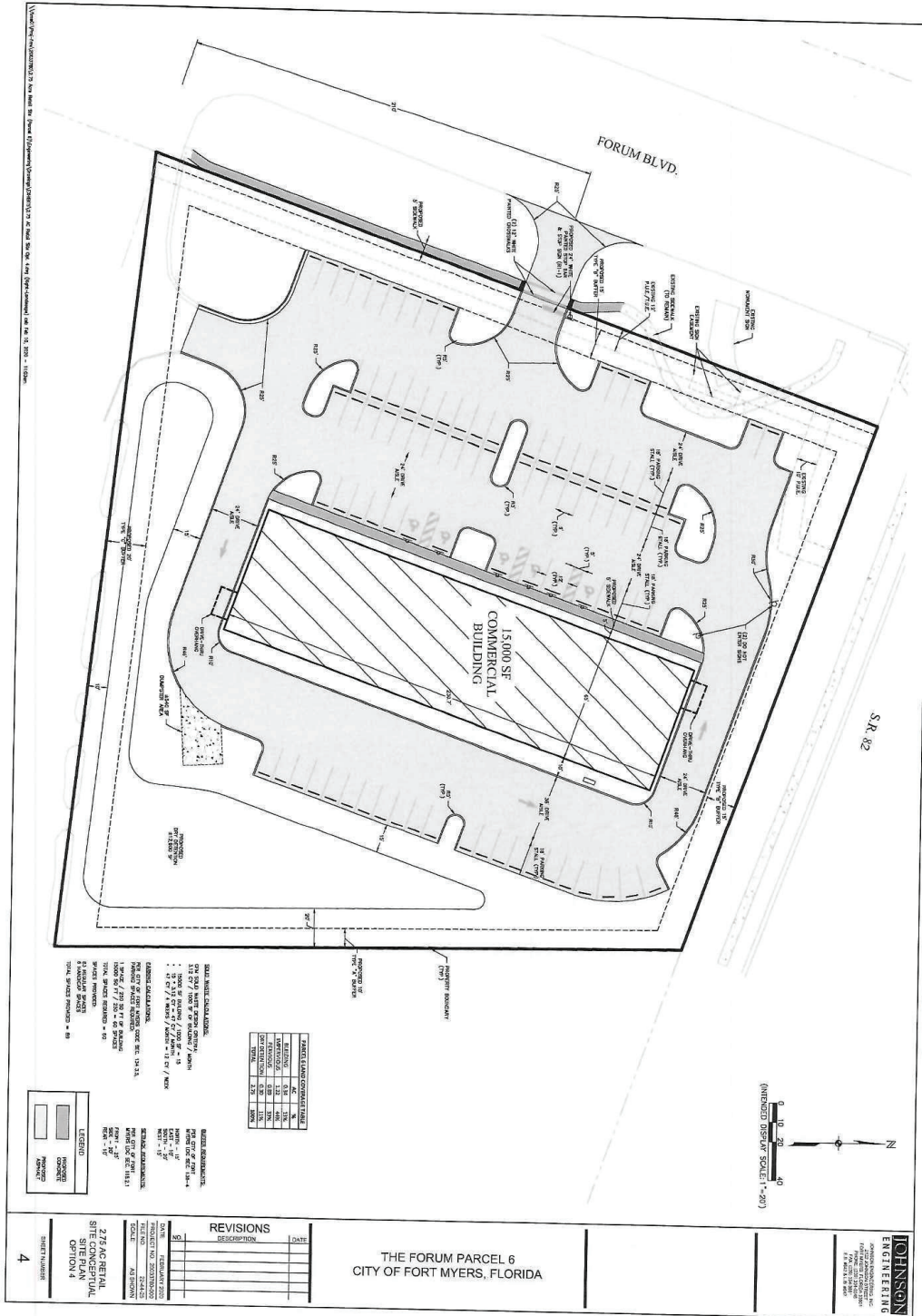
This document has been prepared by Boback Commercial Group for advertising and general information only. Boback Commercial Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information.

THE FORUM AT FT.MYERS

PRIME COMMERCIAL PARCEL

2617 FORUM BLVD FORT MYERS, FLORIDA 33905

RETAIL PLANS



JIM BOBACK, CCIM
Broker/Owner

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

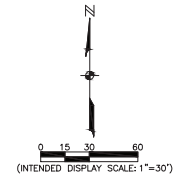
This document has been prepared by Boback Commercial Group for advertising and general information only. Boback Commercial Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information.

THE FORUM AT FT.MYERS

PRIME COMMERCIAL PARCEL

2617 FORUM BLVD FORT MYERS, FLORIDA 33905

SITE SURVEY



LEGEND	
1" = 30'	FENCE
1" = 30'	SET 3/4" IRON PIPE AND CAP LB #642
1" = 30'	OVERHEAD ELECTRIC
1" = 30'	RIGHT-OF-WAY
1" = 30'	TOP OF BANK
1" = 30'	FLAT OF ROADS
1" = 30'	ROAD
1" = 30'	DELTA ANGLE
1" = 30'	CHORD BEARING
1" = 30'	CHORD LENGTH
1" = 30'	CONCRETE
1" = 30'	CONCRETE EASEMENT
1" = 30'	PUBLIC UTILITY EASEMENT
1" = 30'	LAKE MAINTENANCE EASEMENT
1" = 30'	TELEPHONE UTILITY EASEMENT
1" = 30'	FLORIDA POWER & LIGHT COMPANY
1" = 30'	LICENSED BUSINESS
1" = 30'	SPECIAL RECORDS INSTRUMENT
1" = 30'	SPECIAL RECORDS BOOK
1" = 30'	PLAT BOOK
1" = 30'	WIRE PULL BOX
1" = 30'	PLAT DIMENSION
1" = 30'	DEED DIMENSION
1" = 30'	MEASURED DIMENSION
1" = 30'	CALCULATED DIMENSION
1" = 30'	WATER METER
1" = 30'	METAL LIGHT POST
1" = 30'	CATCH BASIN
1" = 30'	ELECTRIC SERVICE BOX
1" = 30'	ELECTRIC TRANSFORMER
1" = 30'	CONCRETE POWER POLE
1" = 30'	OUT ANCHOR
1" = 30'	CONCRETE LIGHT POLE
1" = 30'	FIRE HYDRANT
1" = 30'	WATER VALVE
1" = 30'	ELECTRIC JUNCTION BOX
1" = 30'	SANITARY MANHOLE
1" = 30'	AIR RELEASE VALVE
1" = 30'	BURIED GAS MARKER
1" = 30'	SON
1" = 30'	GUARD OR GATE POST
1" = 30'	MITERED END SECTION
1" = 30'	PEDESTRIAN SIGNAL POLE
1" = 30'	DRAINAGE MANHOLE

JOHNSON ENGINEERING

2142 JOHNSON STREET
P.O. BOX 1330
FORT MYERS, FLORIDA 33902-1330
PHONE: (239) 334-0040
FAX: (239) 334-0051
E-MAIL: WOODS.L.B. @JOE

SAINTCHRIS DEVELOPMENT, LLC

THE FORUM
PARCELS 1 THROUGH 14
SECTIONS 22, 27, AND 28, TOWNSHIP 44
SOUTH, RANGE 25 EAST
CITY OF FORT MYERS
LEE COUNTY, FLORIDA

REVISIONS	DESCRIPTION
DATE: February, 2018	REVISED PARCEL AREA
PROJECT NO. 20150337-000	
FILE NO. 27-44-25	
SCALE: AS SHOWN	

PARCEL 6

SHEET NUMBER
10 of 19

JIM BOBACK, CCIM
Broker/Owner

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

This document has been prepared by Boback Commercial Group for advertising and general information only. Boback Commercial Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information.