



Bank Owned 10.04± Acres

3251 Winkler Avenue Extension
Fort Myers, Florida 33916

Offered for \$1,099,000

DAN MILLER
239 689 4900
dan.miller@colliers.com

FRED KOLB, MBA, CCIM
239 985 8081
fred.kolb@colliers.com

JIM GARINGER, CCIM, SIOR
239 985 8072
jim.garinger@colliers.com



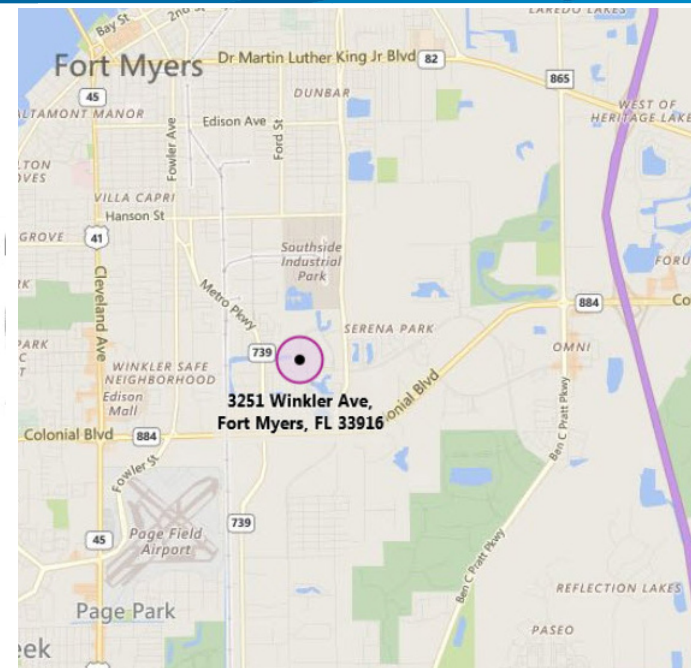
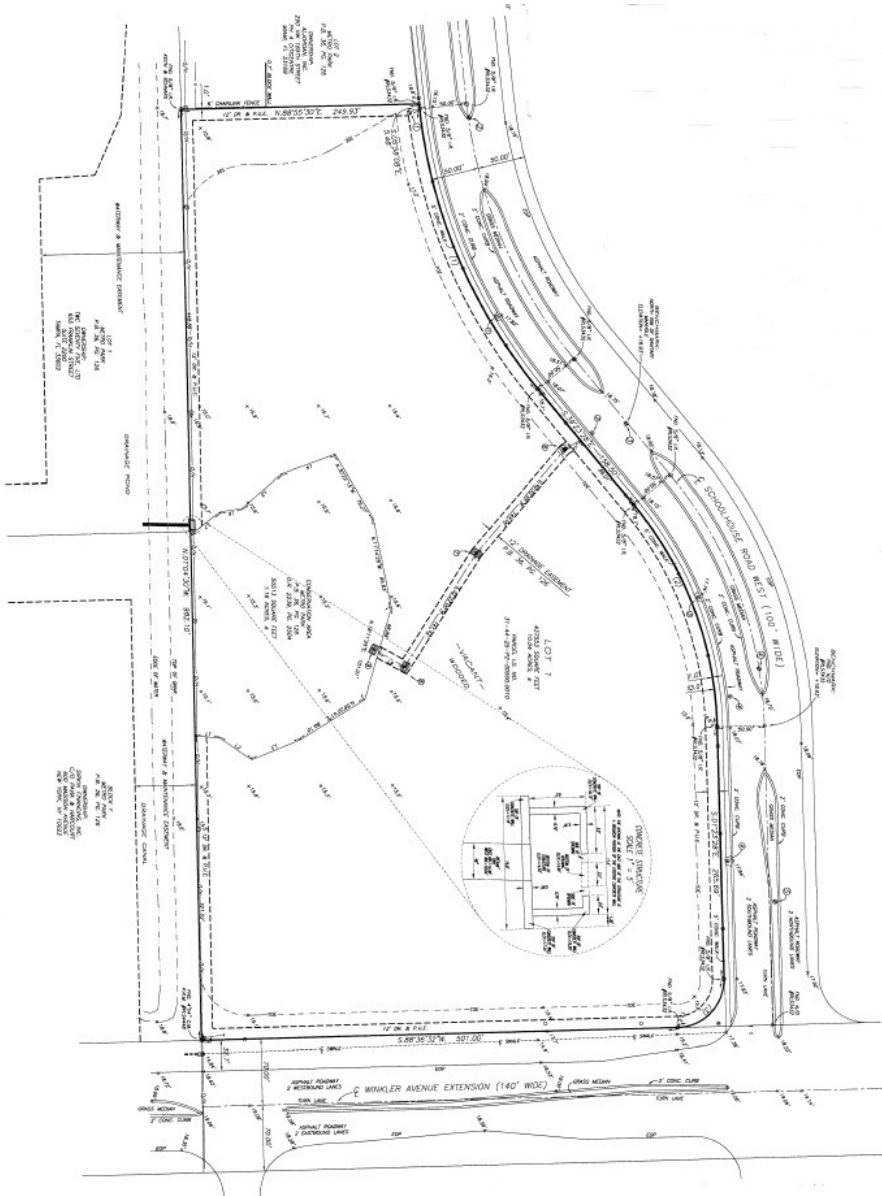
Southwest Florida

COLLIERS INTERNATIONAL
SOUTHWEST FLORIDA
13241 University Drive, Suite 101
Fort Myers, FL 33907
www.colliers.com

PROPERTY HIGHLIGHTS

- › Strap #: 31-44-25-P2-00500.0010
- › Fronts ± 1,000' on Schoolhouse Rd. W and 501' on Winkler Avenue Extension
- › Adjacent to Colonial Elementary School
- › All utilities - City of Fort Myers water and sewer, FPL power, Comcast cable
- › Future Land Use: Residential Medium Density (RMD), 16 du/ac by right, up to 20 du/ac with bonus density
- › Prior Water Management Permit 36-01612-S, previously entitled for 162 multifamily units

Site Plan



Zoned: CI (Commercial Intensive)

Uses include, but not limited to:

- > ALF
- > Office
- > Medical
- > Storage
- > Residential
- > Apartment
- > Hotel
- > School
- > Vehicle sales and service

Demographics			
	3-mile	5-mile	10-mile
Population	50,557	110,064	384,308
Households	20,079	46,510	161,137
Median HH Income	\$37,568	\$43,830	\$49,075
Traffic AADT	20,500 West of Site		

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COLLIERS INTERNATIONAL
 13241 University Drive, Suite 101
 Fort Myers, FL 33907
 239 418 0300
www.colliers.com