

4941 Bayshore Rd

North Fort Myers, FL 33917

Land Development
Opportunity

Offering Memorandum



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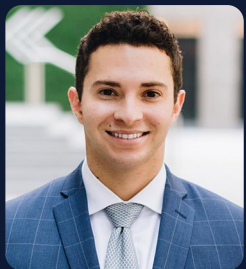
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PROPERTY OVERVIEW

4941 Bayshore Rd
North Fort Myers, FL 33917



\$1,000,000

List Price

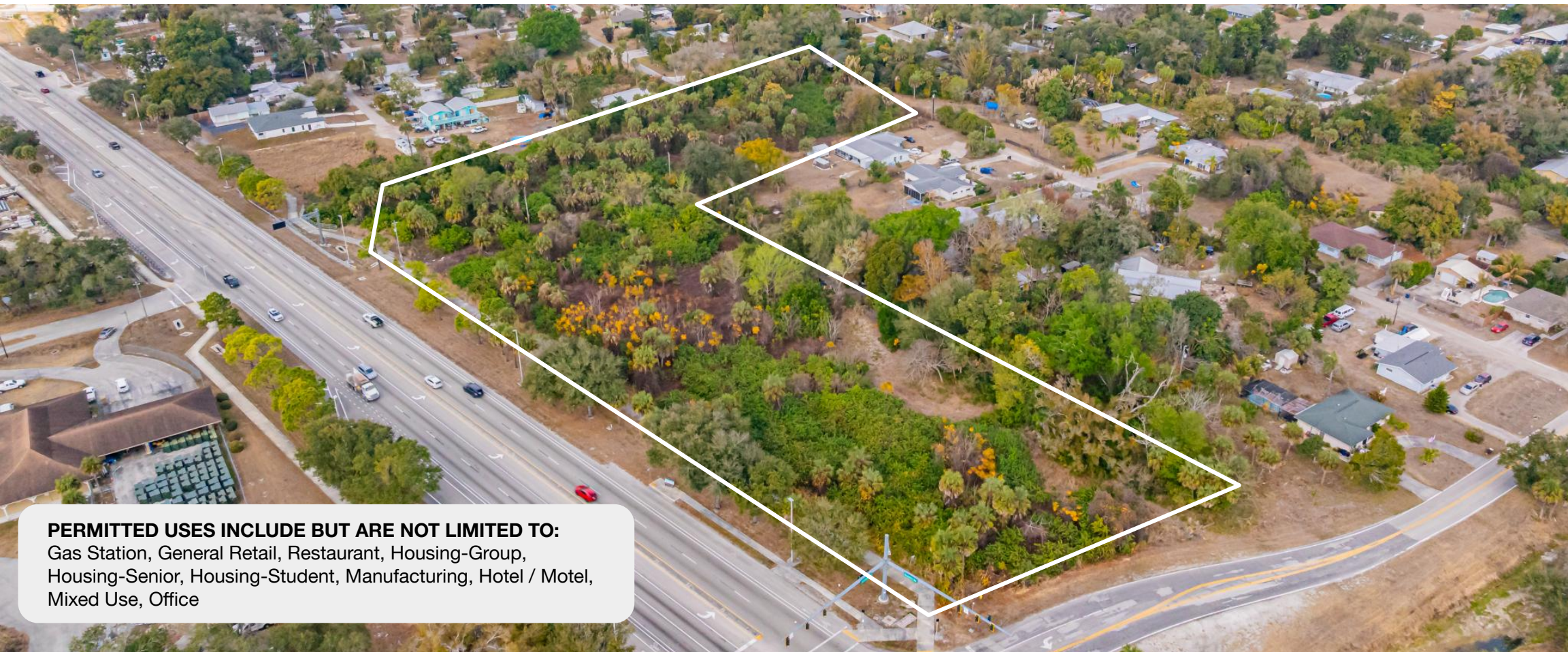
±4.99 AC

Lot Size

PROPERTY OVERVIEW

4941 Bayshore Rd presents a prime commercial land opportunity positioned along the rapidly growing Bayshore Road (SR-78) corridor in North Fort Myers, offering approximately 450 feet of frontage, strong daily traffic exposure, and placement at a signalized intersection that enhances visibility, access, and long-term retail viability. The property is strategically located near an established retail corridor featuring national and regional retailers including Beall's Outlet, Save A Lot, and North Fort Myers Plaza, providing immediate consumer draw and long-term commercial stability. The site is surrounded by significant residential growth, including the 180-unit Bayshore Pines workforce housing development, the planned 357-home residential community with commercial components near I-75, and Stonehill Manor by Lennar, all contributing to expanding population density and increasing demand for retail and service uses.

Zoned Commercial Planned Development (CPD), the property allows for flexible site planning and a wide range of commercial or mixed-use development opportunities. Additionally, a Phase I Environmental Site Assessment identified no Recognized Environmental Conditions (RECs), supporting a clean environmental profile and reduced development risk. The site also offers excellent regional connectivity with convenient access to Interstate 75 and is centrally positioned between Cape Coral and Downtown Fort Myers, two of Southwest Florida's primary residential and employment hubs.



PERMITTED USES INCLUDE BUT ARE NOT LIMITED TO:
Gas Station, General Retail, Restaurant, Housing-Group,
Housing-Senior, Housing-Student, Manufacturing, Hotel / Motel,
Mixed Use, Office

INVESTMENT HIGHLIGHTS

Property Highlights

- **Frontage/Visibility:** The property features ± 450 FT of frontage and visibility along Bayshore Road, a primary commercial artery with substantial daily traffic counts, offering excellent exposure and prominent signage potential.
- **Proximity to Major Corridor:** The property is surrounded by a mix of national and local retailers including Beall's Outlet, Save A Lot, Winn-Dixie, True Value, and North Fort Myers Plaza. These retailers generate consistent daily consumer traffic. The strong retail synergy enhances long-term commercial viability.
- **Surrounded by Residential & Infrastructure Development:** The site benefits from proximity to several major residential developments including the 180-unit Bayshore Pines workforce housing community, the 357-home residential development with planned commercial space near I-75, and Stonehill Manor, a new single-family community by Lennar. These projects are actively expanding the residential base along the Bayshore Road corridor.
- **Excellent Regional Connectivity:** The property provides convenient access to Interstate 75 and major regional roadways. This connectivity allows efficient travel throughout Fort Myers, Cape Coral, Punta Gorda, and surrounding Southwest Florida communities. The accessibility supports both commuter and consumer traffic to the site.
- **Clean Phase I Environmental:** A Phase I Environmental Site Assessment identified no Recognized Environmental Conditions (RECs), supporting a clear environmental profile and reduced development risk. The property is not listed in regulatory databases and presents minimal environmental concerns.
- **Signalized Intersection Location:** The property is positioned at a signalized intersection along Bayshore Road, providing controlled access and strong traffic flow. Signalized corners typically attract higher visibility and improved ingress/egress for commercial users. This placement enhances retail viability and long-term tenant appeal.
- **Flexible CPD Zoning:** The property is zoned Commercial Planned Development (CPD), allowing for a wide range of retail, service, office, and mixed-use opportunities. Flexible zoning supports customized site planning and diverse development potential. This designation enhances long-term investment versatility and future exit optionality.



Punta Gorda
±21 Miles Away

Island Coast High School
±1,418 Students



Adams Homes
Neighborhood

Sabal
Golf Course

Oak Creek
Neighborhood

Coral Lakes
Neighborhood

Estates at Entrada
Neighborhood



North Fort Myers Academy for the Arts
±1,106 Students



Subject Property



Bayshore Pines
±180 Units

Pine Island Rd ±44,000 VPD



N Cleveland Ave ±24,000 VPD

±27,500 VPD

Workforce Housing Development
Planned ±357-Home Residential Development



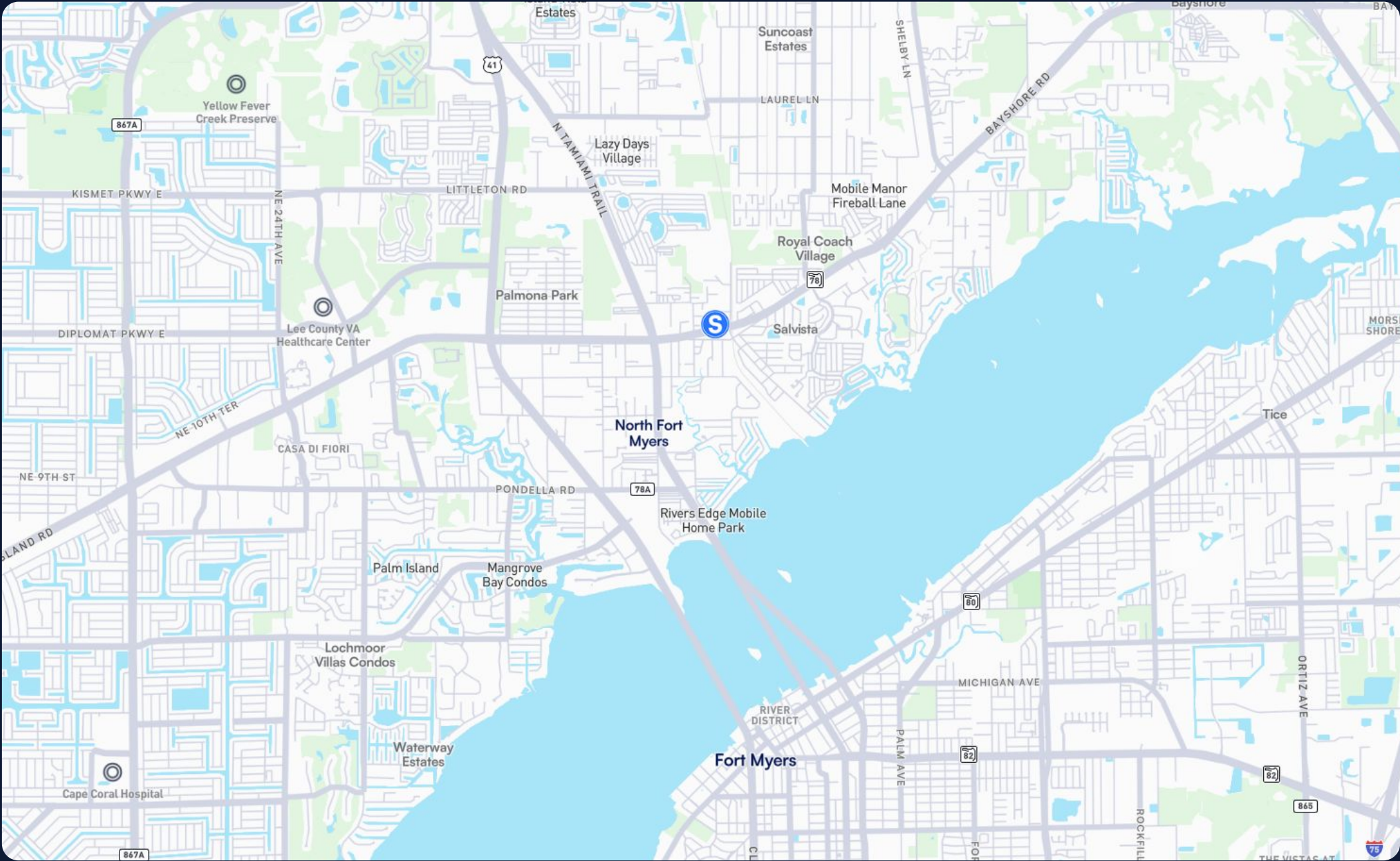
Cape Coral
±12 Miles Away



Fort Myers
±3.5 Miles Away

MARKET OVERVIEW

4941 Bayshore Rd
North Fort Myers, FL 33917



North Fort Myers , FL

Market Demographics



822,000
Total Population

\$72,000
Median HH Income

360,000
of Households

69%
Homeownership Rate

380,000
Employed Population

32%
% Bachelor's Degree

49
Median Age

\$330,000
Median Property Value

Local Market Overview

North Fort Myers is a strategically positioned Lee County community benefiting from sustained population growth, income expansion, and in-migration from higher-cost coastal markets. Located directly north of the Caloosahatchee River across from Fort Myers, the area provides access to Southwest Florida's employment centers while offering comparatively attainable housing options. Lee County remains one of Florida's fastest-growing counties, supported by domestic migration, retiree relocation, and workforce expansion tied to healthcare, logistics, and tourism industries.

The Bayshore Road corridor serves as a primary east-west artery linking I-75 to U.S. Route 41, positioning the surrounding area for continued commercial growth. Residential development activity, retail expansion, and infrastructure investment continue to support long-term demand fundamentals. Proximity to Gulf Coast beaches, regional healthcare systems, and Southwest Florida International Airport enhances the area's accessibility and lifestyle appeal. North Fort Myers benefits from both seasonal population surges and permanent household growth, reinforcing its role as a stable and expanding submarket within the greater Fort Myers-Cape Coral metropolitan area.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,636	43,827	121,349
Current Year Estimate	7,207	43,761	120,682
2020 Census	6,994	39,050	113,239
Growth 2020-Current Year	3.05%	12.06%	6.57%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,521	21,856	51,865
Current Year Estimate	3,791	21,559	51,119
2020 Census	3,693	19,063	47,463
Growth 2020-Current Year	2.65%	13.09%	7.70%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$67,507	\$76,991	\$84,342



Local Market Overview

North Fort Myers benefits from the broader economic strength of the Fort Myers–Cape Coral metropolitan area, one of Florida’s fastest-growing regions. Sustained in-migration from higher-cost states has expanded the labor force and consumer base, supporting steady job creation across healthcare, retail trade, construction, and hospitality. Population growth has driven residential development, which in turn fuels demand for neighborhood services, logistics support, and professional employment. The region’s pro-business tax environment, absence of state income tax, and steady household formation continue to reinforce long-term economic expansion.

Economic Drivers

Healthcare systems, tourism infrastructure, and distribution networks form the backbone of the local economy, providing both seasonal and year-round employment stability. Southwest Florida International Airport and direct access to Interstate 75 strengthen regional connectivity, supporting travel, trade, and supply chain activity throughout Lee County. Ongoing public and private investment in transportation improvements, mixed-use redevelopment, and master-planned communities further enhances the area’s economic outlook. As a result, North Fort Myers is positioned to benefit from continued diversification and sustained population-driven growth across Southwest Florida.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4941 Bayshore Rd, North Fort Myers, FL, 33917 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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