

# MULTIFAMILY/ASSISTED LIVING

## 192 UNITS

# FOR SALE

3701 SCHOOLHOUSE ROAD W, FORT MYERS, FL 33916



**PRICE:** \$1,900,000 @ \$9,896/Unit

**SIZE:**

Buildable	10.57± Acres
Lake	3.20± Acres
Preserve	17.26± Acres
Total	31.03± Acres

**LOCATION:** North of Winkler Avenue, just west of Veronica S. Shoemaker Boulevard

**ZONING:** CI - Commercial Intensive (Lee County)

**RE TAXES:** \$20,377 (2020)

**UTILITIES:** Water: 12" Water Main & Sewer: 8" Gravity Main (City of Fort Myers)

**PARCEL ID:** 31-44-25-P2-00500.0020

# PRICE REDUCED!

## CONTACT

**stan stouder, CCIM**  
**Partner**

239.481.3800 x205

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## MULTIFAMILY DEVELOPMENT OPPORTUNITY

This 31± acre site offers the luxury of pristine preserve living, yet is only minutes from urban amenities like Eastwood Golf course, the future Top Golf, Hodges University, Lowes, BJ Wholesale, Publix, downtown Fort Myers and I-75. Children can safely walk to Colonial Elementary across from property. Fire and EMS station 6 is also next door. Superb access to the site via Schoolhouse Road, that has a full median cut on Winkler Avenue, and also Shoemaker Lane with full median cut off Veronica Shoemaker Boulevard. The engineering is done, just renew the permits and enjoy the competitive leasing advantage of this environmental gem.

12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 100  
Naples, FL 34102



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## HIGHLIGHTS

- Hanson Street extension under construction
- Approximately 3± miles to I-75
- SFWMD Permit expires January 29, 2021
- FM Permit SIT2015-00365 (Expired June 2016)
  - Construction of 4,500± SF Clubhouse
  - 192 Multifamily units
  - 8 buildings
  - 24 units/building
  - Four-stories over parking
  - 2 Bedrooms - 1,360± SF
  - 3 Bedrooms - 1,754± SF
  - Gated access

### PARKING SPACE CALCULATIONS:

#### SPACES REQUIRED:

CONDOMINIUMS:  
2 SPACES PER UNIT  
192 UNITS = 384 SPACES  
1 SPACE PER 15 UNITS FOR VISITOR PARKING = 13 SPACES  
TOTAL SPACES REQUIRED: 397 SPACES

CLUBHOUSE:  
4,500 FT<sup>2</sup> @ 1 SPACE / 300 FT<sup>2</sup> = 15 SPACES

TOTAL PARKING REQUIRED = 412 SPACES  
THREE ADDITIONAL SPACES ARE SHOWN FOR MAIL CENTER.

#### SPACES PROVIDED:

35 GROUND FLOOR SPACES PER BUILDING  
8 BUILDINGS = 280 SPACES  
OUTSIDE SPACES: 102  
TOTAL SPACES: 442  
INCLUDES 11 HANDICAP SPACES

#### LOT COVERAGE CALCULATIONS:

LIMITS OF CONSTRUCTION:  
BUILDINGS - 2.58 AC (25.4%)  
PAVEMENT/SIDEWALKS - 2.97 AC (28.1%)  
OPEN SPACE - 4.92 AC (46.5%)  
SUBTOTAL - 10.57 AC (54.1%)  
LAKE - 3.20 AC (10.3%)  
PRESERVE - 17.26 AC (55.6%)  
GRAND TOTAL - 31.03 AC (100%)  
\*PERCENTAGE CALCULATED FROM SUBTOTAL



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