



JOHN MORRIS ROAD

COOK ROAD

KARLENE DR.

MCGREGOR BLVD. - AADT 17,000±

**LSI**  
COMPANIES

OFFERING MEMORANDUM  
**MCGREGOR RV**  
7.14± ACRES RV & MOBILE HOME PARK

## PROPERTY SUMMARY

**Property Address:** 16600 McGregor Blvd.  
Fort Myers, FL 33908

**County:** Lee

**Property Type:** Mobile Home and/or RV Park

**Property Size:** 7.14± Acres | 311,018± Sq. Ft.

**No. of Parcels:** 5

**Lots:** 55 (See Page 3)

**Zoning:** MH-1 (Mobile Home-1)  
C-1A

**Utilities:** County Water and Sewer

**Tax Information:** \$26,503.96 (2023)

**STRAP Number:** 0146.23000.001800.00

LIST PRICE  
**\$3,900,000**

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## SALES EXECUTIVES



**Alex Henderson, CCIM**  
Senior Broker Associate



**Max Molloy, CCIM**  
Senior Broker Associate



**Sawyer Gregory**  
Research & Sales Associate



### DIRECT ALL OFFERS TO:

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**Max Molloy, CCIM** - mmolloy@lsicompanies.com | (239) 848-2050

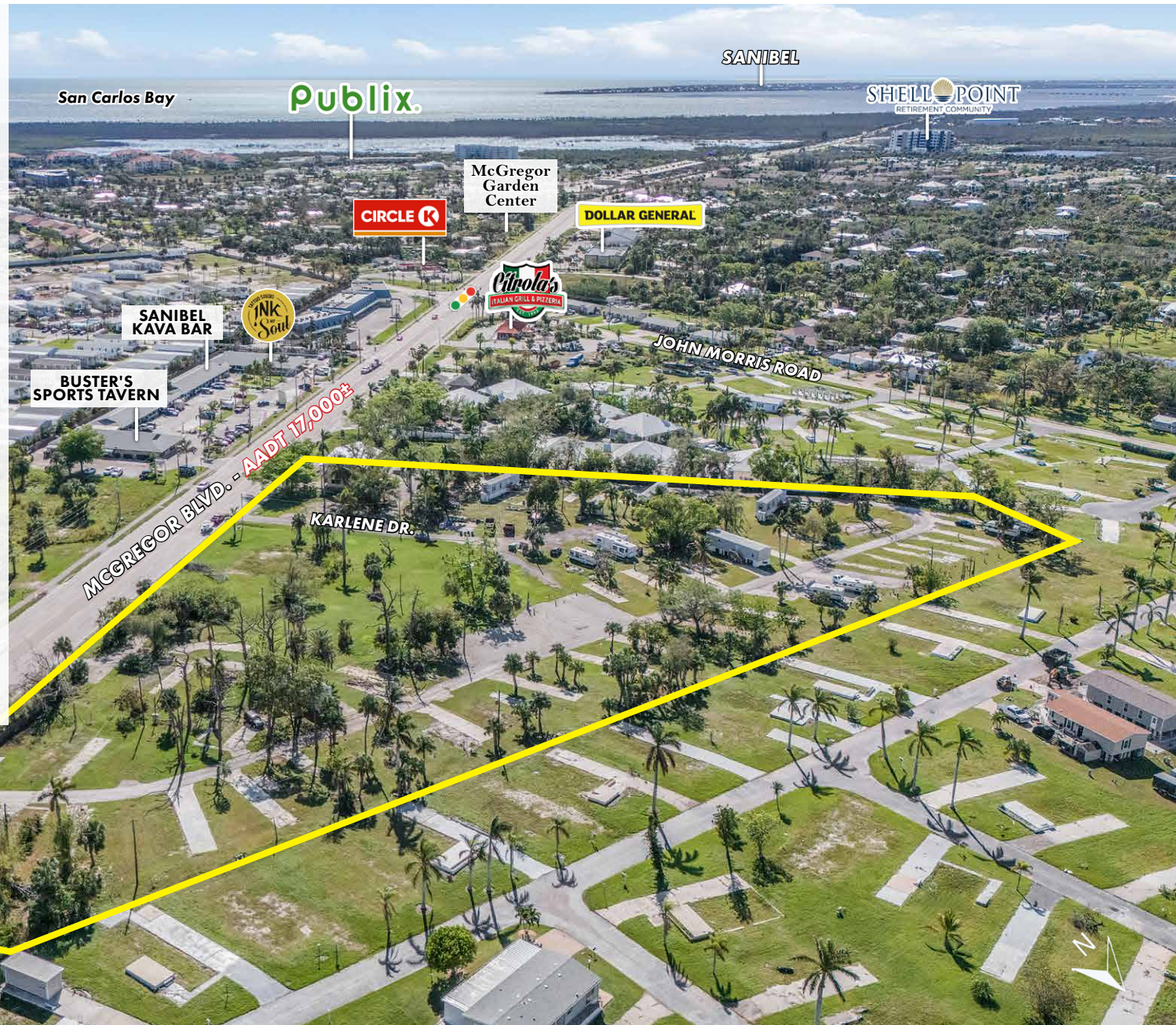
### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

McGregor RV is situated on 7.14± acres and has previously operated as a mobile home and RV park, catering to seasonal and annual tenants visiting the coastal barrier islands of Sanibel and Fort Myers Beach.

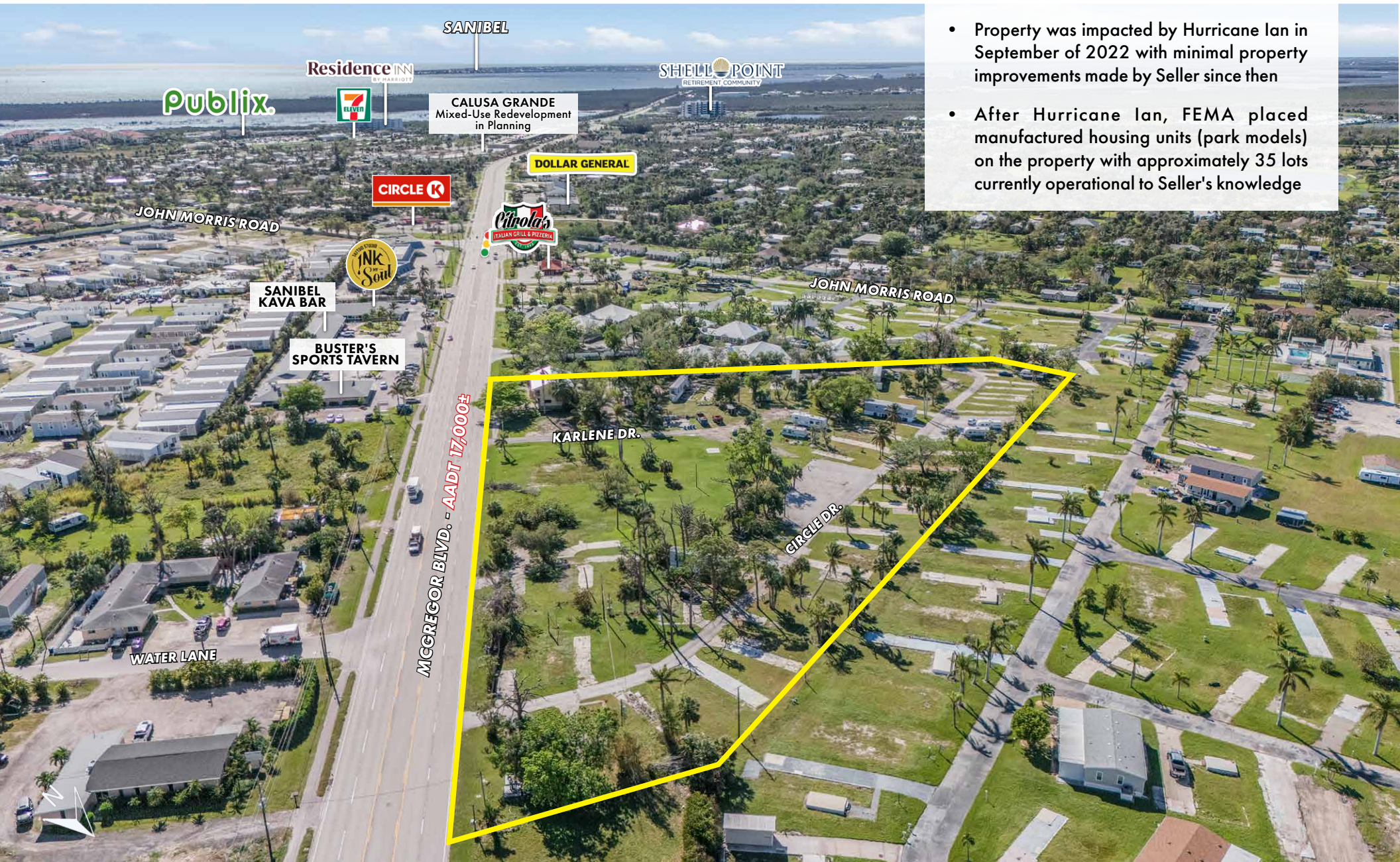
A previous lot plan of the park shows a total of 55 sites, which historically included 45 mobile home/manufactured housing sites and 10 recreational vehicle or travel trailer sites. The existing zoning of MH-1 allows for non-transient RVs and new Mobile Homes. Alternatively, a rezone and redevelopment of the site can be pursued for various commercial or residential uses. Current improvements on the property include a two-story, 3,944 Sq. Ft. commercial building, as well as 35 operational RV hookups equipped with electricity, water, and sewer connections.

The property is currently in disrepair due to the recent hurricanes that impacted southwest Florida, and the seller is seeking offers to purchase the property in its current condition.



## PROPERTY STATUS

- Property was impacted by Hurricane Ian in September of 2022 with minimal property improvements made by Seller since then
- After Hurricane Ian, FEMA placed manufactured housing units (park models) on the property with approximately 35 lots currently operational to Seller's knowledge



# PROPERTY AERIAL



# PROPERTY AERIAL



CAPE CORAL

DOWNTOWN  
FORT MYERS

goodwill TRUIST Mobil Pizza Hut CVS pharmacy BISCOTTI'S PET SUPPLIES PLUS Minus the hassle TARGET  
Walgreens WELLS FARGO O'Reilly AUTO PARTS BEALLS  
planet fitness CHASE Valvoline Pet Super market DOLLAR TREE  
Ren Da's PIZZERIA & SPORTS BAR DUNKIN' DONUTS Advance! Auto Parts Wendy's



WATER LANE

BUSTER'S  
SPORTS  
TAVERN

MCGREGOR BLVD. - ADD'l 17,000±

SANIBEL  
KAVA  
BAR



# SITE ZONING



# PARCEL MAP



# RETAIL MAP



**CALUSA GRANDE**  
 (Sanibel Outlets  
 Redevelopment In Planning)  
 498 Multi-Family Units  
 72,025 Sq. Ft. Office  
 52,418 Sq. Ft. Retail  
 21,209 Sq. Ft. Restaurant

## 1. SANIBEL BEACH PLACE



## 2. SUMMERLIN ROAD



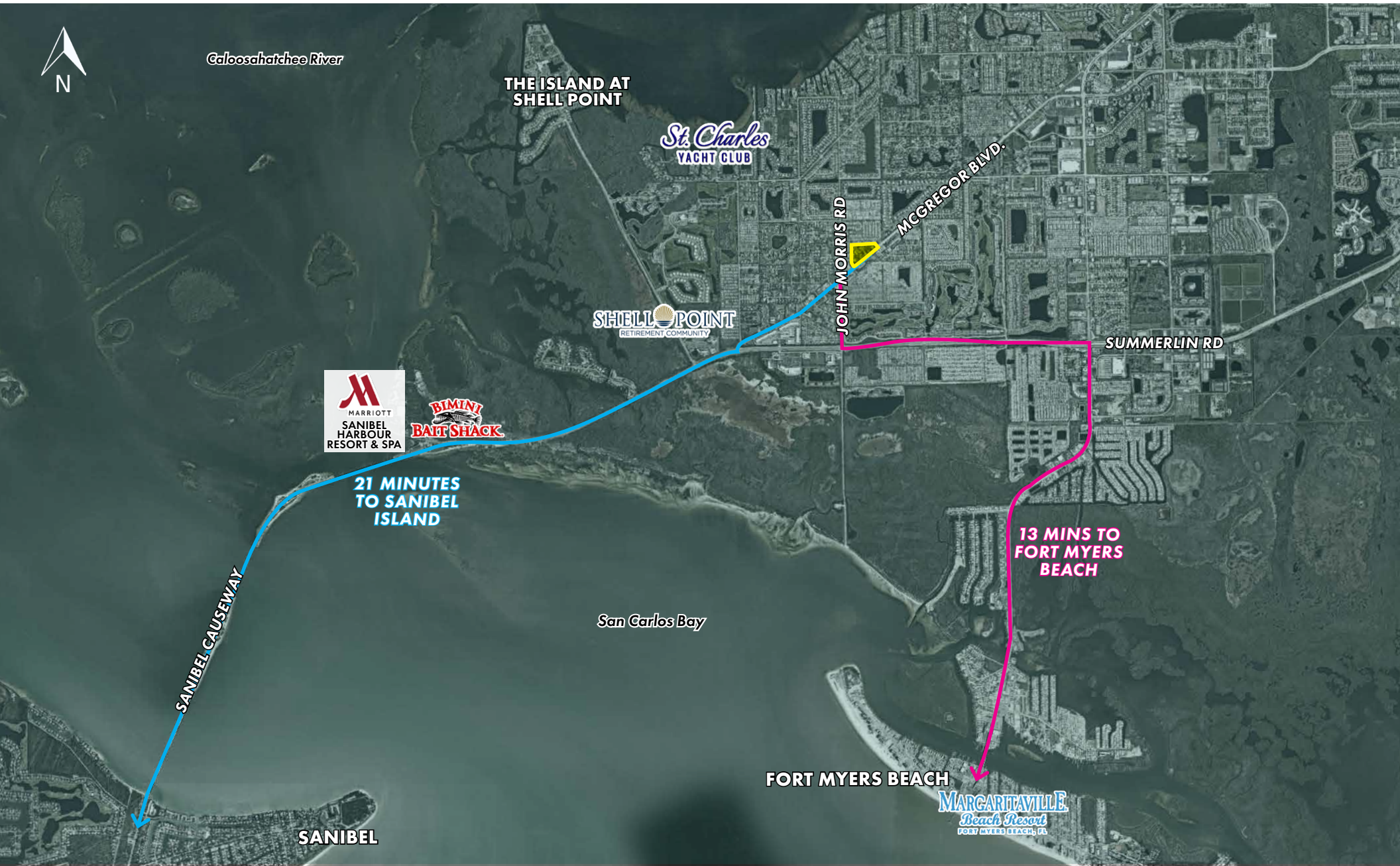
## 3. GLADIOLUS GATEWAY



## 4. PUNTA RASSA



# BARRIER ISLAND ACCESS



## AREA ATTRACTIONS



### LAKES REGIONAL PARK

A 279-acre public park on Gladiolus Dr. in Fort Myers. Plenty of outdoor activities, including biking and kayaking and bird watching.



### TWINS & RED SOX

Fort Myers is the spring training home of the Minnesota Twins at Hammond Stadium, while JetBlue Park hosts the Boston Red Sox.



### SANIBEL & CAPTIVA ISLANDS

3 miles off the coast of Fort Myers, both islands are known for abundant wildlife and fresh seafood. Sanibel is popular for its resorts and shelling, Captiva is known for more quiet and natural.



### FORT MYERS BEACH

On Estero Island, off the southwest Florida coast, with a long, sandy beaches facing the Gulf of Mexico, shops and restaurants. Trails run through Matanzas Pass Preserve nature sanctuary.



### BELL TOWER SHOPS

Recently renovated, Bell Tower Shops an open-air shopping center, with many popular shops, local boutiques, restaurants, a movie theatre, and two adjoining hotels.



### GULF COAST TOWN CENTER

Gulf Coast Town Center offers a unique shopping destination featuring more than 100 specialty shops, restaurants and entertainment.



### BARBARA B. MANN PERFORMING ARTS HALL

Located at FSW, Barbara B. Mann presents National Touring Broadway musicals, prominent entertainers and music concerts.



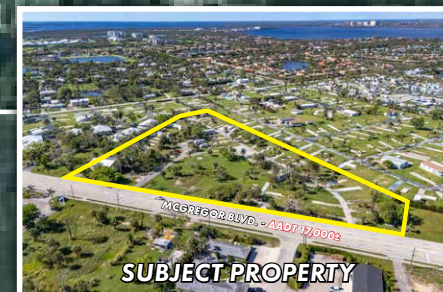
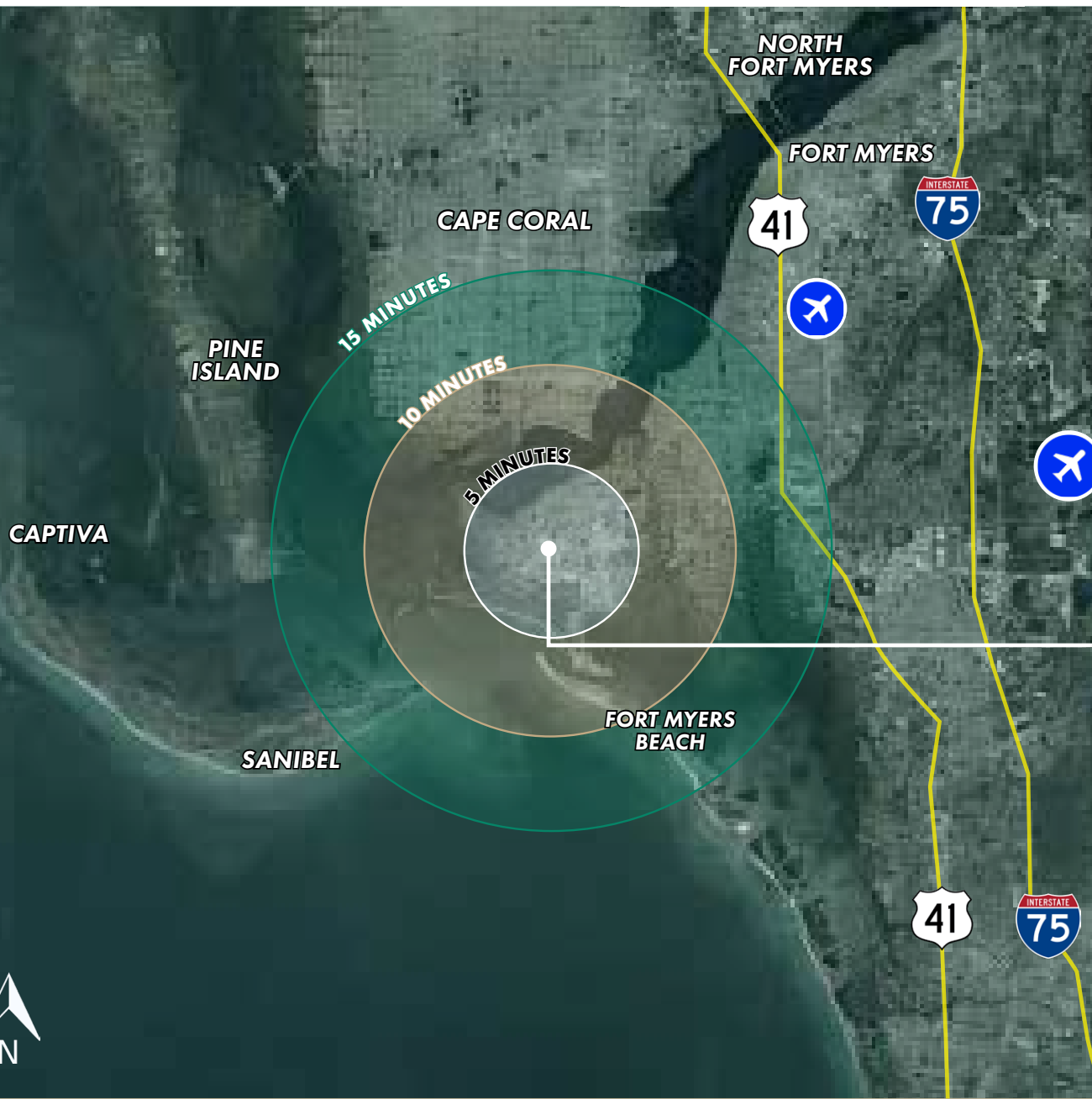
### DOWNTOWN FORT MYERS

The culture and history-rich Downtown Fort Myers River District offers plenty to do with many boutique shops, restaurants and events.

## LOCATION MAP

### LOCATION HIGHLIGHTS

- 1.2± miles to Publix
- 1.5± miles to Target
- 2.3± miles to McGregor Point Shopping Center
- 3.0± miles to Bimini Bait Shack
- 5.0± miles to Fort Myers Beach
- 6.2± miles to Sanibel
- 6.6± miles to US-41
- 7.2± miles to Cape Coral



An aerial photograph of a residential development, likely in Lee County, Florida, showing a grid of streets, numerous houses, and palm trees. The entire image is overlaid with a semi-transparent green filter. In the center, the text 'LSI COMPANIES' is displayed in a large, white, serif font, with a thin orange horizontal line underlining the 'LSI' portion. Below this, the website address 'LSICOMPANIES.COM' is written in a smaller, white, sans-serif font.

# LSI

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### LIMITATIONS AND DISCLAIMERS

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