



FOR SALE



2777 COLONIAL BLVD | FORT MYERS, FL 33966

RARE DEVELOPMENT OPPORTUNITY ON COLONIAL BLVD | OWNER FINANCING

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It is herein disclosed that Justin "Chase" Mayhugh is a licensed Broker Associate in the State of Florida and has a financial interest in the Subject Property. It is further disclosed that Justin Chase Mayhugh may benefit from the sale of this property. The statements, information and figures presented herein in this offering, while not warranted or guaranteed, are secured from a source we believe to be reliable. Subject to prior sale, withdrawal and price change without notice.

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COMMERCIAL ADVISORS

EXECUTIVE SUMMARY

A rare opportunity to acquire one of the last remaining vacant commercial parcels along the highly trafficked Colonial Blvd corridor west of Metro Pkwy.

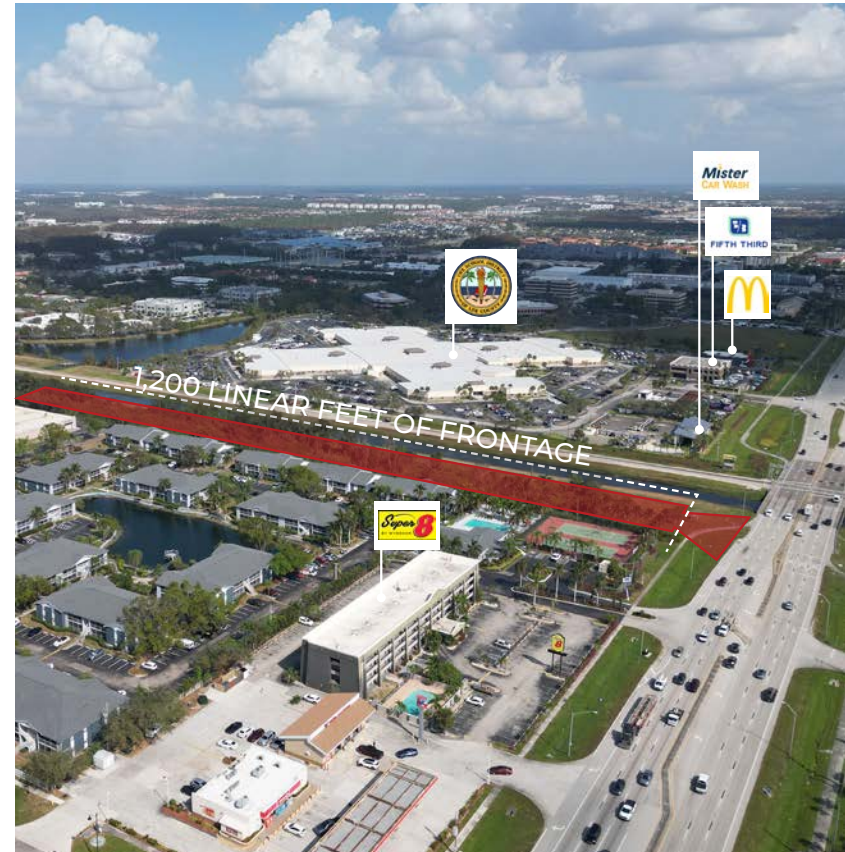
Encompassing approximately 2.87± acres, the property benefits from Commercial Intensive (CI) zoning, allowing for a broad range of commercial, automotive, storage, service, retail, office, recreational, and mixed-use development opportunities. The site also offers **owner financing**, adding additional flexibility and appeal for developers and investors.

Strategically positioned with approximately **105 feet of frontage and nearly 1,200 linear feet of exposure** along Colonial Boulevard, the property benefits from traffic counts exceeding 60,000 vehicles per day, delivering exceptional visibility and long-term branding potential. Surrounded by national automotive and retail operators including CarMax, Hyundai, Subaru, Honda, and Toyota, the site sits within one of Fort Myers' most active commercial corridors with strong consumer traffic and regional accessibility.

The property is fully served by **water, sewer, fiber, and gas utilities**, is located within **Flood Zone X**, and offers direct access to major transportation routes including US-41, I-75, Metro Parkway, and Colonial Boulevard. Its central Fort Myers location provides convenient connectivity throughout Southwest Florida and positions the site within a dense and growing residential and commercial trade area.

A significant value driver of the offering is the site's demonstrated development potential. Ownership has already explored **conceptual plans for a 90,000 SF three-story self-storage facility**, illustrating the parcel's ability to support high-density commercial development within the existing zoning framework. In addition to self-storage, the zoning permits a wide array of potential uses including RV and boat storage, vehicle sales and service, contractor and equipment uses, medical office, veterinary services, recreation concepts, retail, restaurant, multifamily/live-work development, and other commercial applications.

With limited remaining developable land along Colonial Boulevard, strong infrastructure, flexible zoning, and unmatched visibility, 2777 Colonial Blvd represents a compelling investment and development opportunity in one of Southwest Florida's fastest-growing commercial markets.



OFFERING DETAILS

LIST PRICE \$2,000,000

PRICE / SF \$16.00

INVESTMENT OPPORTUNITY



RARE INFILL DEVELOPMENT SITE

One of the last remaining vacant parcels on Colonial Blvd west of Metro Pkwy.



UTILITIES IN PLACE

Water, sewer, fiber, and gas available to the site for streamlined development.



2.87± ACRES WITH CI ZONING

Commercial Intensive zoning allows for a broad range of commercial and mixed-use developments.



CONCEPTUAL 90,000 SF SELF-STORAGE PLAN

Demonstrated potential for a three-story self-storage facility under current zoning.



EXCEPTIONAL VISIBILITY

Approximately 105 feet of frontage and 1,200 linear feet of exposure along Colonial Blvd.



SURROUNDED BY NATIONAL BRANDS

Positioned near CarMax, Hyundai, Honda, Subaru, Toyota, and other major commercial users.



HIGH TRAFFIC COUNTS

Exposure to 60,000+ vehicles per day on one of Fort Myers' busiest corridors.



OWNER FINANCING AVAILABLE

Flexible acquisition structure providing additional value for developers and investors.

INVESTMENT OPPORTUNITY



THESE AERIAL VIEWS, WITH PROPERTY BOUNDARIES MARKED, ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

PROPERTY DETAILS

PROPERTY DETAILS

ADDRESS 2777 Colonial Blvd, Fort Myers, FL 33966

NEIGHBORHOOD Colonial Blvd Corridor / Metro Pkwy

PARCEL SIZE 2.87 Acres

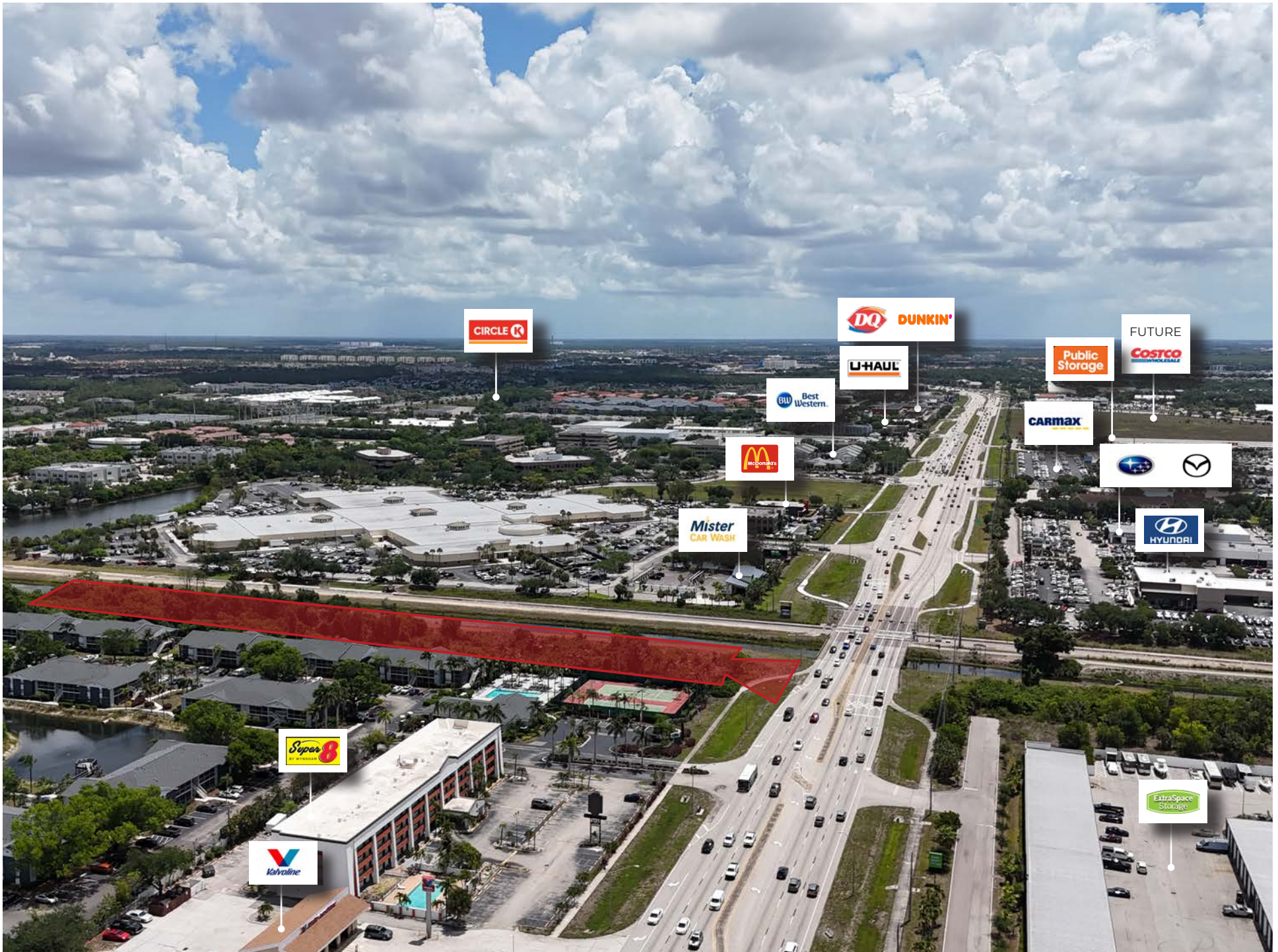
SITE DIMENSIONS 105' X 1,200'±

PARCEL NUMBER 36-44-24-P3-00020.0030

ZONING CI (Commercial Intensive)

UTILITIES Water/Sewer/Fiber/Gas





DEVELOPMENT POTENTIAL

PROPOSED DEVELOPMENT: 90,000 SF SF MINI/SELF STORAGE FACILITY

This site offers a prime opportunity for a 90,000 SF mini/self-storage facility in a highly visible and accessible location on Colonial Blvd. The development would provide an essential service to the area, meeting growing demand for storage options with excellent access and ample space for potential clients. With Commercial Intensive zoning and proximity to major roadways, this project has strong potential for high utilization and profitability in a desirable area.

The site allows for an array of uses, including:

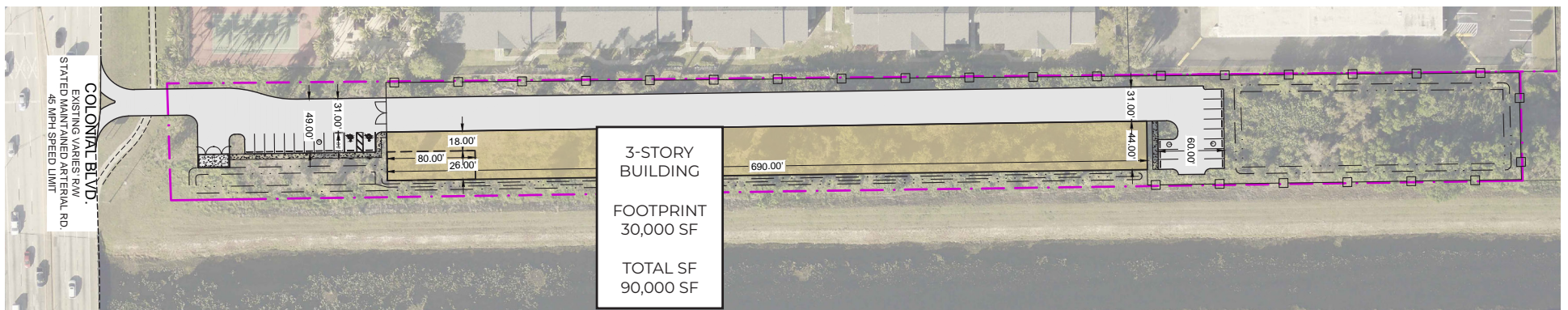
Mini/Self Storage/ Man Caves	Outdoor & Indoor Recreation/Pickle Ball
RV/Boat/Vehicle Sales, Leasing, and Storage	Medical/Professional Office
Car Wash (Full and Self-Service)	Vet Clinic/Hospital/Grooming/Boarding
Large Equipment Retail and Wholesale	Dog Day Care/Animal Shelter
Manufactured Housing Sales	Residential/Multi Family & Live Work
Vehicle Repair & Service	Retail, Convenience, Restaurant, Schools

Contact Broker For Full List of Available Uses



Zoning Approval for Self Storage Facility Consisting of up to three stories or 90,000 SF.

CONCEPT SITE PLAN: SELF STORAGE



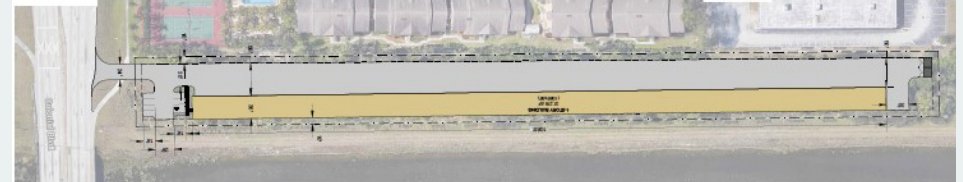
CONCEPTUAL SITE PLANS

Multiple Development Possibilities

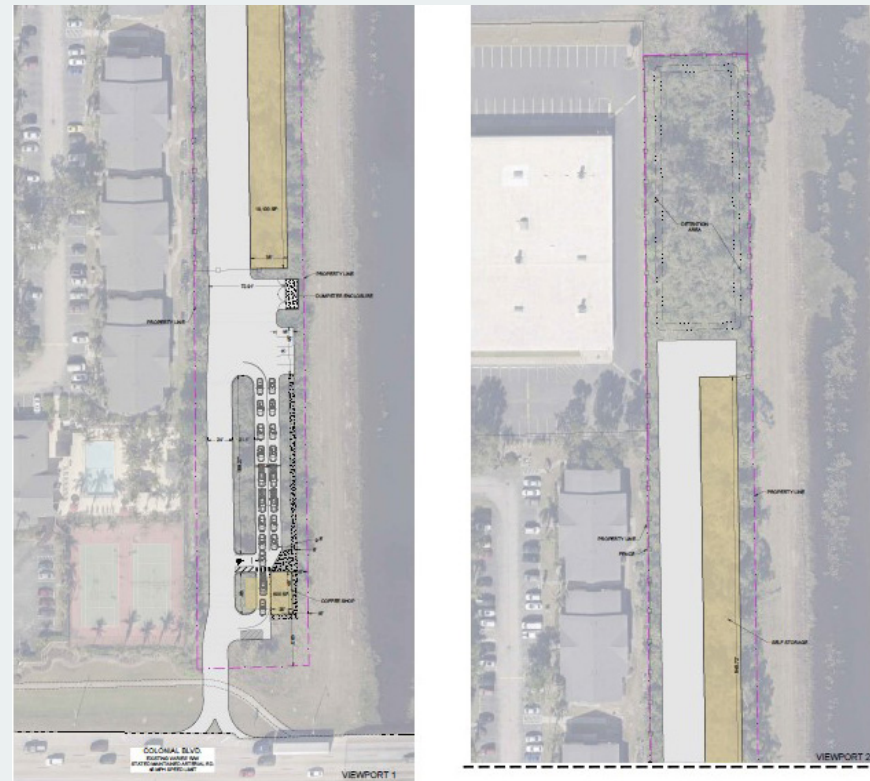
To help illustrate the versatility and development potential of the site, ownership has commissioned conceptual plans for two distinct commercial uses: a high-density self-storage facility and a drive-thru coffee shop concept. These preliminary layouts demonstrate the flexibility afforded by the property's Commercial Intensive zoning, extensive frontage, and strong visibility along Colonial Boulevard.

The self-storage concept showcases the site's ability to accommodate a multi-story institutional-quality facility with significant rentable square footage, while the coffee shop concept highlights the potential for a high-traffic retail or drive-thru user capitalizing on the corridor's exceptional daily traffic counts and accessibility. These concepts are intended to provide prospective buyers and developers with insight into the broad range of viable development opportunities available at the property.

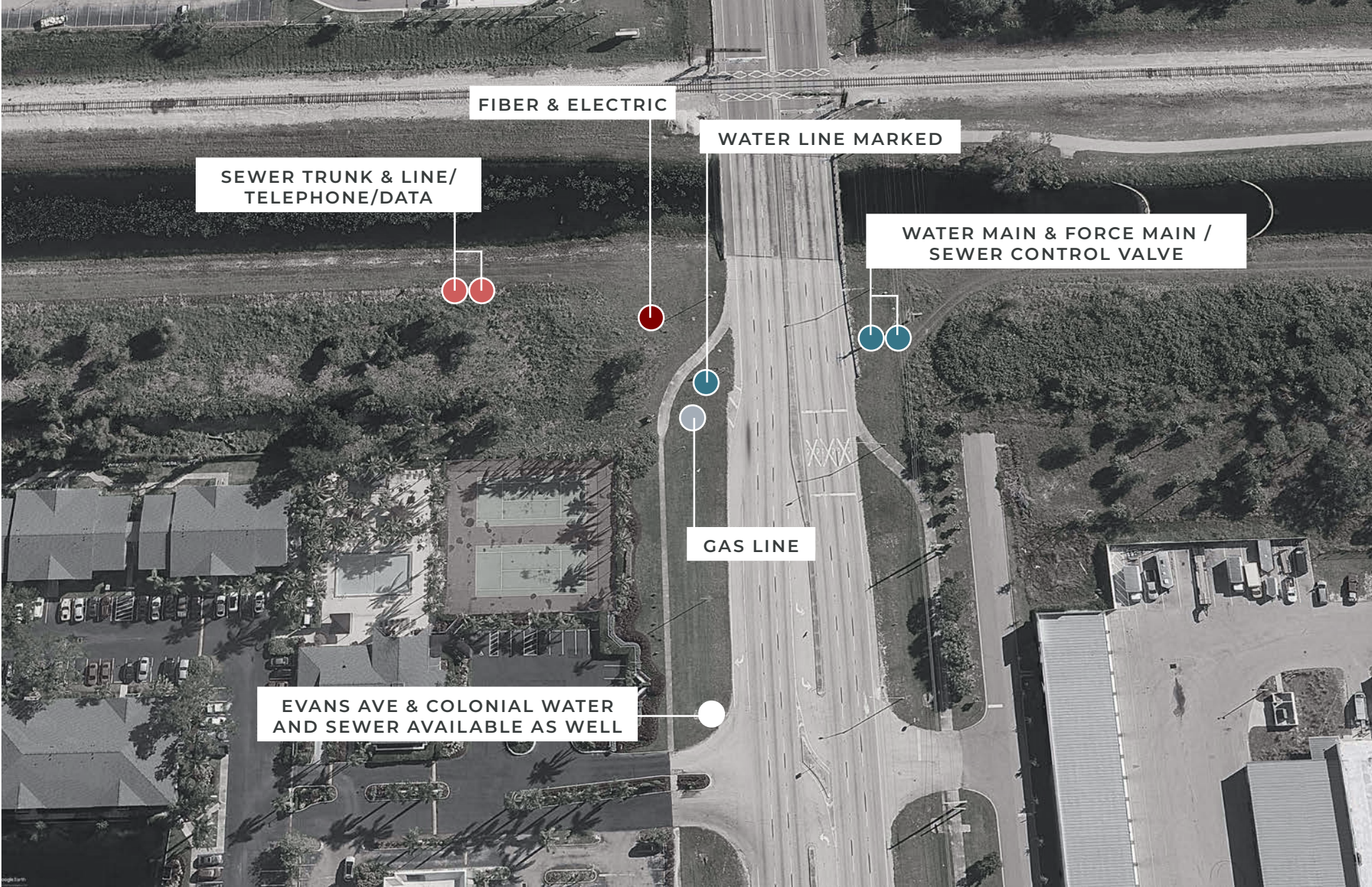
SELF STORAGE



COFFEE SHOP



SITE UTILITIES



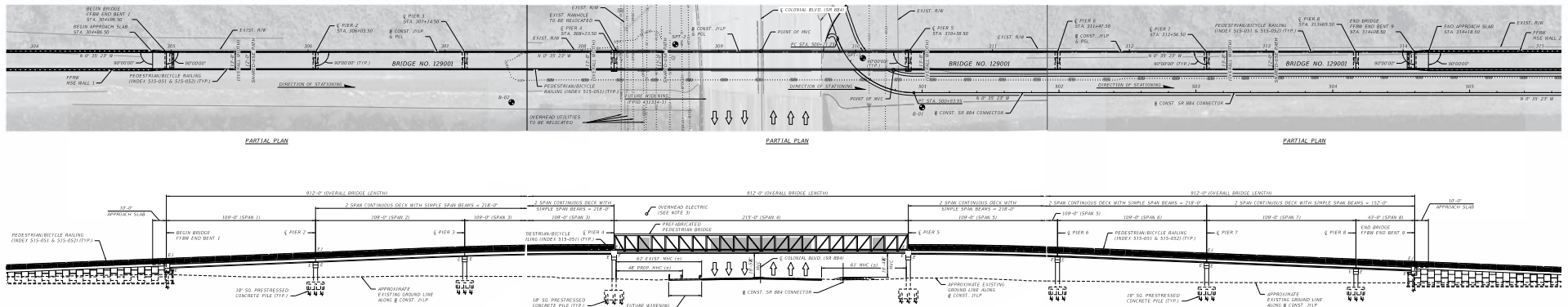
JYLP TRAIL EXTENSION & WALL MAINTENANCE EASEMENT

The City of Fort Myers is planning the John Yarbrough Linear Park (JYLP) Trail Extension, with the main trail path proposed adjacent to the eastern boundary of the property along Colonial Boulevard.

CONSTRUCTION OF THE TRAIL WILL REQUIRE A RETAINING WALL AND ASSOCIATED MAINTENANCE ACCESS.

Approx. 2,936 SF wall maintenance easement required along the property's eastern boundary Easement intended to allow the City access for construction and maintenance of the JYLP trail retaining wall adjacent to the site boundary line.

RENDERING OF THE PROPOSED PEDESTRIAN BRIDGE OVER COLONIAL BLVD.



LOCATION OVERVIEW

Prime Colonial Boulevard Corridor Location in Central Fort Myers

2777 Colonial Blvd is strategically positioned along one of Fort Myers' most heavily traveled commercial corridors, offering exceptional visibility and accessibility in the heart of the city. Located west of Metro Parkway and just minutes from US-41 and I-75, the property benefits from strong regional connectivity and exposure to more than 60,000 vehicles per day along Colonial Boulevard. The site sits within a dense commercial corridor surrounded by national retailers, automotive dealerships, professional services, and residential communities, creating a strong foundation for future commercial development.

The property's central Fort Myers location provides convenient access to Downtown Fort Myers, Cape Coral, Southwest Florida International Airport, and the broader Lee County market. Nearby national brands including CarMax, Toyota, Honda, Hyundai, and Subaru reinforce the area's strong commercial presence and consumer traffic. With continued population growth and limited remaining development sites along Colonial Boulevard, this location offers long-term value for retail, storage, automotive, office, and mixed-use development opportunities.



HIGH-VISIBILITY COLONIAL BLVD FRONTAGE: EXPOSURE TO 60,000+ VEHICLES PER DAY ALONG ONE OF FORT MYERS' PRIMARY COMMERCIAL CORRIDORS.



CENTRAL REGIONAL CONNECTIVITY: CONVENIENT ACCESS TO METRO PKWY, US-41, I-75, DOWNTOWN FORT MYERS, AND CAPE CORAL.



SURROUNDED BY NATIONAL BRANDS: LOCATED NEAR MAJOR AUTOMOTIVE DEALERSHIPS, RETAIL CENTERS, AND ESTABLISHED COMMERCIAL USERS DRIVING STRONG CONSUMER TRAFFIC.

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