

# 1687 Inlet Dr - Waterway Estates Property (potential Marina)



Land - Cape...  
Fort Myers, ...

6.8 AC Lot	296,208 SF Lot	CPD, IL Zoning	6.8 Available AC
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## Land

Type	Commercial Land		
Zoning	CPD, IL		
Land AC - Gross	6.80 AC	Land SF - Gross	296,208 SF
Topography	Level		
On Sites	Previously developed lot		
Off Sites	No Curb/Gutter/Sidewalk, Electricity, No Gas, Sewer, Streets, Water		
Proposed Use	Mixed Use, Restaurant		
Walk Score®	Car-Dependent (2)		
Transit Score®	Minimal Transit (0)		

## Location

Zip	33903
Submarket	Cape Coral
Submarket Cluster	Lee County
Market	Southwest Florida
County	Lee
State	Florida
CBSA	Cape Coral-Fort Myers, FL
DMA	Ft Myers-Naples, FL

## Lease

Available AC	6.80 AC
Available SF	296,208 SF
Term	Negot
Outparcel	No
Lease Notes	Looking for individuals/firms interested in a long-term lease or an approved alternate method for development of 6.8 acres. The site is cleared, secured with fencing, located within Water Dependent Overlay Zone. Property is currently permitted for development of a marina with docks, dry storage and a restaurant. Being offered through an Invitation to Negotiate ITN190483ANB. A non-mandatory Pre-Solicitation Meeting will be held Wednesday, December 4, 2019 at 10:00 AM, 2115 Second Street, 1st Floor, Fort Myers, FL 33901. Proposals, in accordance with specifications pertinent to this project must be received by 2:30 PM, Wednesday, January 15, 2020. All solicitation documents are available for download at <a href="http://www.leegov.com/procurement">www.leegov.com/procurement</a> .

## Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Orange Grove Blvd	Golf Club Dr N	8,394	2018	0.85 mi
Birkdale Ave	SE 24th Ave W	4,039	2018	0.89 mi
SE 24th Ave	Birkdale Ave S	5,883	2018	0.94 mi
SE 24th Ave	Viscaya Pky N	1,474	2018	0.96 mi
Viscaya Pky	SE 24th Ave E	7,902	2018	0.97 mi

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## Documents

### Property

FINAL ITN190483ANB  
Development of Waterway Estates

Property ID: 11242334



Aerial