



Investment
Properties
Corporation

LAND LEASE OR BUILD TO SUIT

North Forum | Ft. Myers, FL 33905



Located East of I-75 | Exit 138 on State Road 82



**NORTH FORUM
RESERVE**
Build to Rent Project
304 UNITS

**NORTH FORUM
RESERVE**
Multifamily Project
300 UNITS

TELLUS
PARTNERS
1,304 UNITS

**LEXINGTON PALMS
AT THE FORUM**
300 UNITS

amazon
143-acre distribution center

**THE FORUM
AT FORT MYERS**

**THE
MERCHANT**
MODERN APARTMENTS
200 units

LENNAR
PROMENADE WEST

**DISCOVERY
VILLAGE
AT THE FORUM**
By Discovery Senior Living

D·R·HORTON
America's Builder
ASHER PARK 277 HOMES



FORUM BLVD

SR - 82

41,500 VPD

ODYSSEY
BY SOLTURA

SHELTON MCNALLY
REAL ESTATE PARTNERS
MULTIFAMILY PROJECT

CONTACT (239) 261-3400 x 111

Rob Carroll, ext. 111, rob@ipcnaples.com



LAND LEASE OR BUILD TO SUIT

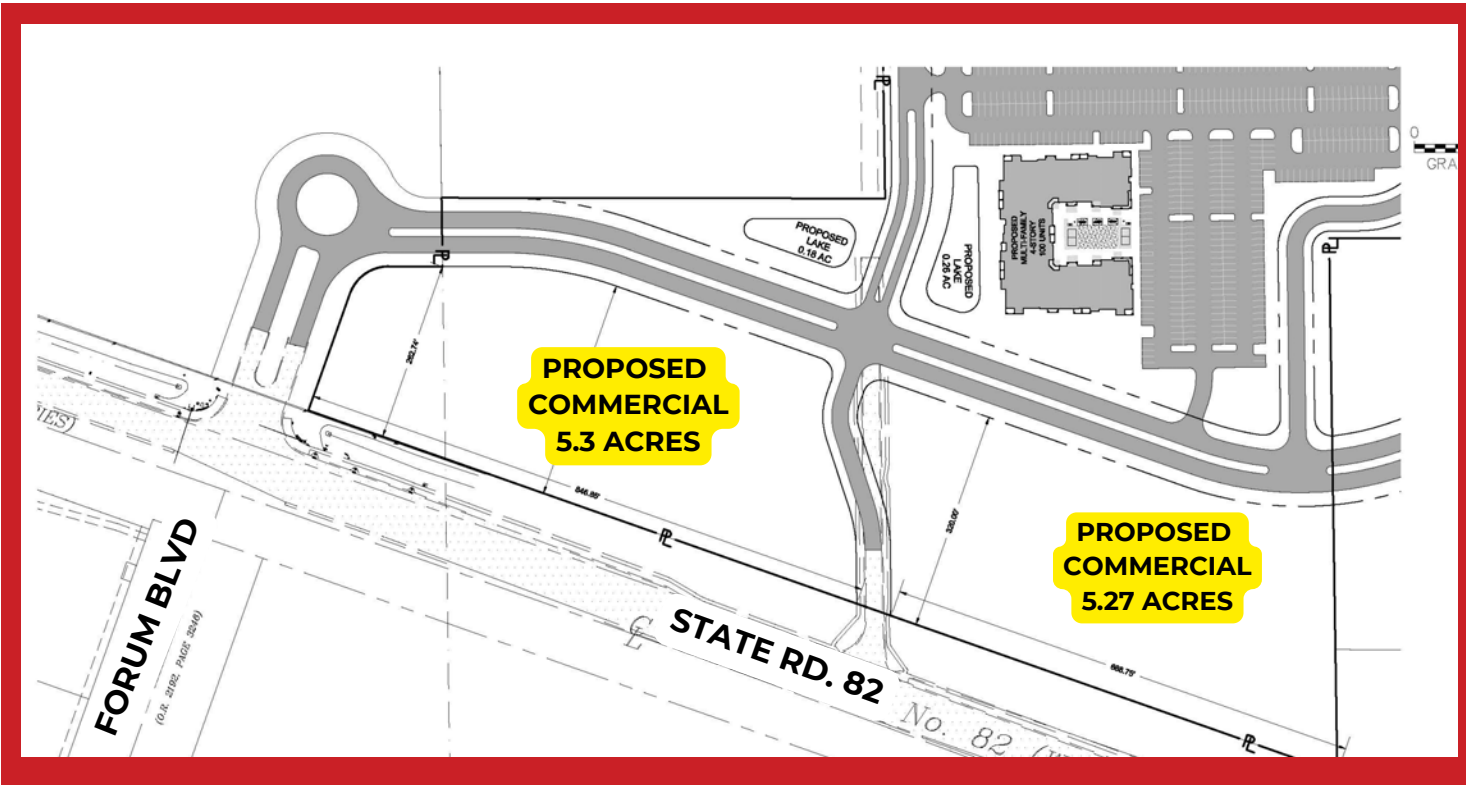
North Forum | Ft. Myers, FL 33905

APPROVED USES

- Bank
- Medical/Dental
- Retail
- Office
- Self-Storage
- Convenience Store
- Animal Hospital
- Dry Cleaning
- Hotel
- Financial
- Governmental
- Daycare
- Call Center

CONDITIONAL USES

- College/University
- Convenience Store
- Convention Center
- Repair Service
- School



click here!



Google
Maps

PROPERTY INFORMATION

PRICE: CALL FOR PRICING

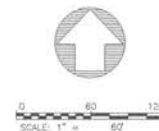
LAND SIZE: 10.57 +/- Acres

ZONING: CI
Commercial Intensive

(Hospitality, General/Medical Offices, Retail, Restaurant)



DEMOGRAPHICS (2026)	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Est. Population	6,650	40,751	137,301
Est. Avg. Household Income	\$125,485	\$113,983	\$112,063
2025 AADT Traffic Count	41,500 Cars on SR-82 120,000 Cars on I-75		



EXISTING LEXINGTON
PALMS APARTMENTS

LAKE 3
C.E.=18.50'
2.15 AC±

PARCEL #1
1.80 ACRES

PARCEL #2
1.78 ACRES

PARCEL #3
1.78 ACRES

EXISTING OMNI LANE
ACCESS EASEMENT



PARCEL #5
1.18 ACRES

PARCEL #6
1.54 ACRES

PARCEL #4
2.39 AC.

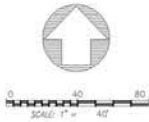
MARTIN LUTHER KING JR BLVD

SR-82

MARTIN LUTHER KING JR BLVD
(STATE ROAD 82) (150' WIDE)

WOLFSON WAY

SAMPLE SITE PLAN



LAND
T CITY
ORK
ATION
ERS)



(2.64 AC)



(2,313 SF)



(2,385 SF)

♥ **WVSparmacy**
(4,260 SF)

COFFEE SHOP
2,313 SF

PARCEL #2
1.60 AC
RETAIL
4,260 SF

RESTAURANT
2,385 SF



MARTIN LUTHER KING JR BLVD

PARCEL #2
1.68 AC