



SHOVEL READY DEVELOPMENT OPPORTUNITY

The Cove at McGregor Blvd. In Downtown Fort Myers
Historic District – A Highly Sought-After Area



PRESENTED BY
FRANCISCO BASERVA
Managing Partner

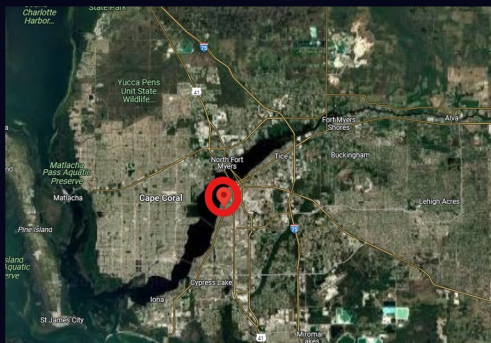
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MCGREGOR COVE: A RARE INVESTMENT OPPORTUNITY

McGregor Cove is an ultra-exclusive luxury home community in the heart of Fort Myers, offering only eight meticulously designed residences. This rare opportunity allows an investor to acquire the entire project in one of Southwest Florida's most prestigious neighborhoods, where vacant land is scarce and demand for new luxury homes far exceeds supply. With limited opportunities for new construction in the McGregor area, this development is poised for strong appreciation and rapid sales.

Strategically located near top-rated schools, waterfront access, and Fort Myers' thriving cultural and business hubs, McGregor Cove offers exceptional market positioning. For developers, builders and investors seeking a high-end, high-return opportunity, this project presents a turnkey luxury development with outstanding revenue potential in one of the most coveted areas of Southwest Florida.

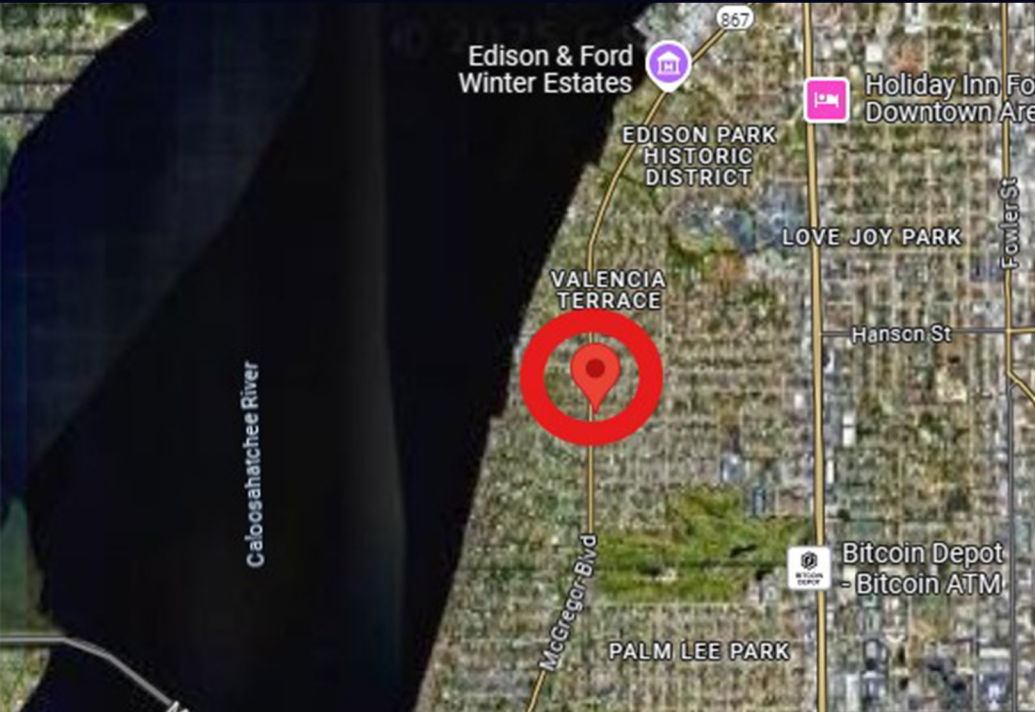
Land Purchase: **\$3,000,000**
Construction Cost: **\$7,000,000**
Sales Price: **\$800 per foot**
Total Sales Price: **\$20,000,000**
Pro Forma NOI: \$10,000,000





THE COVE AT 3131 MCGREGOR BLVD.

Downtown Fort Myers Historic District
McGregor Boulevard Ft Myers Florida



PROPERTY HIGHLIGHTS

FULLY APPROVED AND ENTITLED PROJECT

PRELIMINARY SITE DEVELOPMENT COMPLETED

LOT SIZE: 1.84 ACRES

BUILDABLE AREA:
57,505 SQ. FT.

NUMBER OF UNITS: 8

LAND APPRAISED VALUE
(MARCH 2025): \$3,117,346

TOTAL CONSTRUCTION
SQUARE FOOTAGE:
25,000 SQ. FT.

ESTIMATED SALE PRICE:
\$800 PER SQ. FT.

LOCATION HIGHLIGHTS:

3131 McGregor Blvd, Fort Myers, FL 33901

Located in the most desirable area in Fort Myers, the Old McGregor District.

- ✓ ONE mile drive to the Historic Downtown Core and Entertainment District.
- ✓ The Riverfront District, art galleries, boutique shops, restaurants, bars, nightclubs, hotels, vibrant community events, government offices, all courthouses including Federal Court, endless law firms, and so much more.
- ✓ TWO Blocks from the Caloosahatchee River.
Five-minute drive to Lee Memorial Hospital
- ✓ FIVE-minute drive to TWO public marinas
- ✓ TWO-minute drive to the Fort Myers Country Club, public golf course maintained and managed by the City of Fort Myers.
- ✓ TWO-minute drive to the world renowned Thomas Edison and Henry Ford's Winter Homes.
- ✓ FIFTEEN-minute drive to interstate I75 (North to Tampa / South to Miami)
- ✓ 2.5 Hour drive to Tampa and 2.5 Hour drive to Miami.
- ✓ 30 Minute drive to Naples Florida.
- ✓ 30 Minute drive to the beautiful sandy beaches of Ft Myers Beach and Sanibel & Captiva Islands!
- ✓ 20 Minute drive to Historic Downtown Punta Gorda.
- ✓ 20 Minute drive to Florida Gulf Coast University.
- ✓ Best School District in the County.
- ✓ 10 Minute WALK to Ft Myers Highschool, Middle and Elementary Schools.



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