



**For Sale 4.5 Acres**  
**Great Development Opportunity**  
**RV & Boat Site Plan with Approved Access SR 82**  
**\$1,300,000**  
**4563 - 4565 Dr. Martin Luther King Jr. Blvd. , Fort Myers FL 33905**

**Great Regional Access to I-75**  
**Engineering Plans RV & Boat Storage & Survey Available**  
**Located in Lee County – Zoned Light Industrial**



**Traffic Counts: 48,209 AADT**  
**Centrally Located 1 Mile To I-75 Exit 138**  
**20 Minutes To SWFL Regional Airport**



**Annette M. Barbaccia**  
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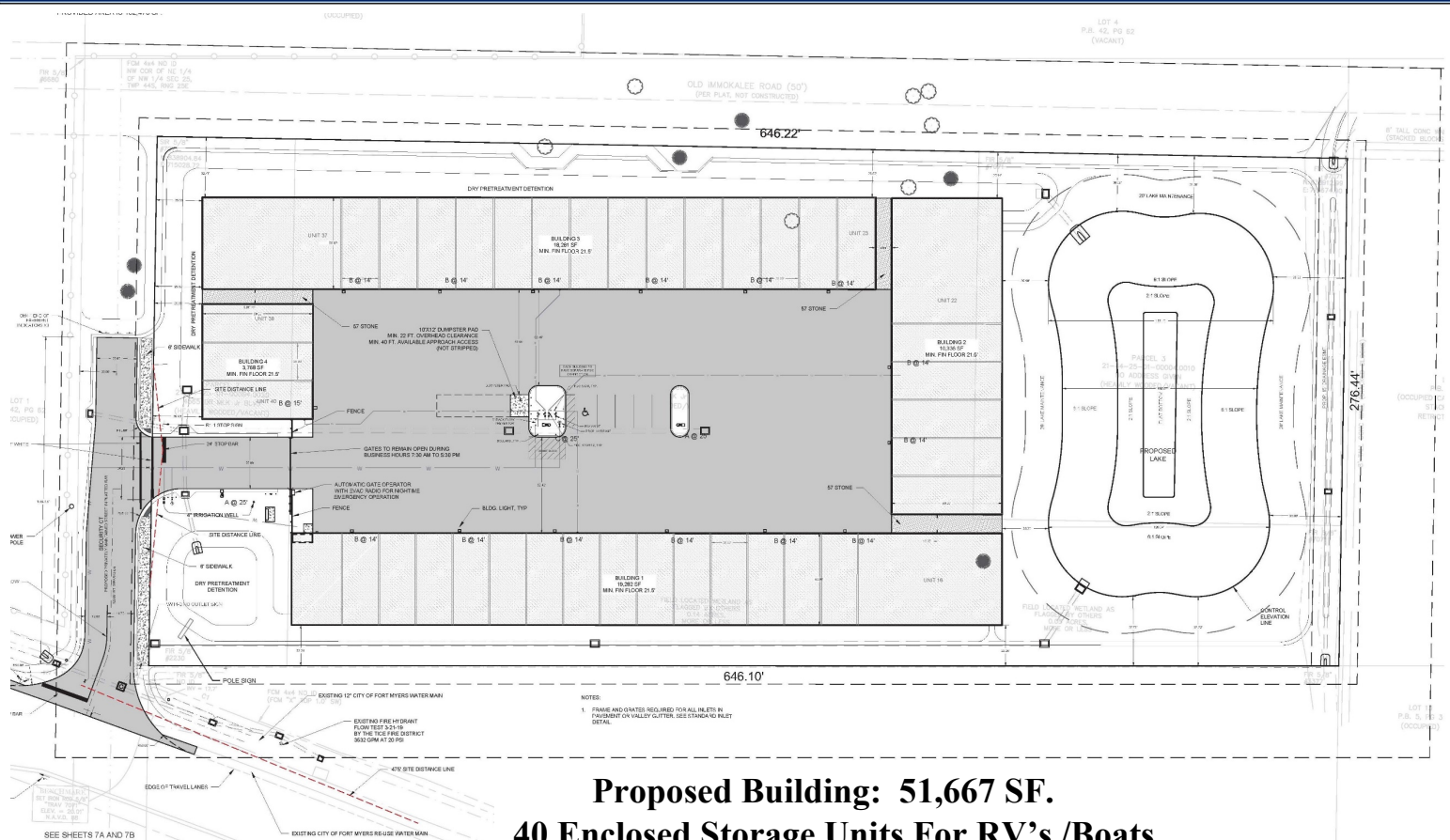


# Great RV Condo Park Development Opportunity RV & Boat Site Plan with Approved Access SR 82

**\$1,300,000**

**4563 - 4565 Dr. Martin Luther King Jr. Blvd., Fort Myers FL 33905**  
**4.5 ACRES**

## RECREATIONAL VEHICLE & BOAT STORAGE SITE PLAN



**Proposed Building: 51,667 SF.**  
**40 Enclosed Storage Units For RV's /Boats**

### The 4.5 Acre Site Includes 3 Properties:

- 4565 Dr. Martin Luther King Jr. Blvd, Fort Myers FL:** **23,250 SF**  
**Tax ID: 21-44-25-01-00004.0020**
  - 4563 Dr. Martin Luther King Jr. Blvd, Fort Myers FL:** **132,422 SF**  
**Tax ID: 21-44-25-01-00004.0000**
  - Access Undetermined, 21-44-25-01-00004.0010:** **40,705 SF**
- Total: 196,377 SF**

**Access to SR 82 has been approved by FL DOT through an existing public easement adjacent to the southwest side of the property. More information available upon request.**



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