
$990,000
RESIDENTIAL
536 Evergreen RD
536 Evergreen Road, North Fort Myers, Florida, 33903, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2025022705**
View	**Water**
Lot size	**11.16 acres**
Neighborhood	**FN03 - North Fort Myers Area**
Subdivision	**NORTH FORT MYERS**

Description

Prime 11.2 acre development opportunity is ideally located just minutes from downtown Fort Myers, offering exceptional potential for builders, developers, and land investors seeking a central Southwest Florida site with strong growth indicators. With immediate access to the River District, Cape Coral, US 41, and I-75, the property is positioned within one of the region’s most active residential and commercial corridors. Across the street, residents will enjoy a full community park featuring baseball fields, tennis courts, a dog park, and a kayak and canoe launch, creating a built-in lifestyle amenity package that significantly enhances future homebuyer appeal. A natural creek runs through the property, framed by mature live oaks and palms, offering a picturesque setting for a thoughtfully designed neighborhood with preserved green space or premium homesites. Current zoning allows for residential development at two units per acre, and surrounding land activity suggests strong potential to petition for increased density to four to six units per acre. Nearby parcels already support much higher density, including one zoned for twenty five units per acre. Preliminary conversations with county representatives indicated support for up to six units per acre, creating substantial upside for redevelopment. The property includes conceptual subdivision drawings for a twenty two home community with half acre sites, cul de sacs, and internal roadways, demonstrating layout feasibility and flexibility for a boutique single family community or a build for rent model. Utilities are located nearby, and the county is offering attractive incentive programs for qualifying new developments, although buyers should perform full due diligence to confirm all costs and requirements. Situated off US 41 and bordered by three streets, the site offers multiple access points and excellent visibility. It is less than five minutes to downtown Fort Myers restaurants, theaters, government buildings, and event venues, and it is only a short drive to Pine Island Road retail centers, medical facilities, the Edison Mall, and major employers. Its infill location, lifestyle amenities, and proximity to essential

services make it an ideal tract for a single-family subdivision, build-to-rent community, or eco-inspired residential enclave incorporating the existing creek and green space. With ongoing population growth and strong new construction demand throughout Southwest Florida, this parcel represents a rare opportunity to secure a large developable tract in a flourishing urban core with exceptional long-term value and development flexibility.
