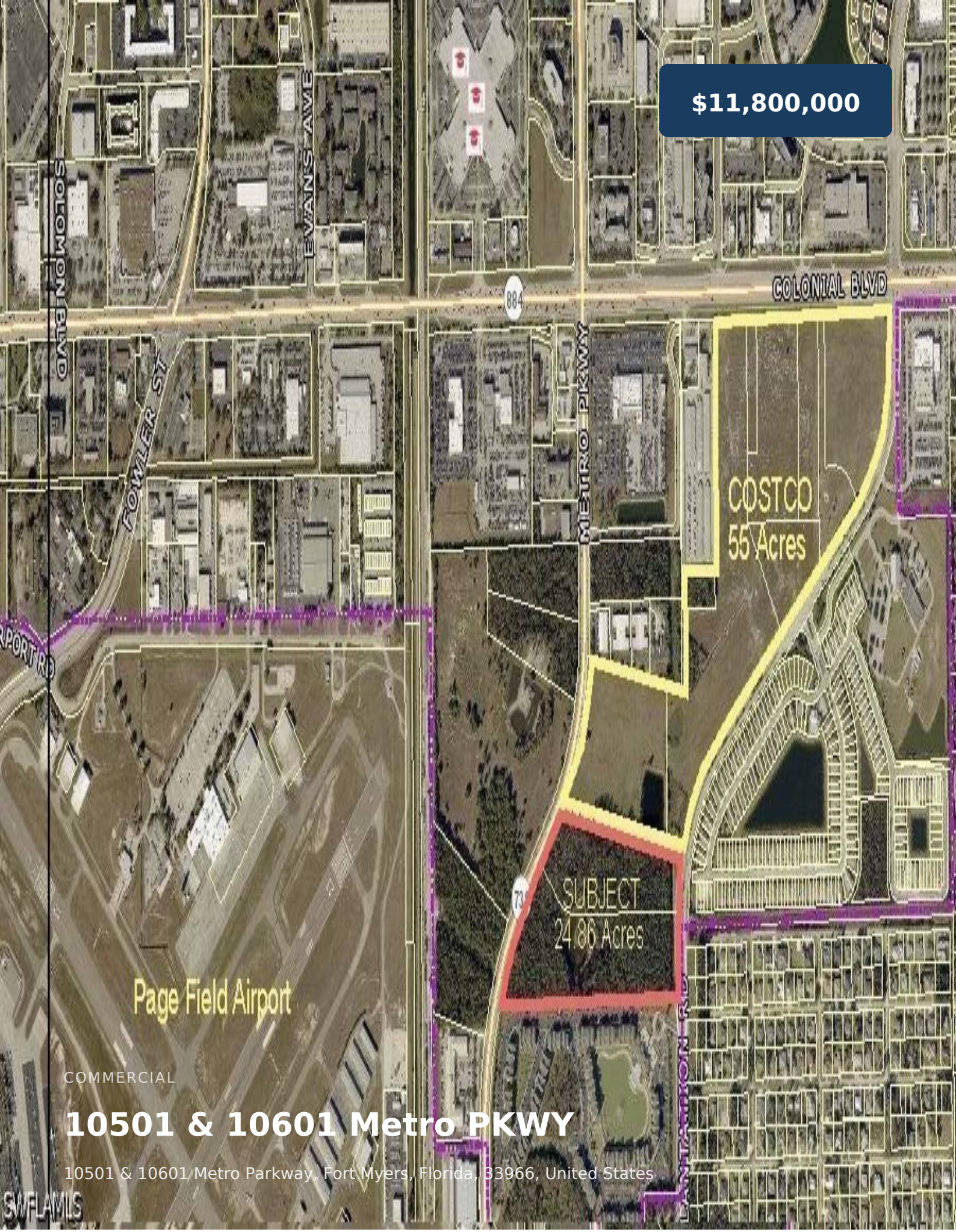


COMMERCIAL

10501 & 10601 Metro PKWY

10501 & 10601 Metro Parkway, Fort Myers, Florida, 33966, United States

Property Details

Type	**Commercial**
MLS #	**226028777**
Lot size	**24.86 acres**
Neighborhood	**FM22 - Fort Myers City Limits**
Subdivision	**NOT APPLICABLE**

Description

24+ acres, assemblage of two lots in City of Fort Myers, south of Colonial Blvd and south of to be built Costco, expanding from Metro Pkwy to Plantation Rd. Flexible MU (Mixed-Use) allows development of variety of Commercial as well as Residential uses, through PUD (Planned Unit Development) process. Costco closed on 55 acres north of this assemblage in May 2026 for $55m, at $1m/acre. MU (Mised Use): By virtue of its location in the comprehensive plan, it is the express intent of mixed use districts (MU) in newly developing areas to be as generous as possible in permitted uses while at the same time maintaining a clean, attractive community; therefore, anyone proposing to develop in a mixed use district (MU) shall follow the planned unit development district (PUD) requirements to assure well-planned, quality developments with compatible uses and at the same time provide measures to mitigate negative impacts to the surrounding area. A plan amendment may be applied for when a planned unit development (PUD) is inappropriate or not applicable to a particular piece of land designated as mixed use.