



Lot & Land Customer Financial Report w/Photos
Lot & Land Customer Financial Report



General Information

List Price: \$3,750,000
MLS#: 226011543
Address: 10200 METRO PKWY
 FORT MYERS, FL 33966
GEO Area: FM07 - Fort Myers Area
County: Lee
Property ID: 06-45-25-P1-00063.0020
Lot: 2
Lot Type: Commercial Lot
Block/Bldg: 63
Parcels:
Zoning: CI
Legal Unit: 1
Potential Short Sale: No
Virtual Tour URL:
Land Use Code: 10-Vacant Commercial
Other PIDs:

ML# 226011543

Status: Active (02/13/26)
Trans Type: Sale

Property Class: Lot and Land
Subdivision: NOT APPLICABLE
Development: NOT APPLICABLE

Sec/Town/Rng: 06/45/25E
Foreclosed REO: No

Detailed Property Information

Property Information: Costco closed on 55 acre across the road for \$55m at \$1m/acre or \$33/sf on May 12, 2026. 5+acre on Metro Pkwy, 1/4 mile south of Colonial Blvd, across from to be built Costco. CI (Commercial Intensive, City of Fort Myers) zoning is suitable for a variety of commercial uses including but not limited to self-storage, car dealership, auto repair, gas station, car wash, hotel, motel, inn, extended stay facility, warehousing or distribution center, as well as 40 units/acre multifamily or 40 residential units/acre, subject to Port Authority restrictions. This area is experiencing explosive residential and commercial growth with many single-family and apartment developments just moments away. High retail concentration area with a mix of top national brands offering shopping, dining and entertainment venues. ML# 226011543

Approx. Lot Size: 322x913x175x900
Lot Size: 5.23 (acres) / 227,732 (sqft)
Approx Sqft.Land:
Rear Exposure: W
Elevation:
Lot Desc.: See Remarks
Restrictions: None/Other
Utilities: Electric, Other
Usage: Commercial
Road: City Maintained, Paved Road, Public Road
Sewer: Central
Water: Central
Subdivision Info:

Gas YN:
Gas Description:
Trees:
Ground Cover:
Land:
Avail. Documents:
View: None/Other
Dock:
Boat/Dock Info:
Waterfront: No
Waterfront Desc.: None
Gulf Access: No
Canal Width: None

Financial/Transaction Information

Total Tax Bill: \$13
Tax Year: 2025
Tax Desc: City And County
HOA Fee:
HOA Description:
Master HOA Fee:
Condo Fee:
Transfer Fee: \$0

Spec Assessment:
Land Lease:
Mandatory Club Fee:
Rec. Lease Fee: \$0

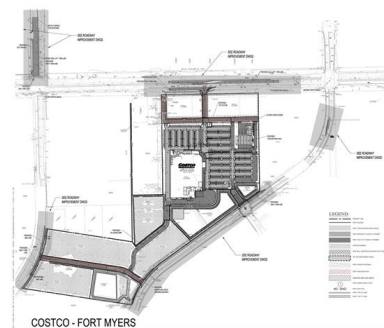
One Time Fees
Spec Assessment:
Land Lease:
Mandatory Club Fee:
Rec. Lease Fee: \$0
Other Fee: \$0

Approval:
Terms: Buyer Finance/Cash
Maintenance: None
Possession: At Closing
Special Info:
Property Location: Not Applicable
Legal Desc: FR NW COR SEC E1679FT TH S1025FT TH W50FT TO POB TH W900FT S175FT E913FT N330
Listing Broker: NRT Commercial LLC

ML# 226011543



Map / location



Costco Site Plan

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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