



FISHER
AUCTION COMPANY

ONE

Sotheby's
INTERNATIONAL REALTY



Lofton's Island / 9.3± Acres

Edison Bridge

ABSOLUTE AUCTION

“Lofton's Island”

(Previously listed at \$5.9M)

**9.3 ± Acre Private Island &
Marina Development
Opportunity**

Fort Myers, FL

**ONLINE AUCTION
JULY 21ST
AT 10 AM ET**

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*Artist Rendering

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OVERVIEW

“Lofton’s Island” ABSOLUTE AUCTION

Fisher Auction Company and One Sotheby’s International Realty are pleased to present via Absolute Auction a rare and exclusive 9.3± Acre Private Island in the heart of Fort Myers, Florida with easy access to the Gulf of Mexico.

PROPERTY HIGHLIGHTS

- Prime Location on the Caloosahatchee River in the Heart of Fort Myers with potential for multiple development opportunities
- A short boat ride to the Fort Myers Yacht Basin provides for easy access
- Within an hour to the Gulf of Mexico or the pristine white sand beaches of Sanibel Island and Captiva
- Water, Sewer and Electric Available to Site via Directional Boring Line
- Extremely well located Private Island on the Intracoastal Waterway
- Approximately 30 minutes North of Southwest Florida International Airport and 2 hours South of Tampa International Airport
- Close proximity to Downtown Fort Myers, area golf courses, aquatic preserves and world-famous Boca Grande fishing
- Easy access to major retail, shopping, medical facilities, schools and entertainment
- Caloosahatchee River frontage provides easy access to the Gulf of Mexico and the Atlantic Ocean
- Potential for lease agreement with local parking garage and landing zone at City Marina
- Approved for 30 Boat Slips and 1 Barge Landing (Contact Broker for Details)



OVERVIEW

"Lofton's Island" ABSOLUTE AUCTION

PROPERTY DETAILS

- **Location:** Caloosahatchee River, Fort Myers, Florida 33901
- **Land Size:** Total of 9.3± Acres / 405,108± Sqft (3.4± Upland Acres / 148,104± Sqft)
- **Access:** Fort Myers Yacht Basin via Chartered Vessel or Private Boat
- **Zoning:** CI – Commercial Intensive; See Zoning Information Attached
- **Utilities:** Water, Sewer, Electric, Cable, Phone, and Gas available via a completed directional bore (Over \$2M Invested)
- **Frontage:** Approximately 1,500 Feet of water-front
- **2019 Taxes:** \$41,275.64
- **2019 Tax Assessed Value:** \$2,200,494
- **Parcel No.:** 14-44-24-P2-00013.0000
- **Flood Zone:** Zone VE per City of Fort Myers Flood Zone Map
- **Legal Description:** ALL SECS 13 14 IN RIVER LY N+W OF FT MYERS DES ORS 830 /58 + 2924/2102 LOFTON ISLAND



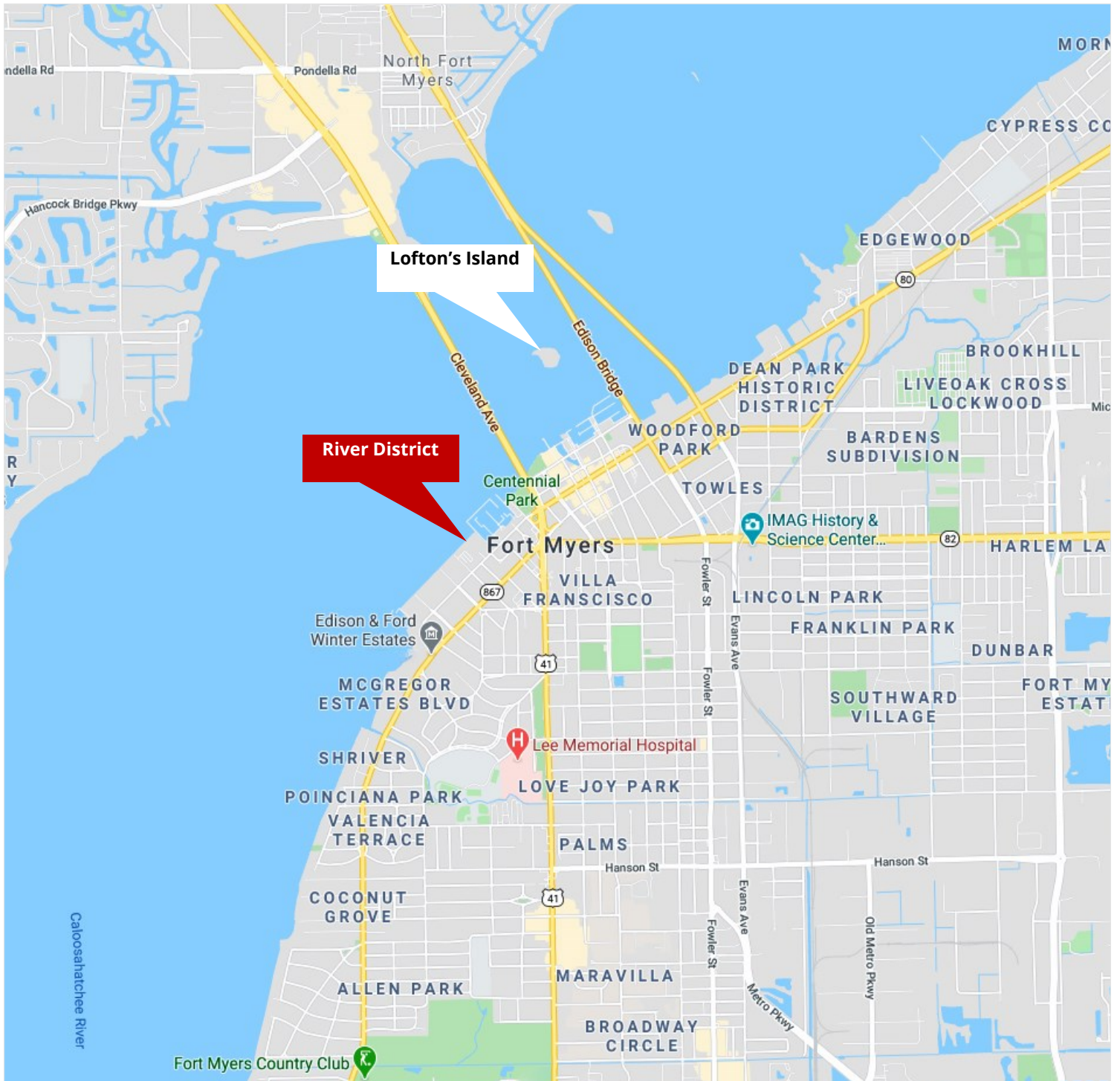
AERIAL PHOTOGRAPHS

“Lofton’s Island” ABSOLUTE AUCTION



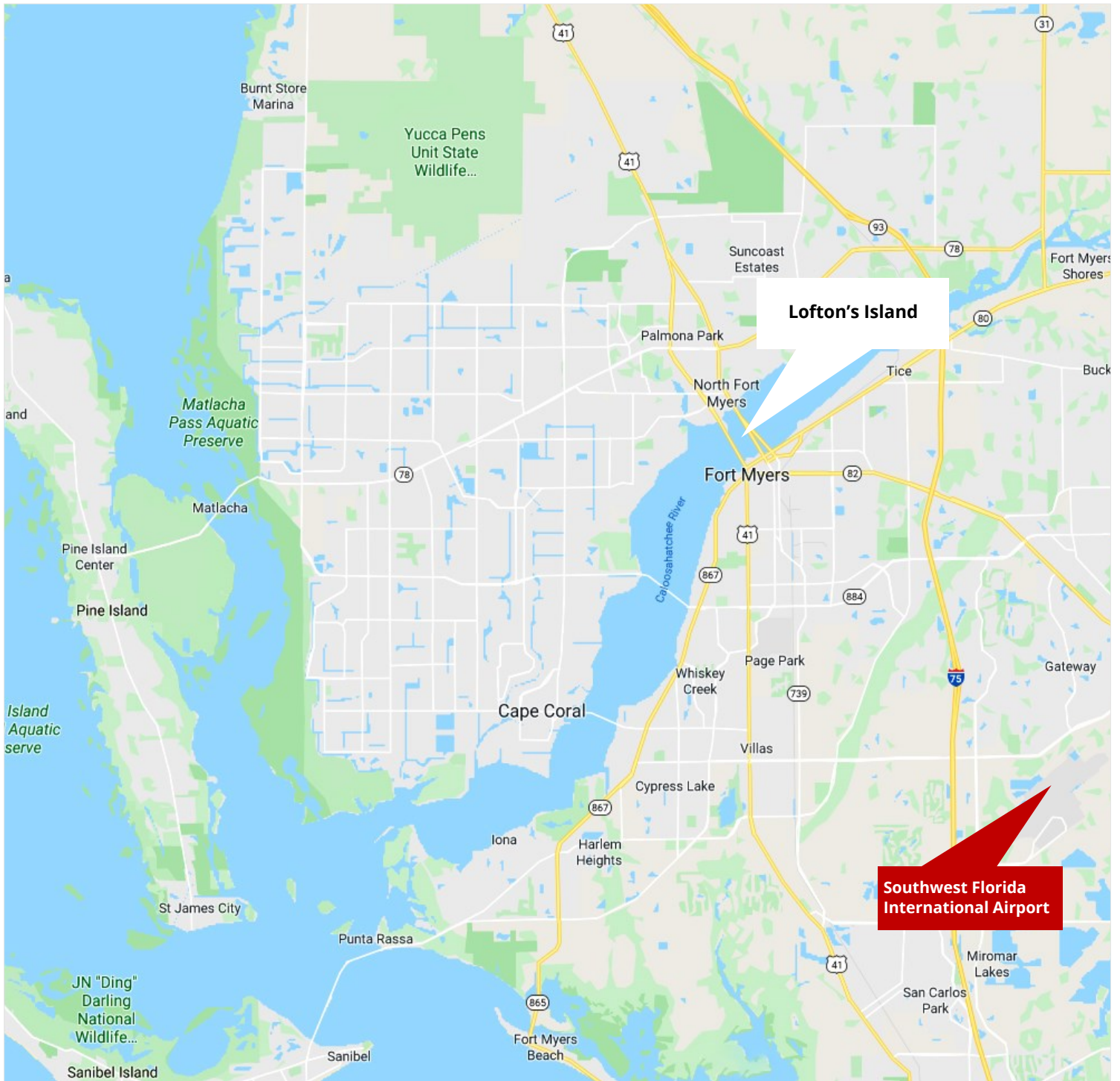
AERIAL MAP

“Lofton’s Island” ABSOLUTE AUCTION



AERIAL MAP

"Lofton's Island" ABSOLUTE AUCTION



AUCTION SUMMARY

“Lofton’s Island” ABSOLUTE AUCTION

Online Auction Date / Time: Begins - Tuesday, July 21, 2020 @ 10:00 AM ET

Ends - Thursday, July 23, 2020 @ 2:00 PM ET

Auction location:

Online Auction, Visit bid.fisherauction.com for
Online Registration

Auction Method

- ABSOLUTE AUCTION - Sold to the Highest Bidder, No Minimum No Reserve
- A 10% Buyers Premium will be added to the Final Bid Price

QUALIFYING BIDDER REQUIREMENTS

- Bidders must wire transfer the qualifying, fully refundable, initial Escrow Deposit in the amount of \$50,000.00 in U.S. Funds to Conroy, Conroy & Durant, P.A. IOTA (Escrow / Closing Agent) no later than twenty-four hours prior to the Auction ending time.

BROKER PARTICIPATION

- 3% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.



COMMUNITY OVERVIEW

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ABSOLUTE AUCTION

The City of Fort Myers created the Downtown Redevelopment Agency (DRA) in 1984 to combat the deteriorating conditions within the downtown commercial area. Originally established as an Independent Special District, the City Council appointed itself the governing body of the City's Community Redevelopment Agency (CRA), under the auspices of Florida Statute Chapter 163, in 1988 and the DRA then became a division of the CRA. Currently, the City Council, along with the Mayor, serves as the Community Redevelopment Agency Board.

The Fort Myers River District is a TIF district. Tax increment financing (TIF) is a unique tool that allows municipalities to promote economic development by earmarking property tax revenue from increases in assessed values within a designated TIF district. It is used to leverage public funds to promote private sector activity. Any funds received from a tax increment financing area must be used for specific redevelopment purposes outlined in the statute, and not for general government purposes. The CRA is the governing body which oversees the usage of these funds for the areas improvements.

The Fort Myers Conference & Convention Council (CCC) is the official advisory board of Harborside Event Center. The CCC is comprised of professional business leaders from across the City of Fort Myers and Lee County with specific interest in the marketing of Harborside Event Center as a convention destination. The CCC Board Members all serve in a volunteer capacity for the benefit of the City of Fort Myers. The CCC is tasked by City Council to advise facility management and oversee the associated marketing expenses of the venue.

*INFORMATION OBTAINED FROM MYRIVERDISTRICT.COM

DEMOGRAPHIC

	FORT MYERS, FL	FORT MYERS BEACH, FL	LEE COUNTY, FL
POPULATION	73,712	6,877	754,610
MEDIAN HH INCOME	\$41,591	\$61,890	\$56,129
MEDIAN AGE	39.2	67	48.8

*INFORMATION OBTAINED FROM DATAUSA.IO



TEAM SUMMARY

One Sotheby’s International Realty and Fisher Auction Company have successfully partnered for many years. The Brokerages work in tandem to get the job done. Their professionalism as Partners, coupled with the same goal of obtaining the absolute best price for their client while still providing a transparent transaction for the Buyer, makes this team a success in whatever venture they take on.



LAMAR FISHER
PRESIDENT / CEO of
FISHER AUCTION

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Lamar Fisher represents the third generation of executive leadership for Fisher Auction Company as its President and CEO. For over 35 years, he has devoted his entire career life to all aspects of the auction industry and is an industry leader and authority in marketing of real estate via the auction process. He holds a degree from Palm Beach State College, is a graduate of the Certified Auctioneers Institute (CAI), and is an Accredited Auctioneer in Real Estate (AARE), the highest designations earned by the Auction Marketing Institute. With Fisher’s proven success rate, professionalism and dedication to the auction industry, he continues to propel Fisher Auction Company as one of the top firms in America, Puerto Rico and the Virgin Islands serving Lenders, Receivers, Developers, Governmental Agencies, Trust Companies, Municipalities, Real Estate Brokerage Firms, Private and Public Equity Firms and REITS with sales in excess of \$4 Billion.



RITA JAPHET
BROKER ASSOCIATE
ONE SOTHEBY’S
INTERNATIONAL REALTY

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With over a decade experience in Luxury Real Estate, Rita is a consummate professional and is a true innovator in the international real estate market. Whether staying on top of marketing trends or analyzing real estate market reports, Rita always has her finger on the pulse and is a prime example of how versatility can be beneficial on many levels. With her studies at New York University in the school of Business and Finance and her fluency in French, Italian and Spanish, Rita’s knowledge and negotiation skills have been instrumental in selling over 200 New Construction units to a wide range of clients which landed her the prestigious Remax Hall of Fame Award and is an active member of the Master Broker Forum. Her superior training and experience to understand the demand and complexity of the Luxury Market has resulted in her ability to identify opportunities in any real estate cycle with proven success that has benefited her clients from all over the world.

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