



# UNITED STATES BANKRUPTCY AUCTION

Prime 5.51± Acre Commercial  
Development Site

Fort Myers, Florida

ONLINE AUCTION  
APRIL 29TH  
AT 11 AM ET

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# OVERVIEW

## US BANKRUPTCY AUCTION

Fisher Auction Company, Trustee Realty and Cushman & Wakefield are pleased to present via Online Auction a 5.51± Acre Prime Commercial Development Site at the Signalized Corner of Winkler Avenue & Six Mile Cypress Parkway in Fort Myers, Florida

### PROPERTY HIGHLIGHTS

- Large 5.51± Acre Corner Site with Excellent Exposure
- Site is Cleared and Level ready for Development
- Signalized corner of Six Mile Cypress Parkway and Winkler Avenue
- Located on Major Corridor close to Commercial, Retail and Residential Development
- Water and Sewer available to site from Fort Myers Utilities
- Commercial General Zoning permits a wide range of uses
- Easy access to Major Thoroughfares, I-75 and Southwest Florida International Airport
- Potential Future Upside with Rapidly Increasing Population Growth
- Preliminary Site Plan for Senior Living / Care Facility



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# OVERVIEW

## PROPERTY DETAILS

- **Address:** 4999 Winkler Avenue, Fort Myers, Florida 33966
- **Directions:** From I-75 Exit # 136 – Colonial Boulevard West to 6 Mile Cypress Parkway. Turn left and proceed to address
- **Land Area:** 5.51± Acres / 240,015± Square Feet
- **Access:** Access will be from Winkler Avenue and/or Six Mile Cypress Parkway
- **Frontage:** 465± Feet along Six Mile Cypress Parkway  
740± Feet along Winkler Avenue
- **Zoning:** CG – Commercial General
- **Uses:** Multiple Retail and Commercial Opportunities Including Hotel, Bank, Adult Living Facility, Medical, Restaurant and Religious or Educational Institution. See Zoning Section for complete list of Permitted and Conditional Uses.
- **Taxes:** 2020 Total - \$17,629.04  
2020 Tax Assessment Value - \$959,364.00  
Folio: 10475660 Strap: 04-45-25-P2-00001.2000
- **Flood Zone:** Zone X - Panel No. 12071C0427F
- **Utilities:** Water/Sewer available from Fort Myers Utilities  
Electric available from FPL



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# PROPERTY PHOTOGRAPHS

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# PROPERTY PHOTOGRAPHS

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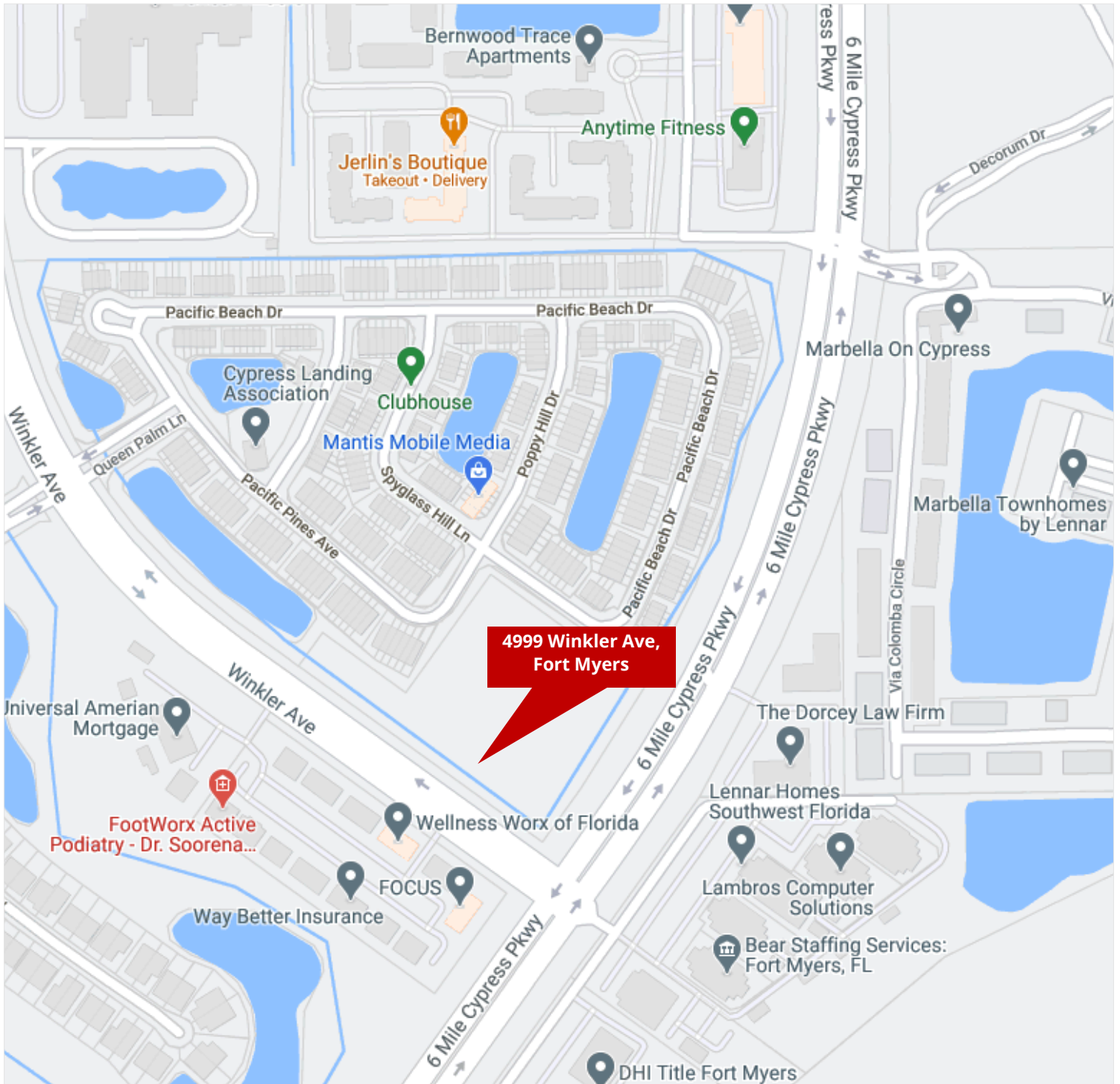


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# LOCATION MAP

## US BANKRUPTCY AUCTION

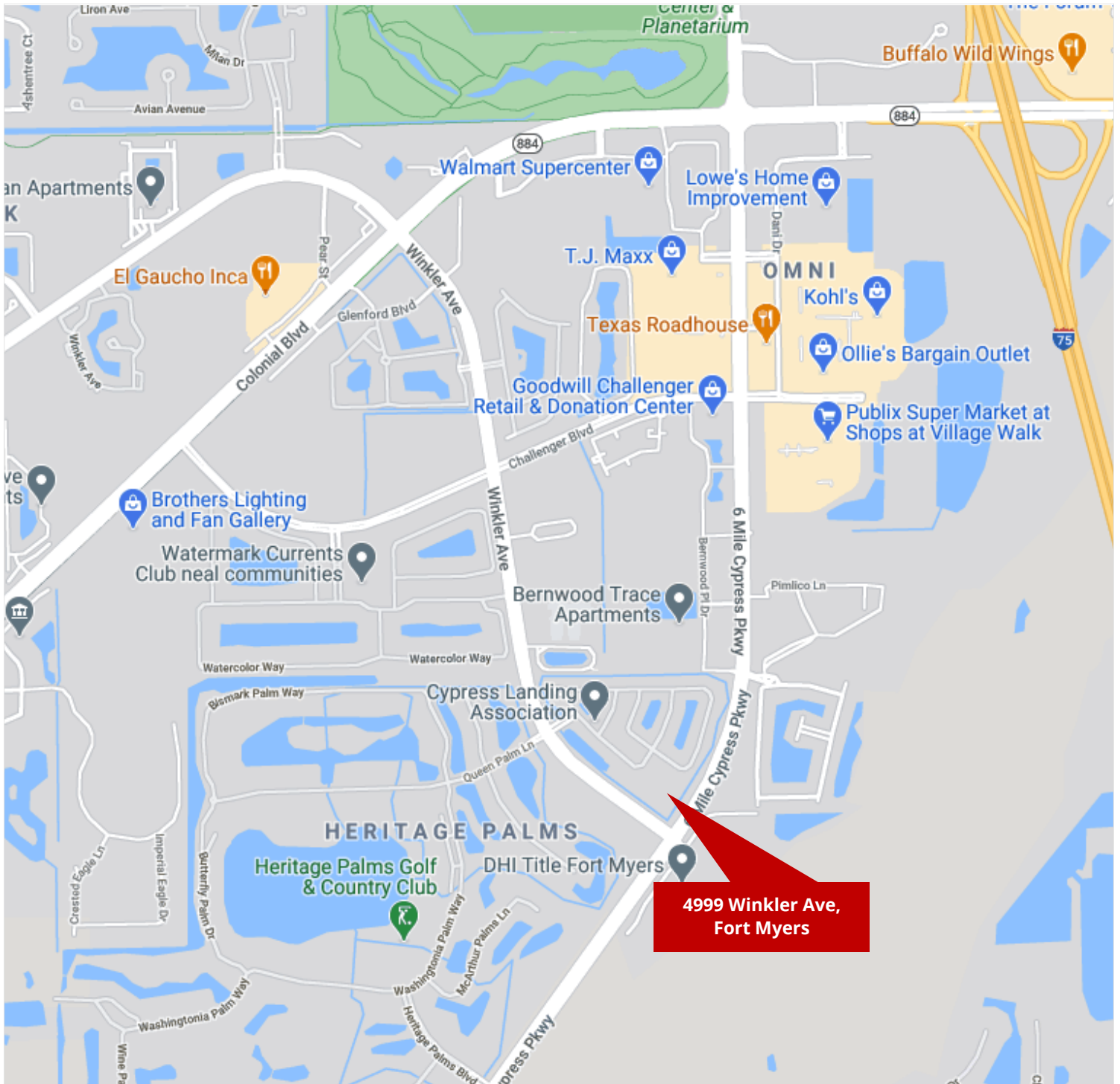


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# LOCATION MAP

## US BANKRUPTCY AUCTION



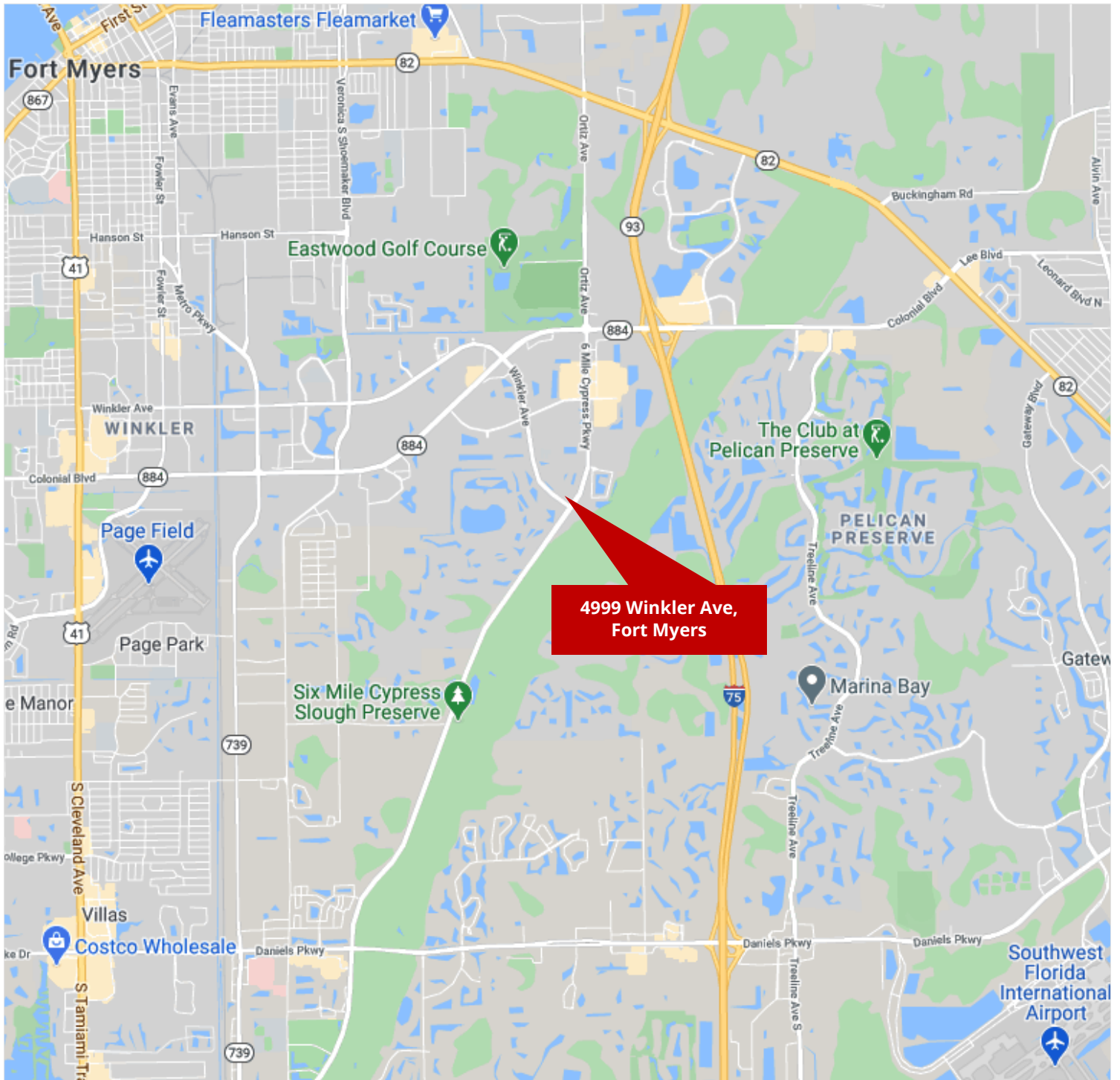
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# LOCATION MAP

## US BANKRUPTCY AUCTION



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# AUCTION SUMMARY

**Online Auction Date / Time:** Begins - Thursday, April 29, 2021 @ 11:00 AM ET  
Ends - Thursday, April 29, 2021 @ 2:00 PM ET

**Online Only Auction:** Online Auction, Visit [bid.fisherauction.com](http://bid.fisherauction.com) for Online Registration

**Property Directions:** From I-75 Exit # 136 – Colonial Boulevard West to 6 Mile Cypress Parkway. Turn left and proceed to address

**United States Bankruptcy Court, Northern District Illinois - Eastern Division  
Bankruptcy Court Chapter 11 Bankruptcy Case: Case No. 20-08952**

## Auction

### Method

- The Property will be offered to the highest and best bidder plus a 10% Buyers Premium. The Final Bid Price is subject to the approval by Seller and Court.
- The Online Auctions will be held on Fisher Auction Exclusive Auction Platform at [Bid.fisherauction.com](http://Bid.fisherauction.com)

## QUALIFYING BIDDER

### REQUIREMENTS

- Wire into Genovese, Joblove & Battista Real Estate Trust IOTA Account (the "Escrow Agent") via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$100,000 Initial Escrow Deposit ("Initial Bid Deposit") no later than 5:00 PM Eastern Time on Tuesday, April 27, 2021.
- An Additional Escrow Deposit ("the Supplemental Deposit") totaling (10%) of the total contract price shall be due from the Highest and Best Bidder via a Federal wire transfer in U.S. Funds (not an ACH Credit) to Genovese, Joblove & Battista Real Estate Trust IOTA Account (the "Escrow Agent"), no later than 5:00 PM Eastern Time on Friday, April 30, 2021.

## BROKER

### PARTICIPATION

- 2.5% of the Final Bid Price
- Call 800.331.6620 or visit [www.fisherauction.com](http://www.fisherauction.com) for the Mandatory Real Estate Buyer Broker Participation Registration Form.

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# COMMUNITY OVERVIEW

## US BANKRUPTCY AUCTION

### ABOUT FORT MYERS

For many years the Southwest Gulf Coast's population had little growth and remained somewhat isolated from the rest of the Sunshine State. That seclusion ended in the early 1900s when inventor Thomas Edison and industrialist Henry Ford built winter homes in Fort Myers. At the start of the 20th century, the City of Palms started to boom. And that growth has continued to this day.

Nestled alongside the Caloosahatchee River in Southwest Florida, Fort Myers is a midsize metro area. It has retained its small-town heritage though, with a charming downtown lined with shops and restaurants, many of which are dog-friendly. Museums, parades, festivals, theaters, parks, historical sites and art galleries pepper the metro area and its social calendar.

Just a few miles away, Fort Myers Beach, Cape Coral and Sanibel Island are popular among boaters, kayakers, sailors and anglers.

\*INFORMATION OBTAINED FROM REALESTATE.USNEWS.COM

### DEMOGRAPHIC

	FORT MYERS, FL	CAPE CORAL, FL	LEE COUNTY, FL
POPULATION	76,591	178,593	754,610
MEDIAN HH INCOME	\$43,474	\$57,125	\$56,129
MEDIAN AGE	40.7	46.9	48.8
MEDIAN PROPERTY VALUE	\$208,200	\$214,700	\$235,000
AADT (Annual Average Daily Traffic)	19,500 Vehicles on Six Mile Cypress Parkway 5,200 Vehicles on Winkler Avenue		

\*INFORMATION OBTAINED FROM DADAUSA.IO & FDOT.GOV



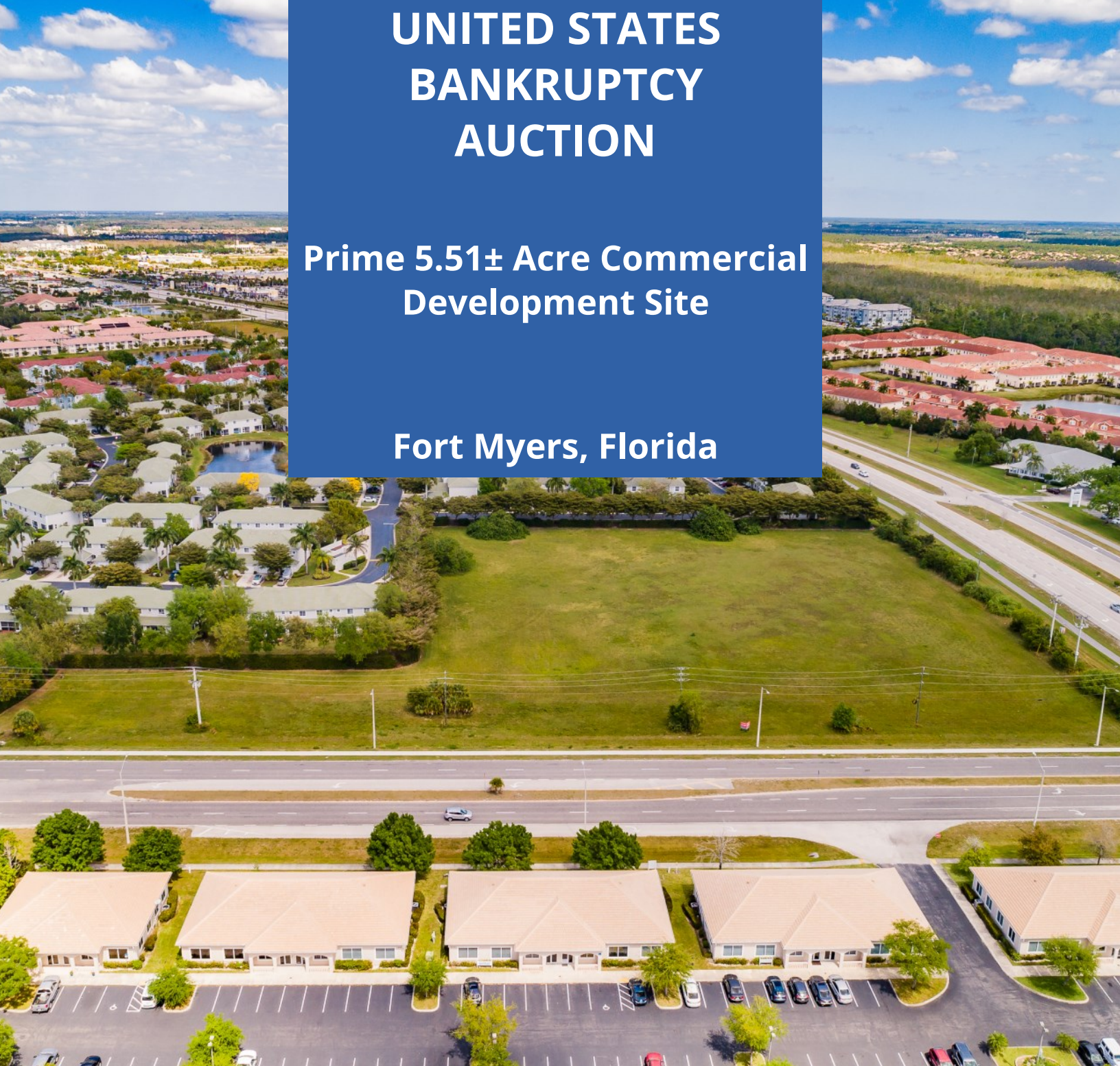
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Prime 5.51± Acre Commercial  
Development Site

Fort Myers, Florida



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