±8 ACRE LAND FOR SALE

7035 & 7065 WATTS RD, FORT MYERS, FL 33905



TCG

ERIC STROM
Partner
239.849.7834
Eric.Strom@TrinityCRE.com

ZONING & USE POTENTIAL

7035 & 7065 WATTS RD, FORT MYERS, FL 33905

FLEXIBLE COMMERCIAL + INDUSTRIAL OPPORTUNITY

The reported CI and IH classifications support consideration of a wide variety of business operations.
Use suitability depends on the applicable zoning district, site design and required approvals.

CI | COMMERCIAL INTENSIVE

IH | HEAVY INDUSTRIAL

POTENTIAL USE CATEGORIES

01	WAREHOUSING & DISTRIBUTION	Warehouse, shipping, distribution and wholesale operations
02	STORAGE & OPERATIONAL SPACE	Indoor/outdoor storage and related business activities
03	VEHICLE & EQUIPMENT SERVICES	Automotive service, repair and maintenance operations
04	TRANSPORTATION & LOGISTICS	Freight handling, trucking and transportation services
05	BUILDING MATERIALS & INDUSTRIAL SERVICES	Building supply, repair and service-oriented operations

ZONING VERIFICATION REQUIRED

Use categories are illustrative; not every use is permitted on every portion of the property.

© 2026 Trinity Commercial Group
This information is considered accurate, but not guaranteed.

±8 ACRE LAND FOR SALE

7035 & 7065 WATTS RD, FORT MYERS, FL 33905



2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	$65,160	$87,043	$105,760
POPULATION	1,294	44,826	118,030
EMPLOYMENT DENSITY	1,095	19,556	65,677

PROPERTY DETAILS

PRICE	$3,400,00 ($9.75 PSF)
AVAILABLE	±8 Acres
ZONING	CI & IH
LOCATION	Located on Watts Road in Fort Myers, with convenient access to I-75 at Exit 138.

TCG
TrinityCRE.com
9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

© 2026 Trinity Commercial Group
This information is considered accurate, but not guaranteed.

Experts in the Market. Partners in Your Success.