



DOWNTOWN FORT MYERS

**What is here,
and what is to come.**





LUMINARY HOTEL

Located on the Downtown Fort Myers riverfront, Luminary Hotel blends upscale hospitality with culinary excellence and waterfront views. Guests can enjoy a variety of signature dining experiences including the elegant Silver King Ocean Brasserie, cozy Ella Mae's Diner, vibrant rooftop Beacon Social Drinkery, and riverside favorite Oxbow. The hotel serves as a social and cultural anchor in the heart of the River District.

- 12 Stories
- 243 Guestrooms
- 4.5-Star Rating
- 4 Restaurants & Bars

CALOOSA SOUND CONVENTION CENTER

The Caloosa Sound Convention Center is a premier event destination in Downtown Fort Myers, offering a modern, flexible venue for conferences, exhibitions, and gatherings of all sizes. With newly renovated interiors and expanded functionality, the space is ideal for both local and large-scale events.

30,000 Sq. Ft.

Fully Updated
Convention Center

Additional Meeting &
Exhibit Spaces



CALOOSA SOUND AMPHITHEATER

Set along the Downtown Fort Myers riverfront, the Caloosa Sound Amphitheater is a vibrant outdoor venue designed for concerts, performances, and community events. With scenic views and lawn-style tiered seating, it offers a welcoming space for audiences to gather and enjoy live entertainment.

107-Foot-Wide Stage

4 Grassy Tiers for Seating

Lawn Chair & Blanket-Friendly



THE WEST END AT CITY WALK

The West End at City Walk brings elevated living to Downtown Fort Myers with a blend of premium residences, lifestyle amenities, and walkable convenience. Designed with modern urban dwellers in mind, the development combines sleek residential space with vibrant ground-floor commercial offerings.

318 Class A Residential Units

527 Parking Spaces

12,000 Sq. Ft. Amenity Center

10,000 Sq. Ft. of Commercial Space

TWO WAY STREET

The conversion of First Street and Second Street to two-way traffic has improved connectivity throughout Downtown Fort Myers. This update enhances accessibility, allowing east-west travel along First Street. This provides direct, convenient access to ONE and surrounding destinations.



EDISON GRAND

Edison Grand has been transformed into a high-quality rental community, offering updated living in a prominent Downtown Fort Myers location. Formerly known as Campo Felice, the revitalized property blends modern comfort with accessible city living.





ALLURE CONDOMINIUMS

Location: Adjacent to ONE

Status: In Permitting

Allure is a luxury riverfront development featuring two 24-story towers with a total of 201 for-sale condominium residences. Each residence is designed to offer panoramic views of the Caloosahatchee River, elevating the high-rise living experience in Downtown Fort Myers.



ROYAL PALM HOTEL & RESIDENCES

Location: 2424 Edwards Drive

Status: Planning – Anticipated Groundbreaking in Q1 2026

A multi-phase development set to bring 393 hotel rooms, 104 residential units, 347 parking spaces, and 7,000 square feet of restaurant space to the Downtown Fort Myers waterfront.



393 Hotel Rooms

104 Residential Units

347 Parking Spaces

7,000 Square Feet of
Restaurant Space



THE IRVING

Location: Corner of Bay Street & Lee Street

Status: Permitting and ground-breaking scheduled for 2025

Planned Completion: 2027/28

The Irving Downtown is a luxury, eco-friendly 98-unit rental community with attached garage parking, situated in the heart of the River District. Residents will enjoy walkable access to the Yacht Basin, restaurants, galleries, shopping, and entertainment.

TRITON CAY

Location: Corner of West First Street & Altamont Avenue

Status: Phase 1 Completed and Leased; Phase 2 Under Construction

Planned Completion: Phase 2 — 2025/26

Triton Cay's Phase 1 introduced a 4-story apartment complex with 327 units, a parking garage, and courtyard amenities. Phase 2 will add approximately 200 more units in a 10-story riverfront building, expanding the development's footprint and waterfront appeal.

IVY APARTMENTS

Ivy Apartments is a modern-designed, 4-story multifamily community offering 274 residential units and 467 parking spaces. Strategically located in Downtown Fort Myers, it provides a blend of style, convenience, and urban accessibility.

Location: Corner of First Street & Fowler Street

Status: Completed in 2024



FIRST STREET RIVERFRONT APARTMENTS

This eight-story riverfront residential development will deliver 221 units, along with a resort-style pool, access to the riverwalk, and modern amenities. Its prime location and thoughtful design are set to enhance Fort Myers' waterfront living.

Location: Corner of First Street & Park Avenue

Status: Under Permitting—
Site Cleared

Planned Completion: 2026



Gardner's Park Grove

Before

SEABOARD APARTMENTS

Seaboard Apartments is a future residential development consisting of two five-story apartment buildings, totaling 320 units. The project will be constructed in two phases and will include a variety of modern amenities designed to support comfortable, community-focused living in Fort Myers.

Location: Along Seaboard Street & Michigan Avenue

Status: Under Permitting—Land Cleared

Planned Completion: 2027

GARDNERS PARK GROVE

Gardners Park Grove is a boutique residential development featuring 14 two-story homes designed with live-work zoning. Located in a vibrant and creative area of Fort Myers, the community blends residential comfort with flexible commercial potential—ideal for entrepreneurs and artists seeking a dynamic live/work lifestyle.

Location: Between Hough Street, Third Street & Fourth Street

Status: Under Permitting

Planned Completion: 2026



STAYBRIDGE SUITES HOTEL

Staybridge Suites is a five-story, 100-suite extended-stay hotel featuring studio and one-bedroom units, a pool, meeting space, and outdoor amenities. The project encourages guest engagement with local businesses by omitting onsite dining and offers off-site parking in the Downtown redevelopment area.

Location: Along Second Street & Royal Palm Ave

Status: Under Permitting

Planned Completion: 2026

THE HAMPTON INN

Description: This newly completed four-story hotel offers 111 guest rooms and features Hampton Inn's contemporary prototype design, blending modern, confident styling with timeless décor. Ideally situated in Downtown Fort Myers, it caters to both business and leisure travelers with a refined and comfortable hospitality experience.

Location: Corner of McGregor Boulevard & US 41

Status: Completed in 2024



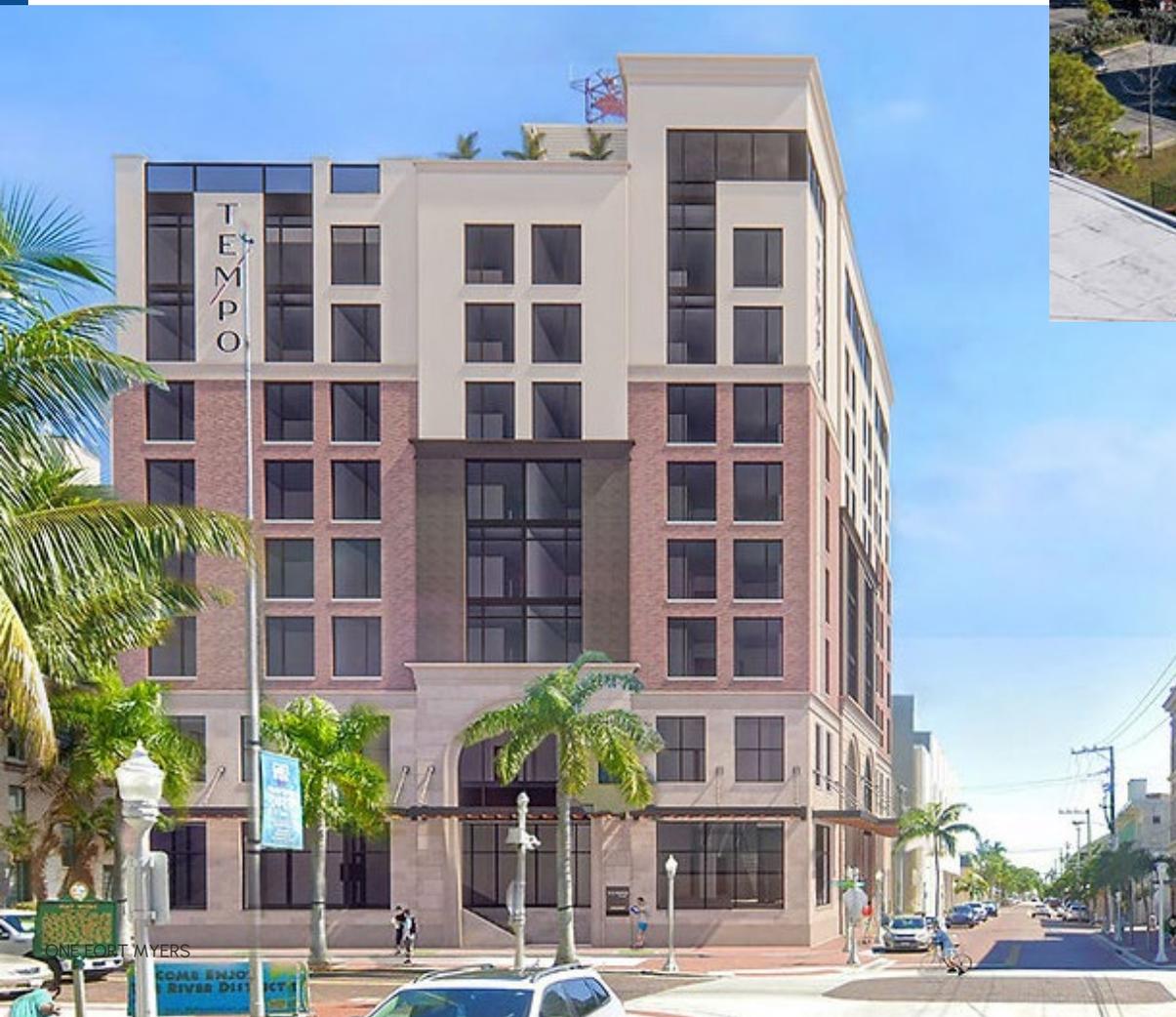
HILTON TEMPO

Hilton Tempo is a planned eight-story, 132-room hotel featuring guest accommodations on floors 2 through 7, a ground-floor bar, and a rooftop entertainment center. Positioned in the heart of Downtown Fort Myers, the hotel aims to blend upscale hospitality with vibrant social spaces.

Location: Corner of First Street & Jackson Street

Status: Under Planning & Permitting

Planned Completion: 2027



MONTAGE AT MIDTOWN

Montage at Midtown is a new multifamily development that will deliver 321 apartment units as part of Phase I. The project includes a four-story residential building, a five-story amenity building, and a six-story parking garage with 585 spaces, which will also serve a future second phase of the development.

Location: Fronting Jackson Street, Central Avenue, Union Street & Victoria Avenue

Status: Under Construction

Planned Completion: 2025



FORT MYERS YACHT BASIN

SunTex Marinas has been awarded the lease to redevelop the city-owned yacht basin into a world-class marina. The \$30M–\$45M+ project will feature up to 380 boat slips, a waterfront restaurant, fuel dock, and modern boating amenities, transforming the Fort Myers waterfront over the next several years.

Location: 1300 Edwards Drive

Status: Under Permitting
— Awaiting Army Corps of Engineers Approval

Planned Completion: 2028–29



LOFTON ISLAND BEACH CLUB & DAY RESORT

Lofton Island is a 3-acre commercially zoned island set to become a luxury beach club and day resort featuring pools, bars, villas, a wedding venue, and 500+ linear feet of white sand beach. The project will also include a 73-slip transient marina and free electric water shuttles connecting guests to Downtown Fort Myers.

Location: 101 Lofton Island

Status: In Planning & Permitting—Awaiting Army Corps, FEMA, and National Marine Fisheries Approval

Planned Completion: 2028



BAY STREET YARD

Bay Street Yard is a vibrant entertainment venue and food truck park featuring seating for 300+ guests, three food trucks, a covered stage with large TVs, and outdoor games like cornhole and ping pong. It's designed as a lively gathering space for live music, performances, and sports viewing in Downtown Fort Myers.

Location: 2136 Bay Street

Status: Completed

SWAMP CAT AT THE REFUGE

This project is a redevelopment of an existing site to house Swamp Cat Brewery, The Refuge food hall, a beer hall, and an outdoor dining area. The space brings together craft brewing, diverse dining options, and communal gathering areas in the heart of Fort Myers.

Location: 1943 Fowler Street

Status: Completed





ESCONDIDO

Escondido Lounge is a hidden bar and speakeasy inspired by the elegance and mystique of the Prohibition era. The concept fuses the rich ambiance of the 1920s with a modern, upscale twist, offering a unique and immersive cocktail experience in Downtown Fort Myers.

Location: 1617 Hendry Street

Status: Completed

SIP & SIZZLE

Sip & Sizzle is a new upscale restaurant offering a full sensory dining experience across all dayparts. Guests can enjoy specialty coffee and fresh-pressed juices at breakfast, healthy and flavorful lunch options, and chef-crafted dinners featuring composed plates and the signature 500-degree sizzling steak stones, all in a refined Downtown setting.

Location: 2236 First Street

Status: Completed





BRUNO'S OF BROOKLYN

Bruno's of Brooklyn Italian Eatery, established in 2014 by Cal and Genevieve Bruno, brings authentic Italian flavors and a passion for hospitality to downtown Fort Myers.

Location: 2149 First St, Fort Myers, FL 33901

Status: Completed



OISE

Expect a dining experience like no other, as traditional Italian elegance meets the artful precision of Japanese cuisine. Our menu boasts a tantalizing fusion of ingredients, expertly crafted by Chef Brad Kilgore, promising a harmonious blend of tastes that will transport your palate on an unforgettable journey. Discover the unexpected, embrace the extraordinary.

Location: 2262 First St
Fort Myers, FL 33901

Status: Under Construction

Planned Completion: 2025

FANCY'S SOUTHERN CAFE

Fancy's Southern Cafe brings its signature Southern-style cuisine to Downtown Fort Myers with a newly opened restaurant and bar, blending warm hospitality with a vibrant dining atmosphere.

Location: 8890 Salrose Ln #101,
Fort Myers, FL 33912

Status: Completed in 2025



VANTAGE LOFTS

Vantage Lofts is a 16-story loft-style apartment development featuring 217 residential units and a separate 4-story parking garage. The project is slated to break ground in Q2 2024, bringing modern high-rise living to the Downtown Fort Myers riverfront.

Location: Bordering West First Street, Henley Place, Carson Street & McGregor Boulevard

Status: Under Permitting

Planned Completion: 2027-28

EDSEL LOFTS

Location: 2nd Street & Woodford Avenue

Status: In Planning

Planned Completion: TBD

Edsel Lofts is a planned residential development featuring nine three-story townhomes, each designed with a two-car garage and a private master suite terrace. The project brings modern urban living to a quiet corner of Downtown Fort Myers.

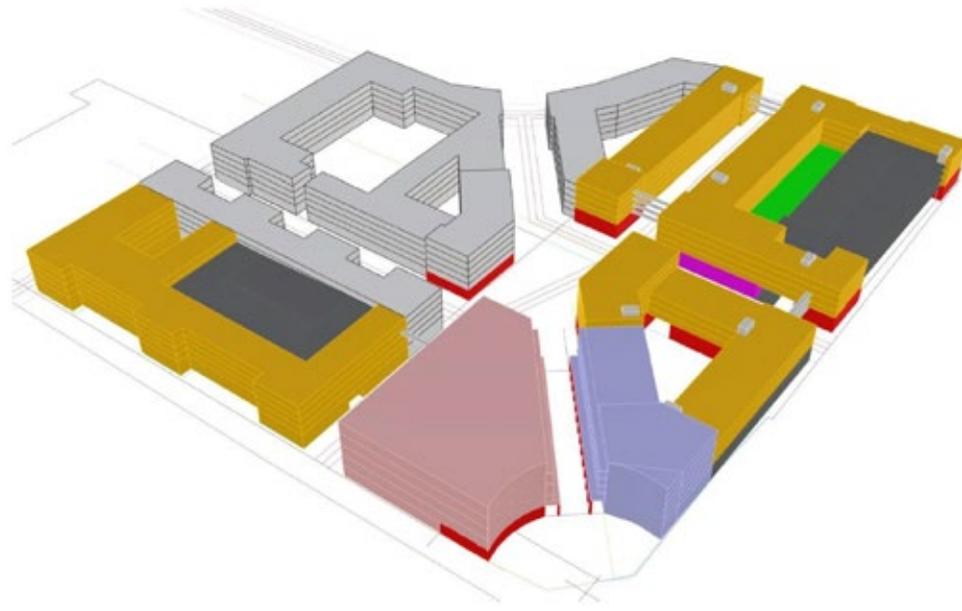
COMMON GROUND PEDESTRIAN POCKET PARK

Location: 2208 First Street

Status: Completed in 2025

Common Ground Pocket Park is Downtown Fort Myers' first pocket park, offering seating areas, a pet-friendly water fountain, shaded landscaping, and flexible space for events or vendors. Located next to The Franklin Shops, it creates a welcoming green retreat in the heart of downtown.





**SPECK
DEMPSEY** NE AERIAL

REDEVELOPMENT OF THE NEWS-PRESS BUILDING

Catalyst is planning a major mixed-use redevelopment of the former News-Press site, covering 9.8 acres. The project will include at least 580 residential units, 50,000 square feet of retail, a 24,000-square-foot grocery store, 150,000 square feet of office space, a 140- to 160-room hotel, and two parking garages. Construction is expected to begin within 18 months, pending approvals.

Location: Southwest Corner of Dr. Martin Luther King Jr. Boulevard & Fowler Street

Status: Under Permitting

Planned Completion: TBD



GATEWAY GARDEN

Gateway Garden is a newly landscaped green space planned for a property fronting MLK Boulevard. The project will enhance the area with decorative planting, open gathering space, and improved curb appeal at a key neighborhood gateway.

Location: MLK Boulevard & Hough Street

Status: Under Permitting

Planned Completion:
Under Construction — 2025

SERHANT.
NEW DEVELOPMENT

