



REALTY**ONE**GROUP  
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*Your guide to*  
**FORT MYERS**  
*neighborhoods*





*hello!* **I'M DANIEL**

I first moved to Southwest Florida in 2009 for law school, drawn to the area's beautiful surroundings. After Hurricane Irma in 2017, I relocated back to Tampa, where I continued growing my real estate career.

But life has a way of bringing you back to the places you're meant to be. At the end of 2024, I made the decision to return to Fort Myers—not just for its incredible Urban and Cultural scene, but to be with my girlfriend (who I met in law school). In this guide, I'm excited to share what makes Fort Myers such a special place to call home, especially for those looking for a high-end luxury lifestyle.

Fun facts:

- Fort Myers transplant
- Dog dad
- Fluent in Spanish and Portuguese
- Love to cook, read & photography
- Licensed real estate agent, title company and real estate investor

## A FEW THINGS I LOVE ABOUT IT HERE...

BEAUTIFUL BEACHES

VIBRANT & HISTORIC  
DOWNTOWN

GOLF LIFESTYLE

LAID BACK VIBE

FUN DINING &  
ENTERTAINMENT



*Fort Myers Beach*

# GET TO KNOW FORT MYERS

## FUN FACTS

- Named the “The City of Palms” for the palms along McGregor Blvd, many of which were planted by inventor Thomas Edison
- A Fishing Paradise
- A Gateway to the Everglades

## DEMOGRAPHICS

- 97,372 residents (2023 census)
- Median age: 38
- Dog friendly

## DESIGNATIONS

- The Gateway to the Gulf due to its location in Southwest Florida and proximity to the Gulf of Mexico
- Home of the Red Sox Spring Training

# LOCAL FAVORITES

## COFFEE

- The Coffee District - A cozy atmosphere and exceptional locally sourced coffee.
- Robust Coffee - They stand out for specialty coffee offerings, including their signature "Nitro Cold Brew".
- Edison Restaurant & Coffee Shop - Located in the heart of downtown Fort Myers, they have a rich local history.

## BREAKFAST & LUNCH

- The Breakfast Bowl - Known for its delicious and customizable breakfast bowls.
- The Veranda - Offers a charming, upscale atmosphere with an outdoor garden patio that's perfect for brunch.
- Bruno's of Brooklyn - Offers authentic, handcrafted Italian cuisine in a cozy, family-run setting

## ADVENTURES

- Kayaking in Estero Bay - Paddle through serene waters, where you can spot wildlife such as manatees.
- Visit the Edison & Ford Winter Estates - Step back in time with a visit to the historic estates of Thomas Edison and Henry Ford.
- Fort Myers Beach - Soft sand, calm waters, and stunning sunsets, makes the perfect day.

## DINNER & DESSERT

- Maki - Known for its expertly crafted rolls, sashimi, and poke bowls, the restaurant offers a great mix of traditional and creative sushi options.
- Blanc - offering a sophisticated dining experience with a focus on modern American cuisine infused with global flavors
- Sweet Hookah Café - A laid-back vibe, its a great place for indulging in sweet, exotic treats.



# MY FAVORITE NEIGHBORHOODS

01

## HISTORIC RIVER DISTRICT

LOCATION:  
THE HEART OF DOWNTOWN

IN A FEW WORDS...  
CHARMING, VIBRANT, WATERFRONT

MEDIAN HOME PRICE: \$557K

02

## FORT MYERS BEACH

LOCATION:  
10 MILES SOUTH OF DOWNTOWN

IN A FEW WORDS...  
RELAXED, SCENIC, COASTAL

MEDIAN HOME PRICE: \$1.39M

03

## MCGREGOR BOULEVARD CORRIDOR

LOCATION:  
6 MILES SOUTH OF DOWNTOWN

IN A FEW WORDS...  
ELEGANT, PRESTIGIOUS, WATERFRONT

MEDIAN HOME PRICE: \$733K

# WELCOME TO THE NEIGHBORHOOD: HISTORIC RIVER DISTRICT

## THINGS TO LOVE

- Waterfront Living
- Historic Charm
- Vibrant Arts & Culture Scene
- Walkable Urban Lifestyle
- Centrally located
- Strong Investment Potential

## NEARBY AMENITIES

- Minutes away from Sidney & Berne Davis Art Center
- 0.5 miles to Fort Myers Yacht Basin
- 1 mile to Edison & Ford Winter Estates
- Enjoy the Downtown Fort Myers Farmers Market every Thursday



## ZIP CODE

33901

## MEDIAN PRICE

\$145k - \$5.4M

## SCHOOLS

Edison Park Creative and Expressive Arts School, Fort Myers High School

## PRICE/SF

\$333/sqft



# WELCOME TO THE NEIGHBORHOOD: FORT MYERS BEACH

## THINGS TO LOVE

- White Sand Beaches
- Waterfront Lifestyle
- Laid-Back Island Vibe
- Outdoor & Water Activities
- Tourist & Resort Appeal



## ZIP CODE

33931

## MEDIAN PRICE

\$500K - \$7.2M

## NEARBY AMENITIES

- Walkable to Jimmy Buffet's Margaritaville
- 1.5 miles to Matanzas Pass Preserve
- 4 miles to Lovers Key State Park

## SCHOOLS

Fort Myers Beach Elementary,  
Lexington Middle School,  
Cypress Lake High School

## PRICE/SF

\$1,047/sqft

# WELCOME TO THE NEIGHBORHOOD: MCGREGOR BOULEVARD CORRIDOR

## THINGS TO LOVE

- Historic & Prestigious
- Waterfront & Golf Course Living
- Prime Location
- Gated & Luxury Communities
- Boating & Golf Lifestyle



## ZIP CODE

33919, 33908, 33907

## MEDIAN PRICE

\$215K - \$9.2M

## NEARBY AMENITIES

- Walkable to Gulf Harbour Yacht & Country Club
- 1.2 miles to The Landings Yacht, Golf & Tennis Club
- 5 miles to McGregor Café
- 5 miles to the Sanibel Island Causeway

## SCHOOLS

Tanglewood Elementary School, Cypress Lake Middle School, Fort Myers High School

## PRICE/SF

\$499/sqft



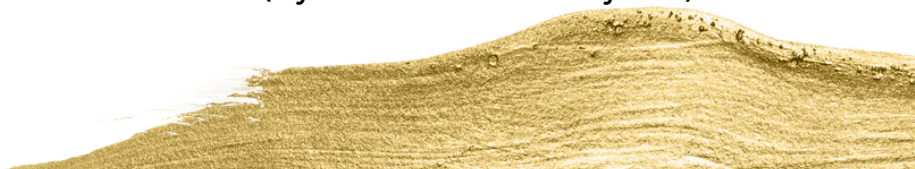
# PLANNING YOUR MOVE

Whether you're considering a move for work, family, or a fresh start, there are several important steps to ensure a smooth transition. Below, you'll find five steps that I guide my relocation clients through to get them set up for success in Fort Myers!



## PROCESS OF RELOCATING

- 01** Schedule a relocation call. During this call, I'll answer any questions you have about Fort Myers and we'll discuss your goals and timeline.
- 02** Plan a relocation visit. This is the fun part! We get to meet and see homes that are within your criteria – neighborhood, price and timing. If we find a winner, we'll submit an offer!
- 03** Prepare to move. I recommend saving up ahead of the big move. Gather quotes for storage, movers, flights, etc. If the move is work-related, inquire with your employer about reimbursement.
- 04** Under contract on your new home. There will be about a 30-day period where you're in the process of purchasing. We'll determine whether you want to make another trip or coordinate remotely.
- 05** Close on your home and make the move! Plan for any renovations after closing and before your items arrive from movers for the easiest transition. (My trusted vendor lists is yours!)





## I'M YOUR TRUSTED FORT MYERS EXPERT

Helping newcomers find the right fit in Naples is my bread & butter. Working as your trusted advisor, I'll do everything I can to support you in making a smooth transition to Naples. From video calls to weekly text updates, consider me your own boots on the ground.

You'll also have instant access to my local, trusted vendors to help with anything you need. From movers, to electricians, to landscapers and more- consider it handled. I look forward to helping you make the move fun and seamless!

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## PLUS, THIS ISN'T MY FIRST RODEO...



We didn't know anything about selling a home, so he took the time to explain everything to us and came prepared with the comps from our neighborhood.

NATTEAL C.

He made the process seamless and where problems arose, he worked tirelessly to make sure our needs were out first.

JACOB I.

Daniel was nothing short of phenomenal! He worked with us from Canada, took the time to make very good videos which led to an eventual purchase in Sarasota!

MARKO S.