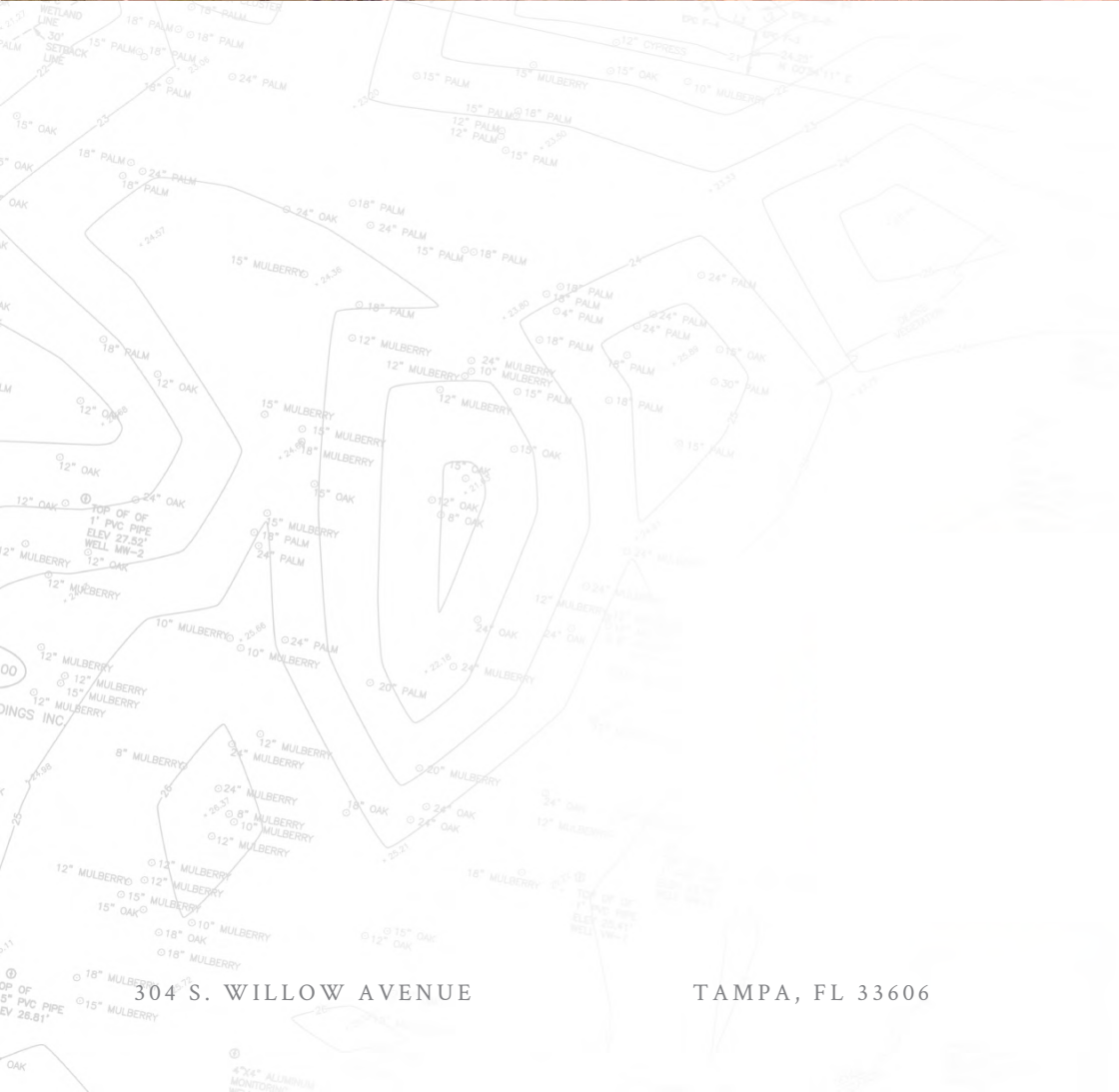
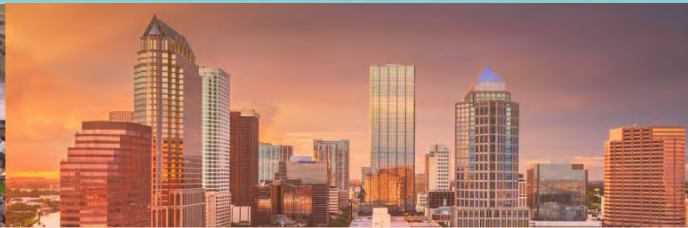


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

This 6.8± acre property is a perfect opportunity for an assisted living facility in Fort Myers, which is in Lee County, Florida. There are entitlements in place to allow up to 142 beds, as well as architectural and engineering plans ready to submit for permitting. The site is in a great location surrounded by numerous retailers and just minutes from world class beaches.

LOCATION DESCRIPTION

This site is located at 20161 Summerlin Rd in Fort Myers, Florida. It is located just minutes away from beaches like Sanibel Island, Captiva Island, Fort Myers Beach, and Estero Island. The property is within close proximity to quality retailers such as Publix, Nike, and Under Armor. Larsen Health Center is only 1/2 mile west of the property, which is a newly developed \$78 million health care facility with 200,000 square feet of private-room skilled nursing, rehabilitation therapy, and medical office space that brings together all of Shell Point's health care services, including a comprehensive medical center, behavioral health suite, rehabilitation center, pharmacy, and a 180-bed skilled nursing facility with private rooms.

PROPERTY SIZE

6.8 Acres

ZONING

CT

PARCEL ID

11-46-23-04-0000000-30, 11-46-23-04-0000000-20

PROPERTY OWNER

Legacy Lifestyles Summerlin, LLC

PRICE

\$3,000,000

BROKER CONTACT INFO

Mark Kercher

Broker-Associate

941.748.1000

mark@thedirtdog.com

Chase Collier, CCIM

Sales Associate

813.287.8787 x3

chase@thedirtdog.com

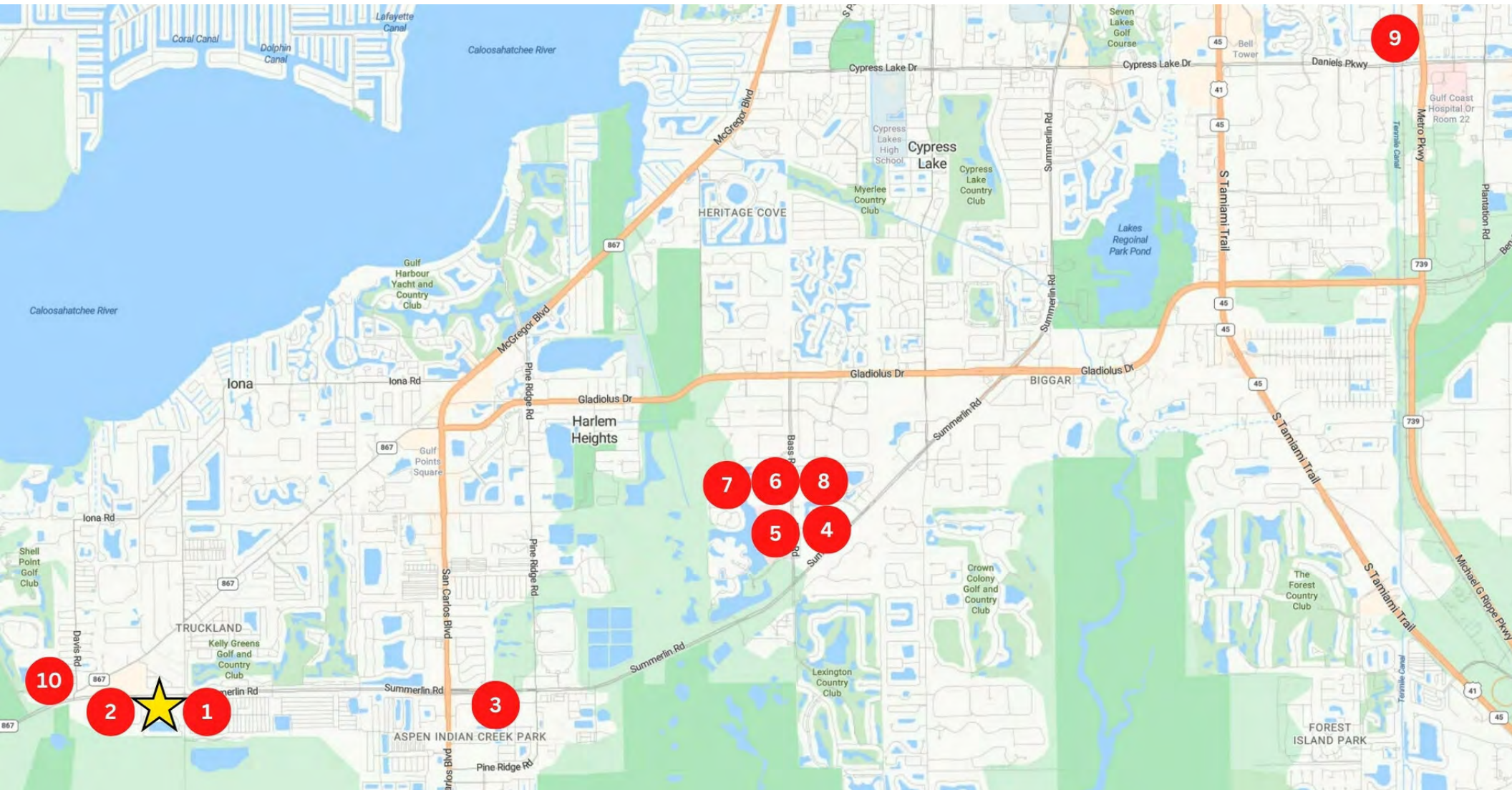
Aerials (cont.)



Aerials (cont.)



Surrounding Area Map



6 FULLY ENTITLED ALF SITE // 20161 SUMMERLIN ROAD FORT MYERS, FL 33908



Map Legend

★ 20161 Summerlin Rd

- Address: 20161 Summerlin Road, Fort Myers, FL 33908
- Acres: 6.8±
- Price: \$3,000,000
- Units: 142
- Type of Use: ALF

2 Residence Inn by Marriott

- Address: 20371 Summerlin Road, Fort Myers, FL 33908
- Distance from site: 0.3 miles

4 Health Park Hospital & Rehab Services

- Address: 16281 Bass Road, Fort Myers, FL 33908
- Distance from site: 4.2 miles

6 Lee Health Healthcare & Rehab Center

- Address: 16131 Roserush Court, Fort Myers, FL 33908
- Distance from site: 4.6 miles

8 Park Royal Hospital

- Address: 9241 Park Royal Drive, Fort Myers, FL 33908
- Distance from site: 4.9 miles

10 Larsen Health Center (Skilled Nursing, Rehab Therapy, and MOB)

- Address: 13880 Shell Pt Plz, Fort Myers, FL 33908
- Distance from site: 1.4 miles
- 200,000 Sq. Ft Facility including 180 beds

1 La Quinta Inn & Suites

- Address: 20091 Summerlin Road, Fort Myers, FL 33908
- Distance from site: 0.1 miles

3 Holiday Inn Express & Suites

- Address: 11171 Summerlin Square Drive, Fort Myers, FL 33908
- Distance from site: 2.4 miles

5 Health Park Medical Center (Emergency Room)

- Address: 9981 S Healthpark Drive, Fort Myers, FL 33908
- Distance from site: 4.3 miles

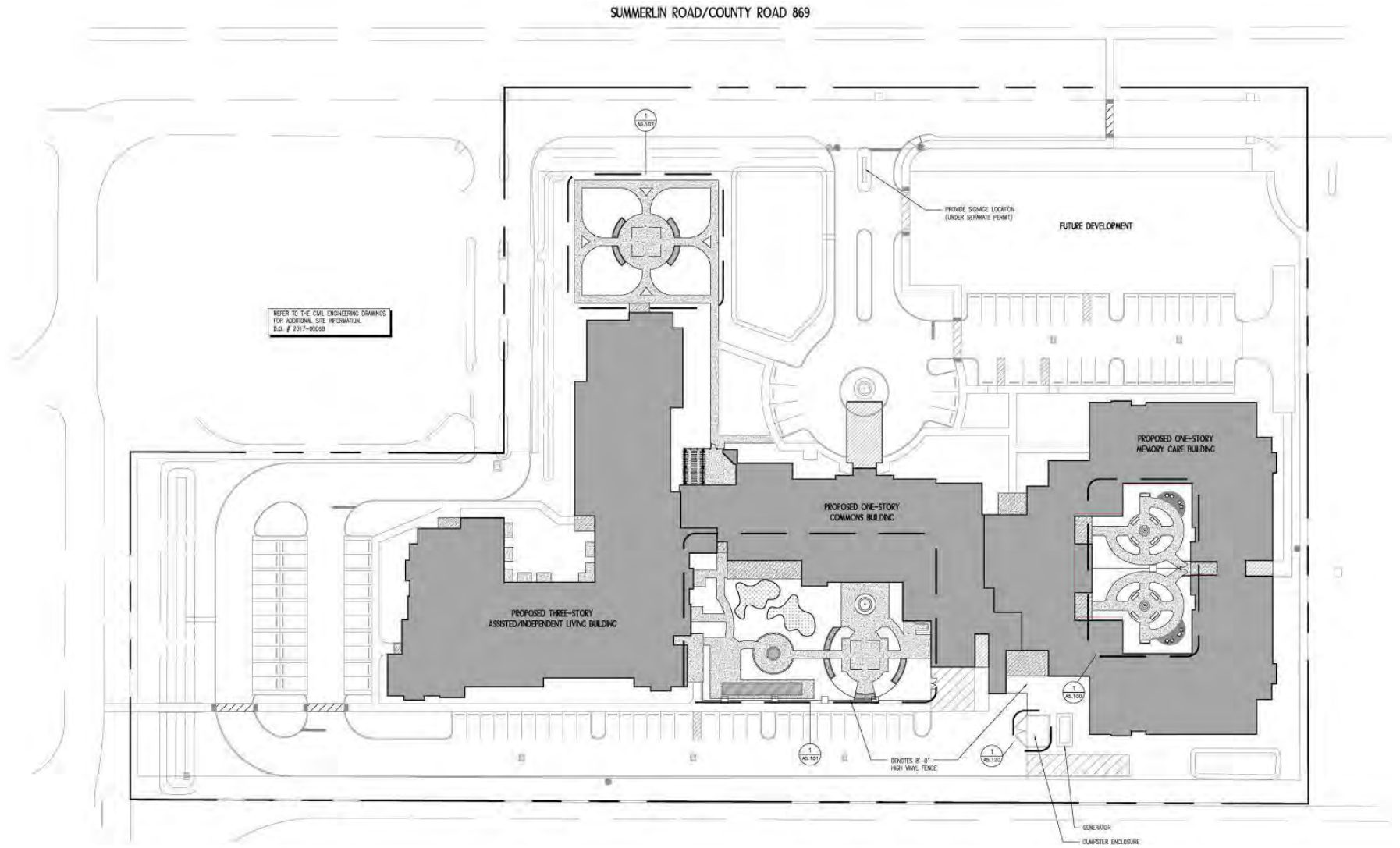
7 Hope Healthcare Hospice

- Address: 9470 Healthpark Circle, Fort Myers, FL 33908
- Distance from site: 4.7 miles

9 Park Royal Hospital

- Address: 13340 Metro Pkwy Suite 100, Fort Myers, FL 33966
- Distance from site: 9.7 miles

Site Plans



Demographics Map & Report

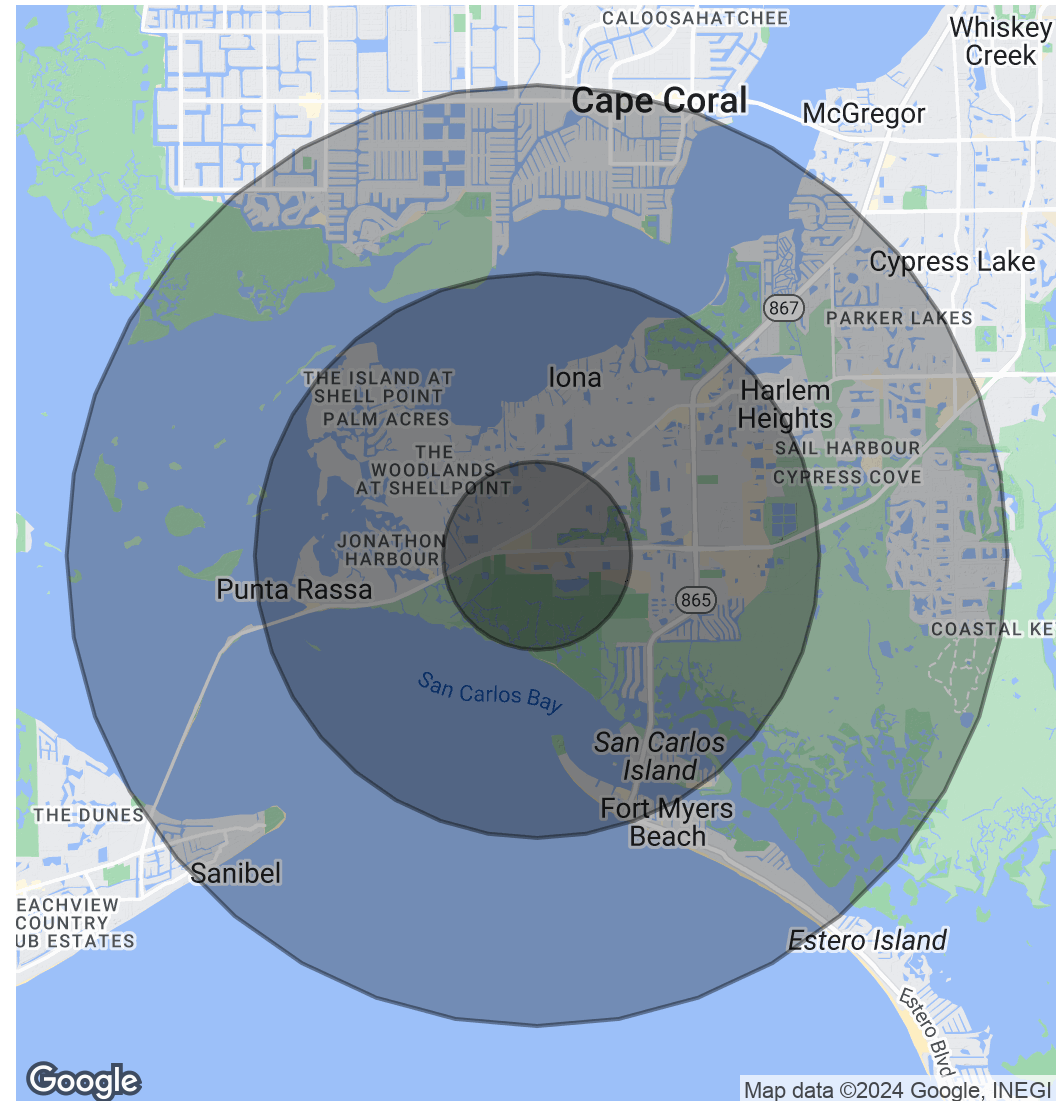
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,618	19,393	54,191
Average Age	71.0	66.9	62.7
Average Age (Male)	70.2	66.2	62.8
Average Age (Female)	71.1	66.2	62.5

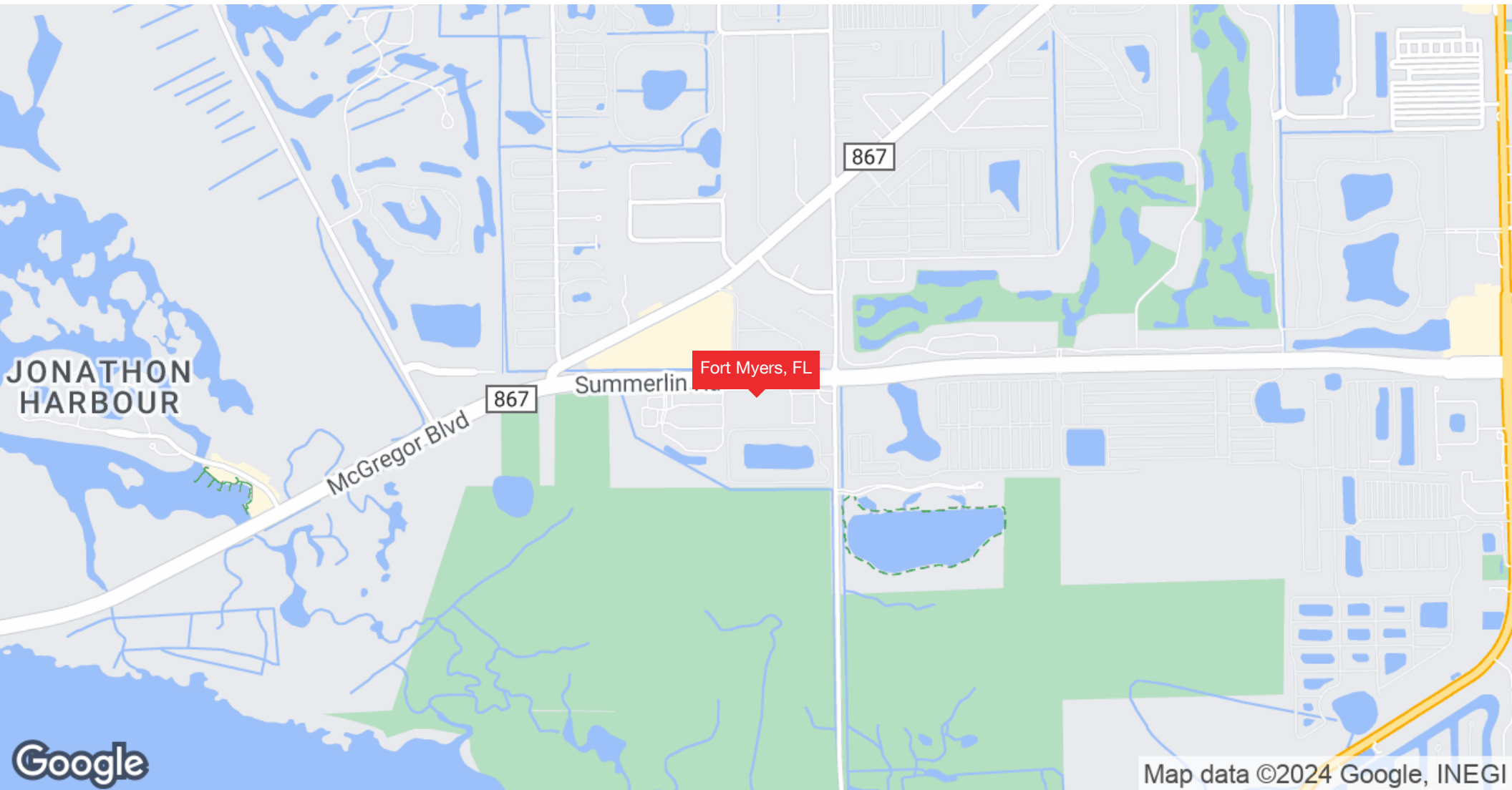
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,526	21,242	47,232
# of Persons per HH	0.8	0.9	1.1
Average HH Income	\$30,305	\$37,689	\$52,457
Average House Value	\$148,470	\$277,892	\$343,352

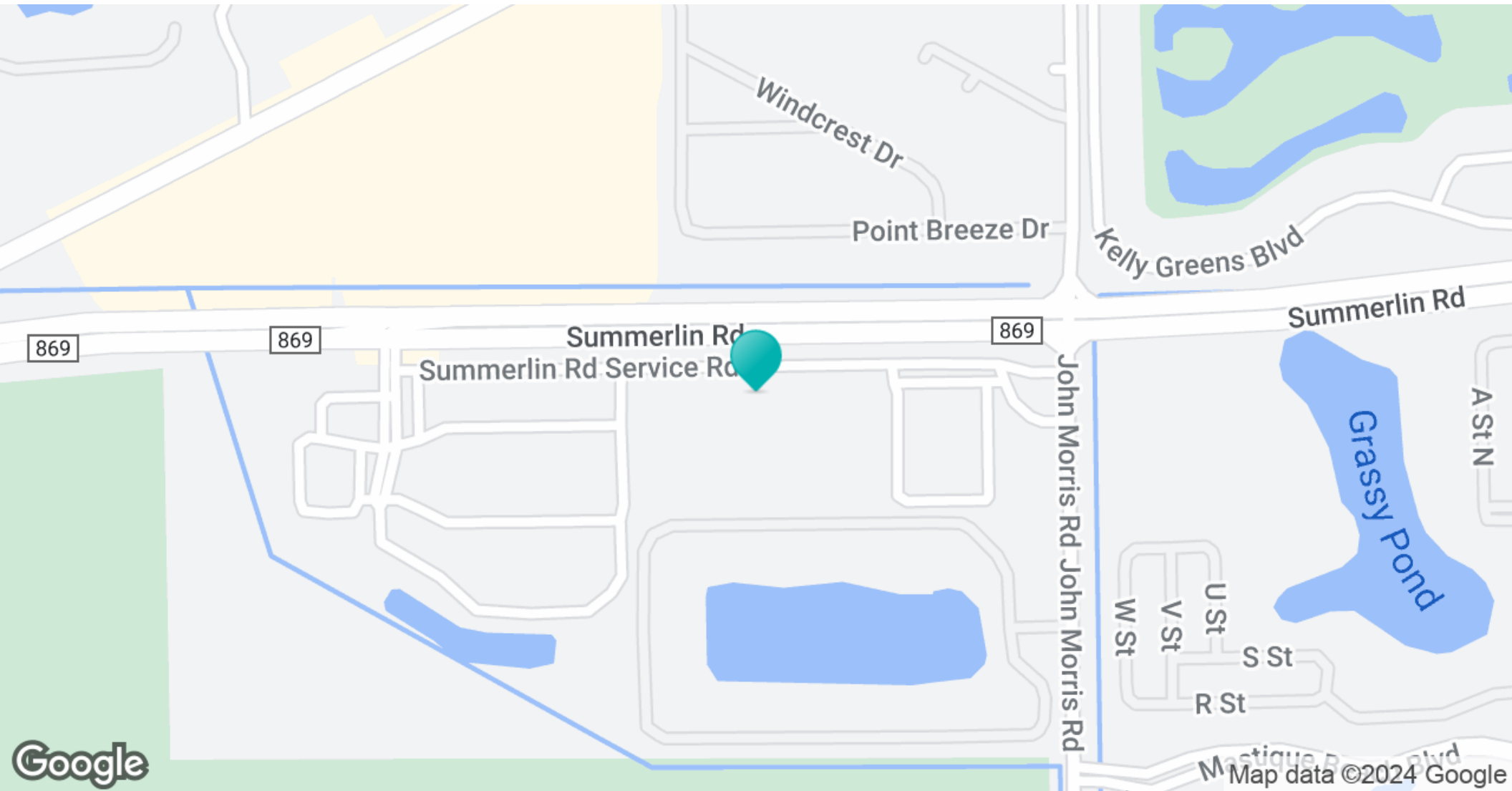
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Map



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.