

# 14590 METRO PARKWAY

COMMERCIAL LAND OPPORTUNITY IN FORT MYERS, FL



SIX MILE CYPRESS PKWY. **AADT: 32,500±**



**MEDICAL OFFICE**

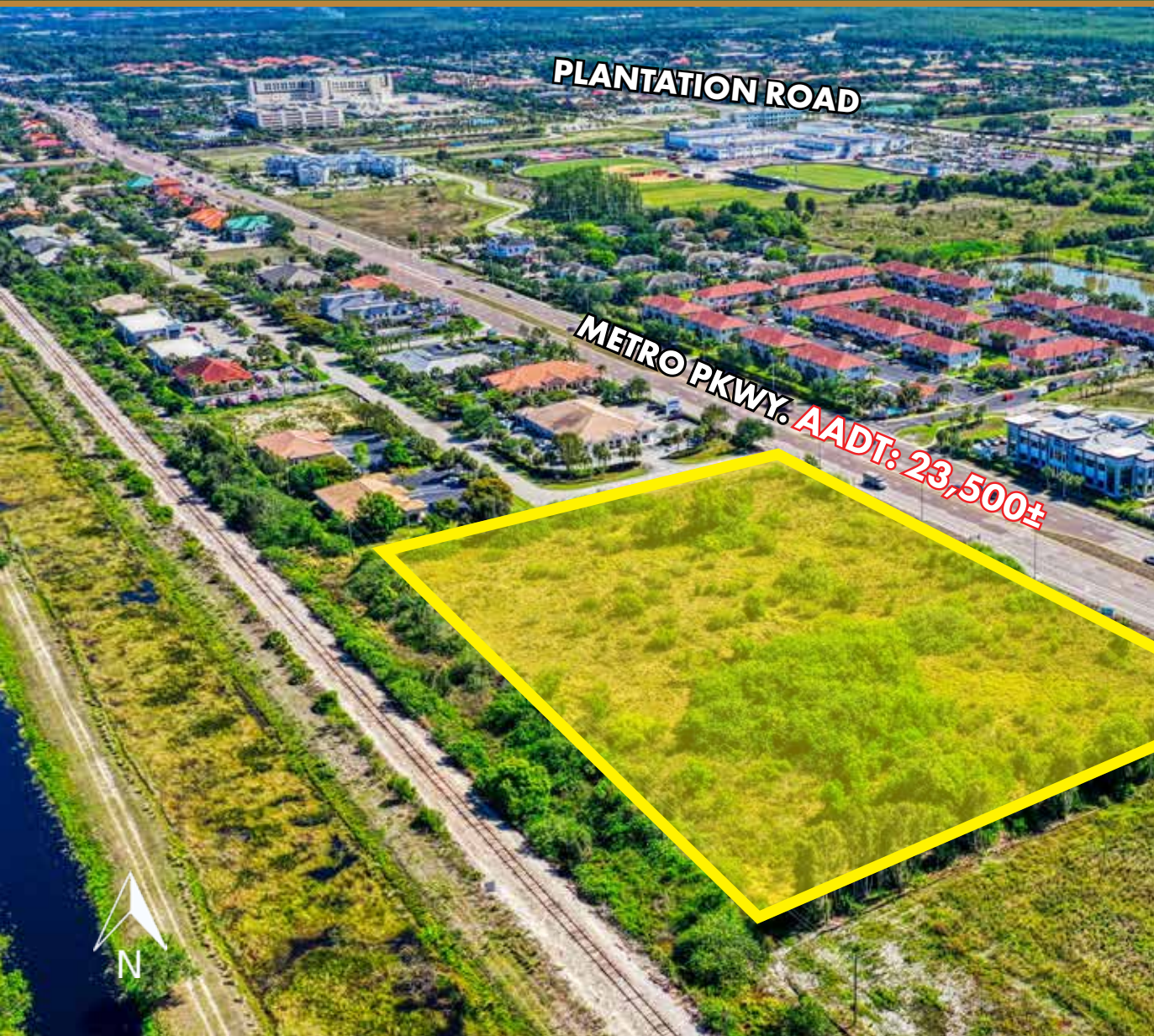


METRO PKWY. **AADT: 24,000±**



# 14590 METRO PARKWAY

## COMMERCIAL LAND OPPORTUNITY IN FORT MYERS, FL



### OFFERING SUMMARY

**Location:** 14590 Metro Parkway  
Fort Myers, FL 33912

**County:** Lee

**Property Size:** 5.82± Acres | 253,519± Sq. Ft.

**Zoning:** CPD - South Metropolitan Commercial

**Future Land Use:** Intensive Development

**Utilities:** All available

**Parcel ID:** 30-45-25-00-00008.0030

**Tax Information:** \$21,910 (2021)

**Price:** \$3,500,000 | \$13.80 PSF

#### PLEASE DIRECT ALL OFFERS TO:

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Christi Pritchett - [cpritchett@lsicompanies.com](mailto:cpritchett@lsicompanies.com)  
(239) 489-4066

#### OFFERING PROCESS

Offers should be sent by Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

# OFFERING MEMORANDUM





## EXECUTIVE SUMMARY

- Located in the epicenter of medical offices surrounding the newly renovated Gulf Coast Regional Medical Center.
- Potential for Commercial, Retail, Medical or General Office, and a variety of ancillary uses.
- Existing Intensive Development Future Land Use encourages planned mixed use centers of high-density commercial.



# AREA ATTRACTIONS

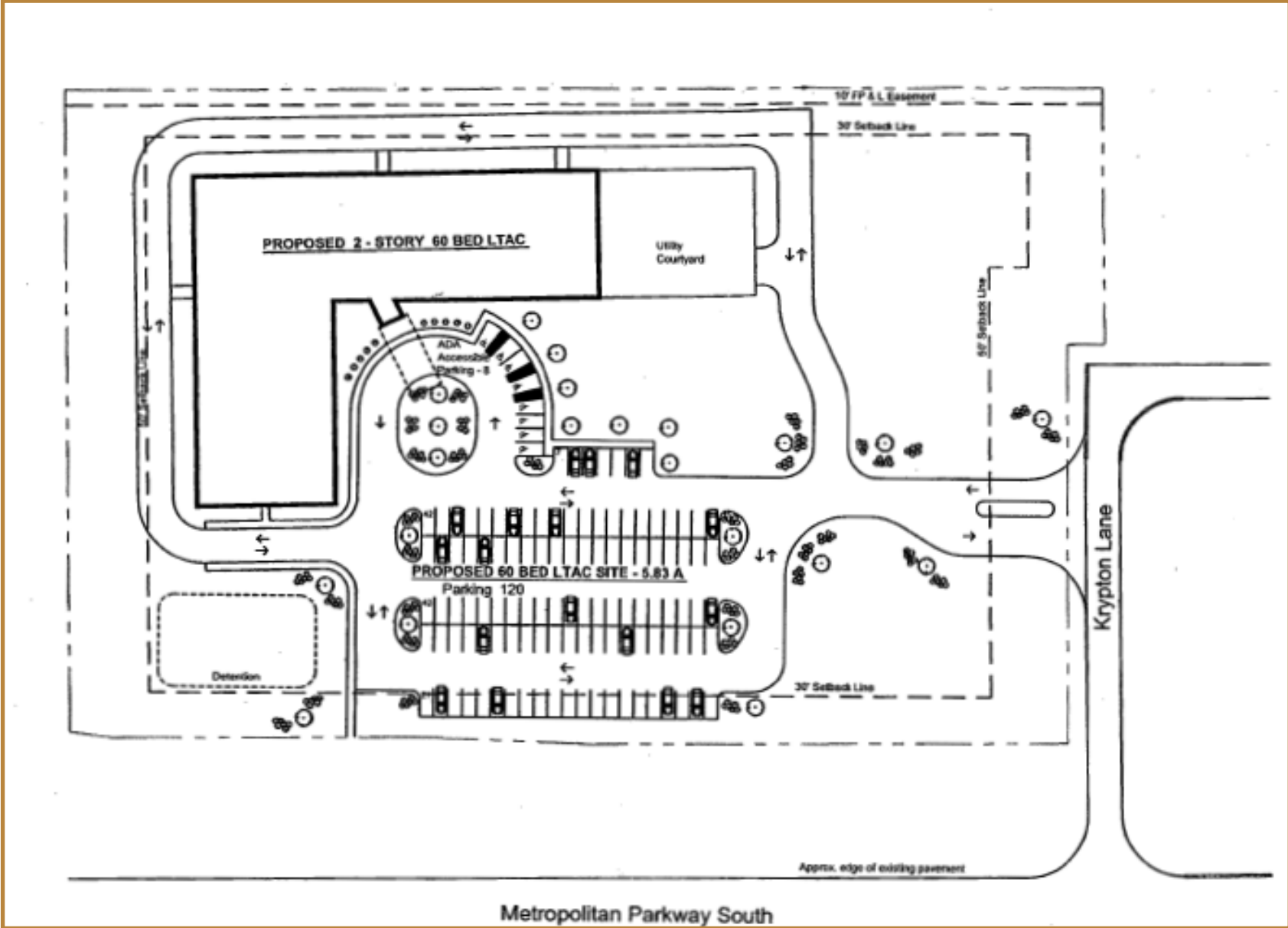


MEDICAL OFFICE

## LOCATION HIGHLIGHTS

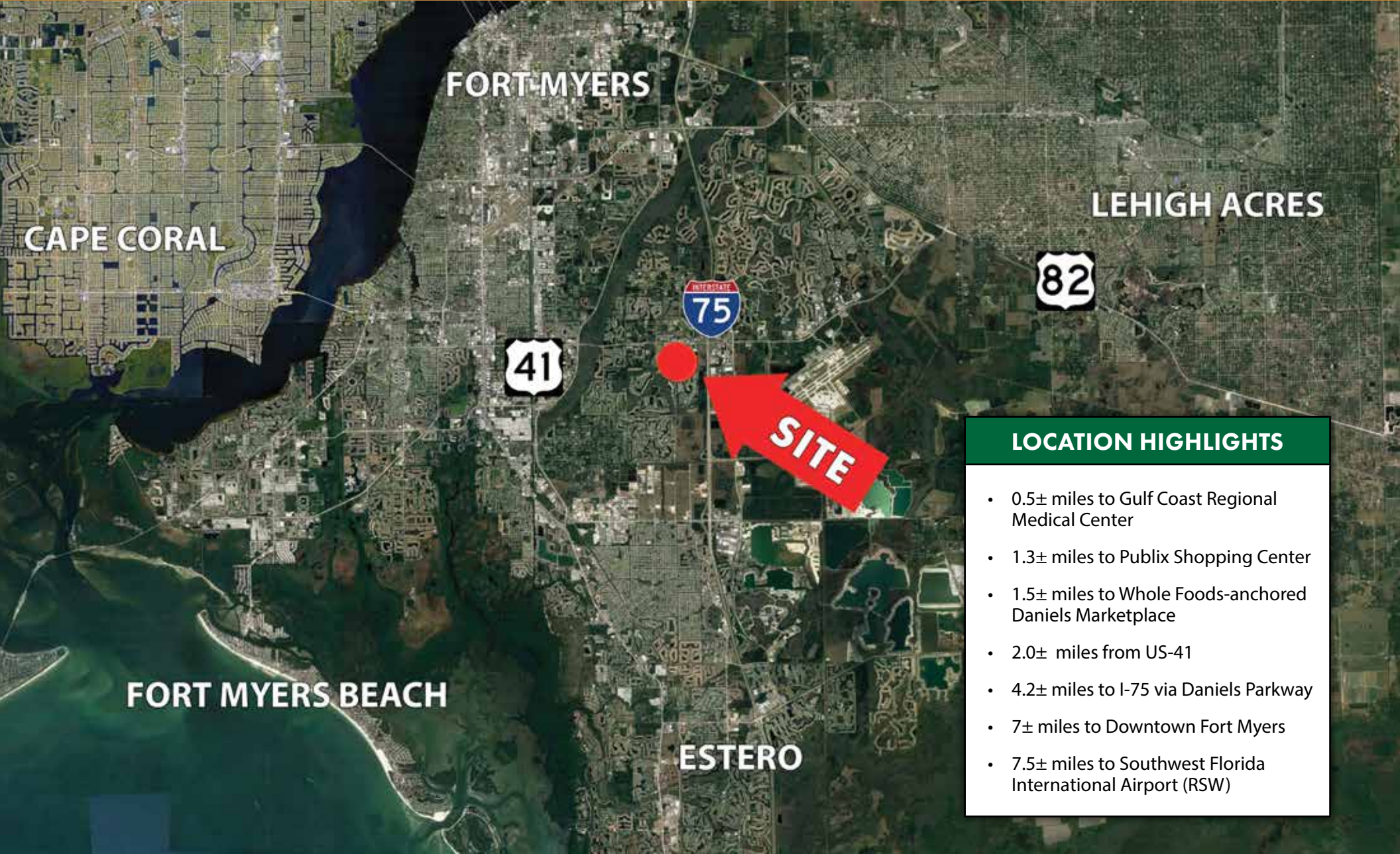
- Located less than one mile from Gulf Coast Regional Medical Center, which recently completed a \$347± million dollar expansion
- Adjacent to Hope Preserve, a new epicenter for Medical, Retail, and Hospitality end-users. Plans include a hotel, coffee retailer, several large medical office users, two surgery centers, and general office buildings







# LOCATION MAP

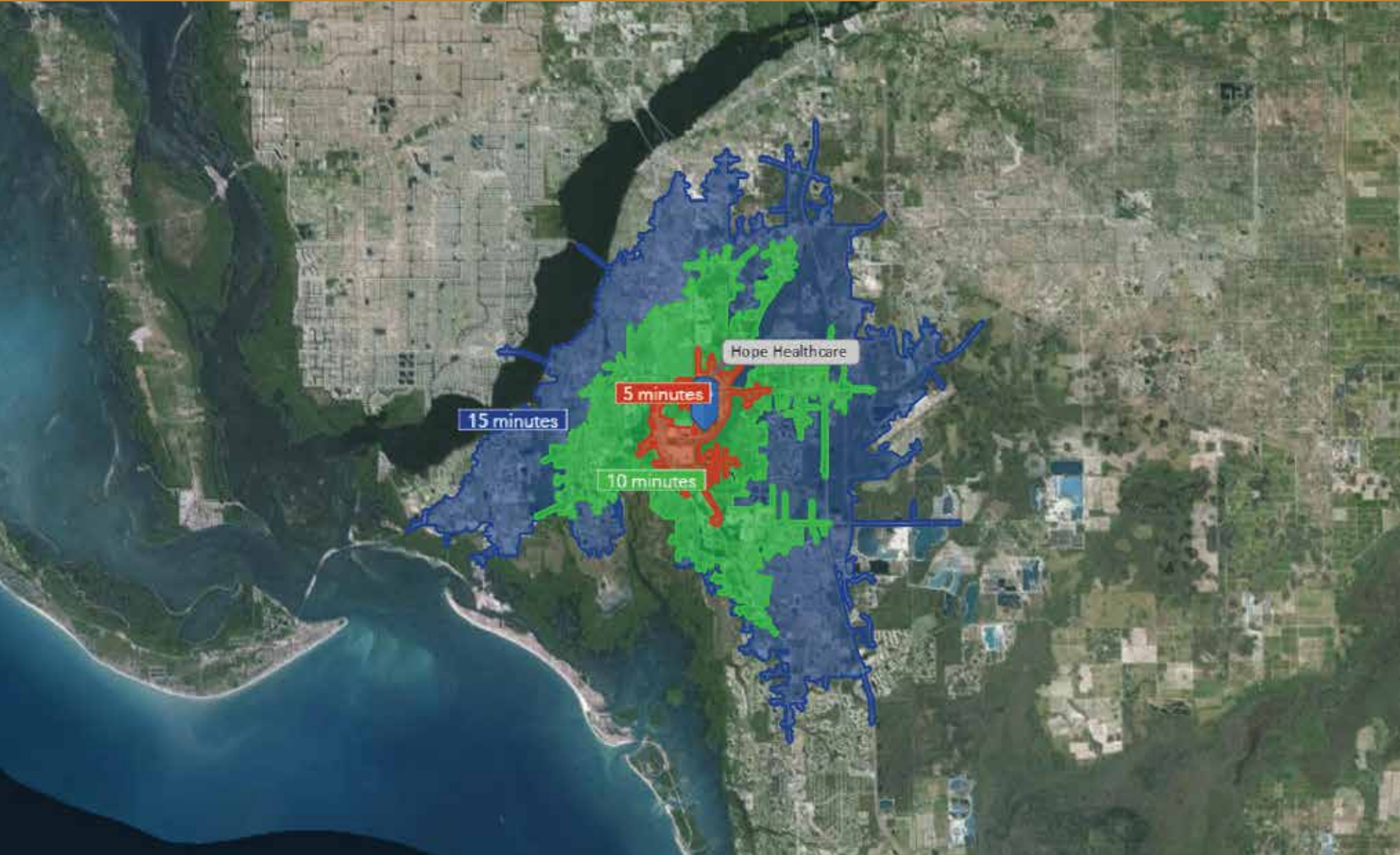


**LOCATION HIGHLIGHTS**

- 0.5± miles to Gulf Coast Regional Medical Center
- 1.3± miles to Publix Shopping Center
- 1.5± miles to Whole Foods-anchored Daniels Marketplace
- 2.0± miles from US-41
- 4.2± miles to I-75 via Daniels Parkway
- 7± miles to Downtown Fort Myers
- 7.5± miles to Southwest Florida International Airport (RSW)



# DRIVE TIME MAP







## SPORTS & RECREATION

The Southwest Florida environment provides excellent weather for enjoying sports and recreation year-round. Golfers can enjoy the nearby Fort Myers Country Club as it's just one of many golf courses from which to choose in the Fort Myers area. Baseball fans can enjoy two MLB teams during Spring Training season – The Boston Red Sox at JetBlue Park and The Minnesota Twins at CenturyLink Sports Complex (Hammond Stadium). The Fort Myers Miracle baseball team plays during the summer months and a variety of sporting events occur year round at these world-class facilities. Finally, Fort Myers' location on the Gulf of Mexico make it an excellent place to enjoy a variety of water sports such as boating, kayaking and fishing.

## ATTRACTIONS & ENTERTAINMENT

Southwest Florida's greatest attractions and entertainment opportunities offer something for everyone, from festival-goers and theatre lovers to families and college students. Six Mile Slough Preserve and the Calusa Nature Center & Planetarium are two of the closest nature attractions. Each provide wonderful opportunities to explore the Southwest Florida environment and enjoy the beautiful weather. Sun Harvest Citrus is also a very popular outing with a Florida flair, where visitors can purchase grove-fresh oranges and orange juice. Of course, the beaches – including world renowned Sanibel and Captiva Islands and Fort Myers Beach – and other Fort Myers attractions are within a few miles of the property. Additional entertainment can be found throughout the area. From the festivals of The Fort Myers River District to world-class entertainment at Barbara B. Mann Performing Arts Hall and Germain Arena, there is an abundance of cultural and entertainment opportunities for residents to enjoy year-round.

## EDUCATION

A highly respected private educational institution, Hodges University, is located just 8 miles from the property. Other higher education opportunities in Fort Myers include Florida Gulf Coast University and Florida Southwestern State College. These are easily accessible, making the site an excellent location for students. For families with children, the School District of Lee County provides excellent public schools within very close proximity to the property. The District provides busing for those who wish to attend a school outside of the immediate neighborhood.





## SHOPPING & DINING

A plethora of shopping and dining attractions are situated conveniently throughout Fort Myers.

**BELL TOWER SHOPS** is a landmark shopping, dining and entertainment destination centrally located in Fort Myers, Florida. The open-air center offers fine retail shops including eclectic boutiques and shopping favorites Williams-Sonoma, Chico's, White House | Black Market, Victoria's Secret, Scout & Molly's Boutique, and Talbots. Exceptional shopping is complemented by distinctive restaurants such as DaRuMa Japanese Steak House, Grimaldi's Pizzeria, Blue Pointe Oyster Bar & Seafood Grill, Cantina Laredo, Mimi's Café, T.G.I. Friday's, and Society. A community partner and pet-friendly destination, Bell Tower Shops hosts special events throughout the year, including concerts, fundraisers, art fairs, and more.

**GULF COAST TOWN CENTER** is a sophisticated contemporary shopping experience with more than 100 stores and restaurants and over a million square feet of business space. The mall hosts special events throughout the year. Bass Pro Shops, Costco, Regal Cinemas, Super Target, and Best Buy anchor this center.

**THE FORUM** is a 458,000± square foot retail property and presents numerous shopping and dining opportunities to Fort Myers residents. Retail stores include Staples, The Home Depot, Bed Bath & Beyond, and Petco. Dining options include Buffalo Wild Wings, Five Guys Burgers and Fries, McAlister's Deli, and Starbucks.

**COCONUT POINT** is a picturesque outdoor mall featuring over 140 stores including Dillard's, Target, Apple Store, Michael Kors, and Barnes & Noble – all surrounding several acres of lakes with a boardwalk. Experience a wide range of dining options, from the elegant Ruth's Chris Steakhouse and South Fork Grille, to family favorites Ted's Montana Grill, Rodizio Grill, Bokamper's Sports Bar and Grill or California Pizza Kitchen. Additionally, the 16 screen Hollywood Theaters is within walking distance of many of the restaurants in this complex.

## LOCATION HIGHLIGHTS

- 0.5± miles to Gulf Coast Regional Medical Center
- 1.3± miles to Publix Shopping Center
- 1.5± miles to Whole Foods-anchored Daniels Marketplace
- 4.2± miles to I-75 via Daniels Pkwy.
- 7± miles to Downtown Fort Myers
- 7.5± miles to Southwest Florida International Airport (RSW)
- 9.3± miles to Fort Myers Beach
- 11± miles to Sanibel Causeway



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## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge.

Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail.

It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property.

The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed.

Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that neither the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.



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