

DANIELS PKWY. AADT 59,500

# SOMERSET CPD

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

# PROPERTY SUMMARY

**Property Address:** 13381 Intrepid Lane  
Fort Myers, FL 33913

**County:** Lee County

**Property Type:** Vacant Commercial Land

**Property Size:** 4.25± Acres | 183,943± Sq. Ft.

**Zoning:** Somerset CPD

**Future Land Use:** Tradeport

**Permits in Place:** Environmental Resource Permit  
(36-103065-P), Water Use Permit  
(36-0930-W)

**Utilities:** Water, sewer, & electricity in close  
proximity to the site

**Property ID Number:** 23-45-25-L2-U2234.3668

**Number of Parcels:** 1

**Tax Information:** \$392,014 (2023 taxable value)

LIST PRICE

**\$1,750,000 | \$9.51 PSF**

# LSI COMPANIES



## SALES EXECUTIVE



**Alec Burke**  
Sales Associate



### DIRECT ALL OFFERS TO:

**ALEC BURKE**  
aburke@lsicompanies.com  
(239) 489-4066

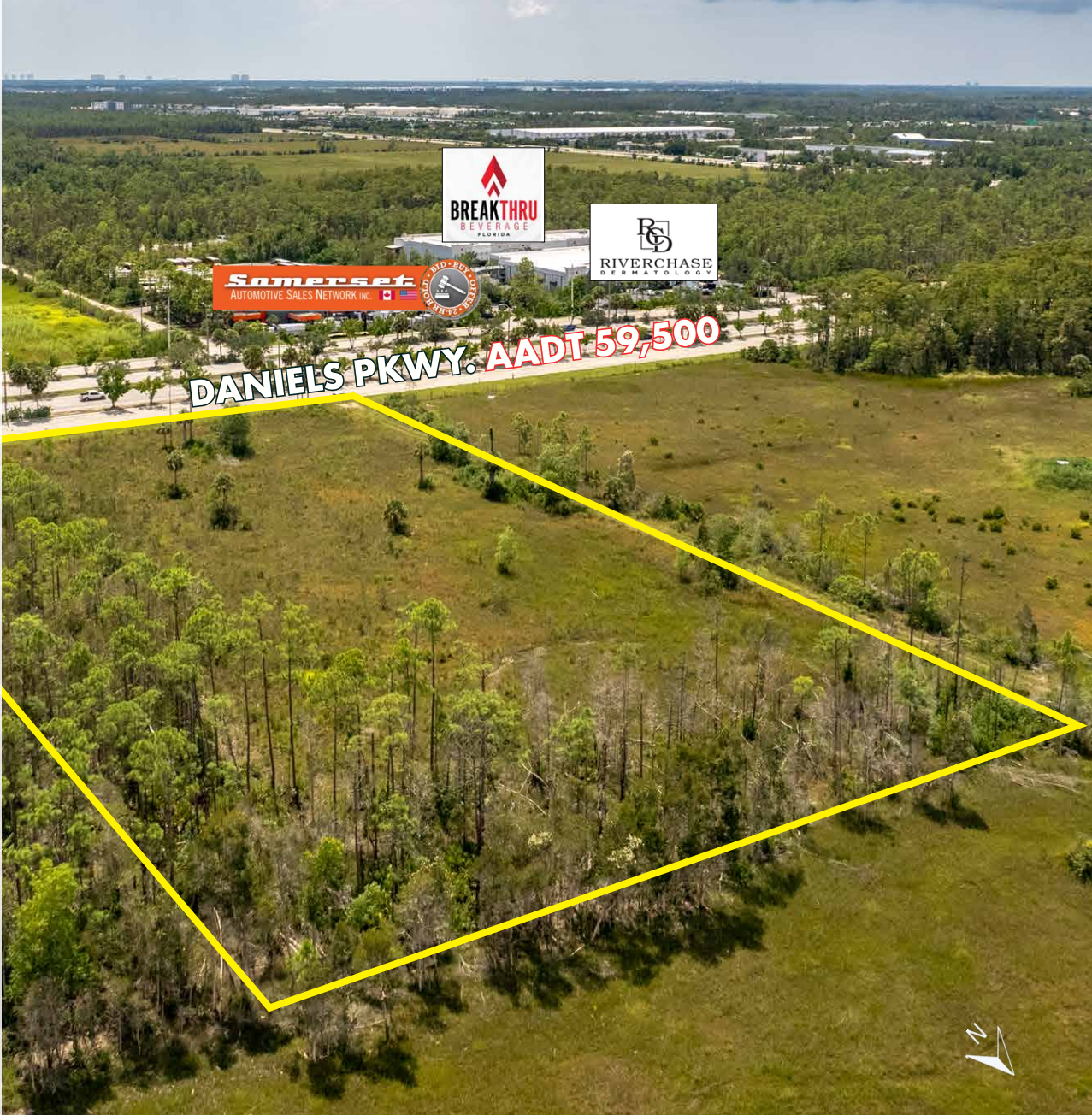
### **OFFERING PROCESS**

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

- One of the few remaining opportunities to acquire affordable commercial land within one of Lee County's highest-growth corridors.
- Prime commercial site with high visibility from Daniels Parkway, a major arterial roadway connecting Lehigh Acres to Fort Myers (AADT 59,500)
- Recently rezoned from agriculture (AG-2) to Commercial Planned Development (CPD)
- Strategically located in a highly populated growth corridor near I-75 and SWFL International Airport
- Environmental Resource Permit in place (includes 1.51 acres worth of mitigation credits procured)
- Cleared site with minimal fill requirements
- Includes three alternate approved site plans

**APPROVED BUILDING SIZE:**

- Up to 30,000 SF of commercial office floor area
- Up to 20,000 SF of warehouse floor area



## APPROVED USES

- Accessory Uses and Structures
- Administrative Offices
- Automotive Repair and Service
- Business Services
- Car Wash
- Essential Services
- Essential Service Facilities
- Freight and Cargo Handling Establishments
- Non-Store Retailers
- Parking Lot
- Processing and Warehousing
- Rental or Leasing Establishments
- Repair Shops
- Schools, Commercial
- Signs
- Storage (Indoor & Open)
- Temporary Uses
- Transportation Services
- Warehouse (Private & Public)

*\*Please inquire for full list of approved and conditional uses*



**1. ARBORWOOD**

100,000 SF storage facility & 16,000 Retail Plaza (DO)

**2. PARKWAY PRESERVE**

123 Townhome units (under construction)

**3. TOWN PLANTATION SOUTH**

312 Multi-family units (under construction)

**4. TOWN PLANTATION NORTH**

84 Multi-family units (under construction)

**5. TREELINE AVENUE 153**

153 Multi-family units (Permitting)

**6. FASTTRAX**

65,120-SF commercial building & restaurant (Permitting)

**7. 7-ELEVEN**

5,023 SF 7-Eleven & carwash (DO)

**8. TREELINE 115**

376 Multi-family units (DO)

**9. TREELINE ASSEMBLAGE COMMERCE PARK**

361,200 SF light industrial warehouse (Permitting)

**10. WOODSPRINGS SUITES**

114 Room Hotel (Planning)

**11. DANIELS TOWN SQUARE**

1,590 Residential units and 850,000 SF of Non-Residential uses (DO)

**12. JETPORT-INTERSTATE COMMERCE PARK**

68,730 SF light industrial warehouse (Permitting)

**13. THE SPRINGS AT DANIELS ROAD**

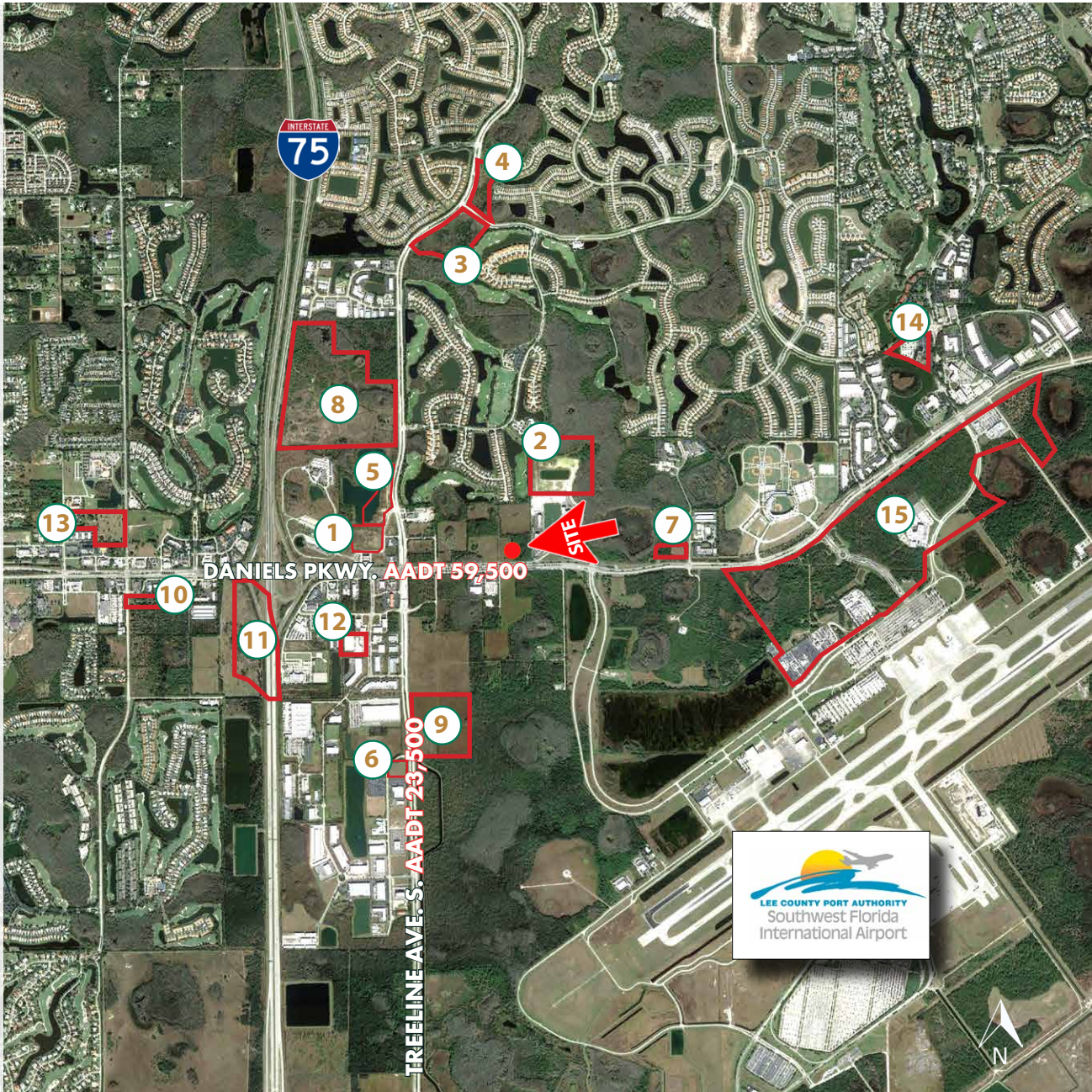
288 Multi-family units (under construction)

**14. GATEWAY SENTOSA APARTMENTS**

256 Multi-family units (DO)

**15. SKYPLEX**

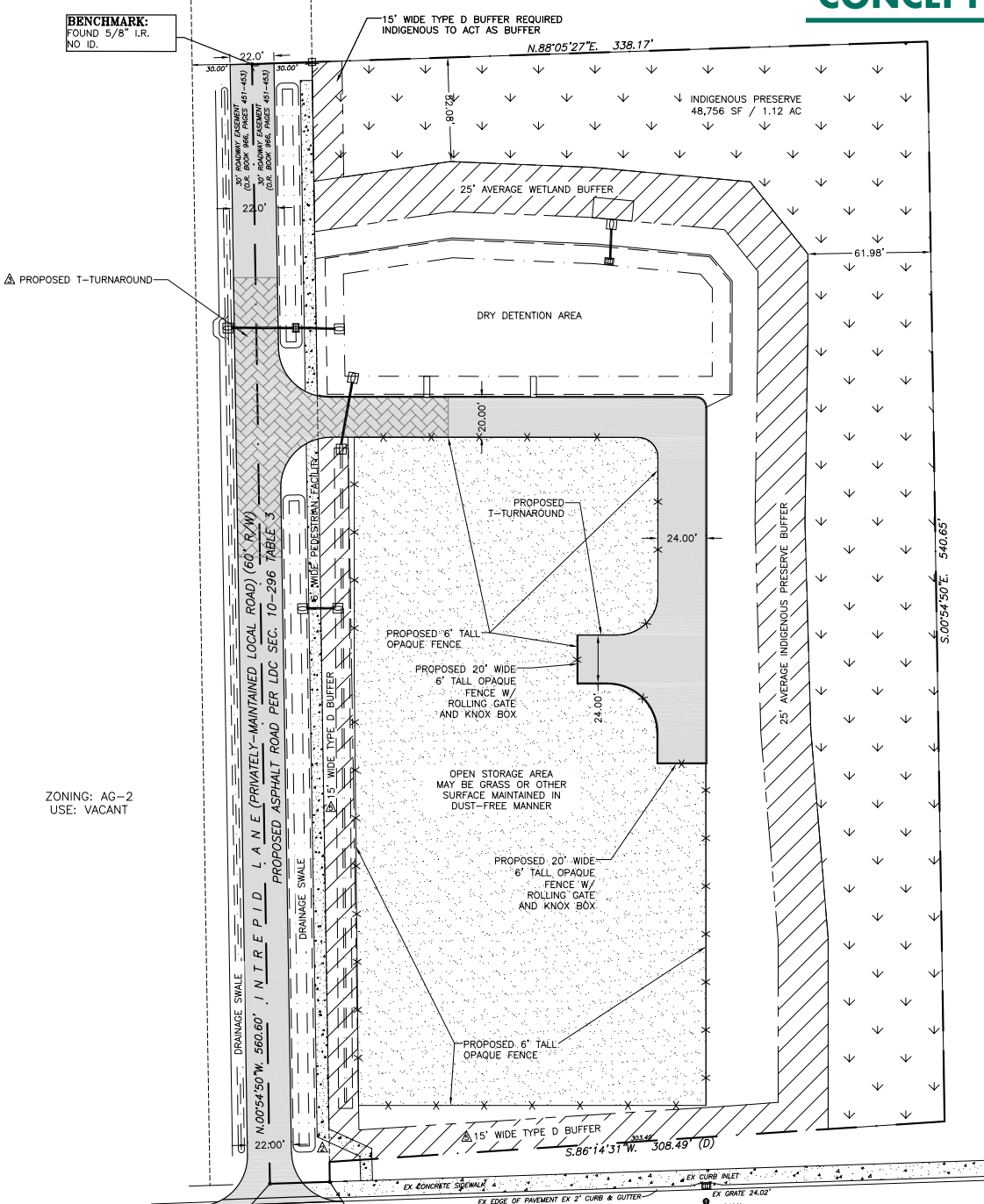
Over 1,150 acres available for commercial, light industrial, and aviation uses



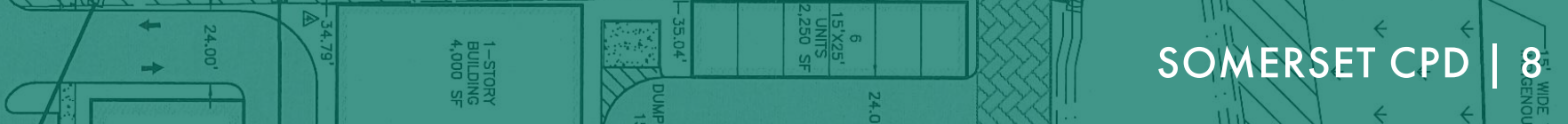




# CONCEPT PLAN 3



ZONING: AG-2  
USE: VACANT





The Plantation  
SOMERSET

PARKWAY  
PRESERVE  
FORT MYERS

LEGACY | GATEWAY



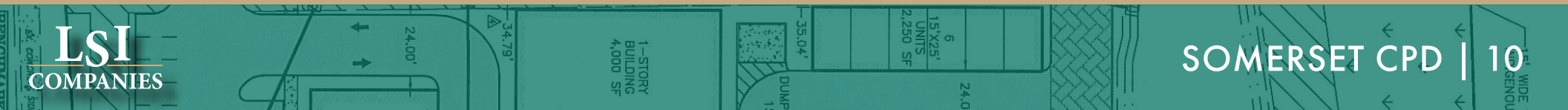
DANIELS PKWY. AADT 59,500





TREELINE AVE. S. AADT 23,500

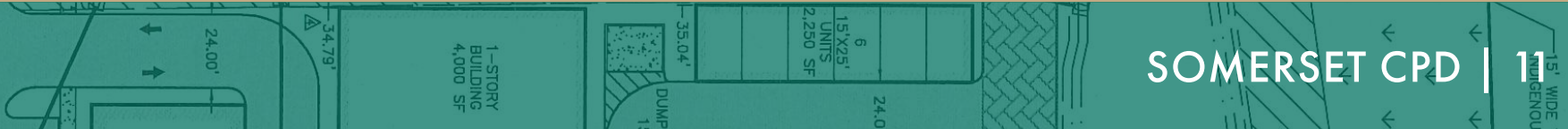
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LEGACY | GATEWAY

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INTERSTATE 75

Walgreens REBEL

BURGER KING 7-ELEVEN Wendy's STARBUCKS COFFEE

Denny's DUNKIN' DONUTS

FIFTH THIRD BANK

WELLS FARGO

Race Trac

jetBlue Park

Publix

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CVS pharmacy MCDONALD'S WAFFLE HOUSE

Publix Arby's TACO BELL

Comfort INN Days Inn & Suites 7-ELEVEN

PORSCHE CVS pharmacy

Audi SUBWAY

TREELINE AVE. S. AADT 23,500

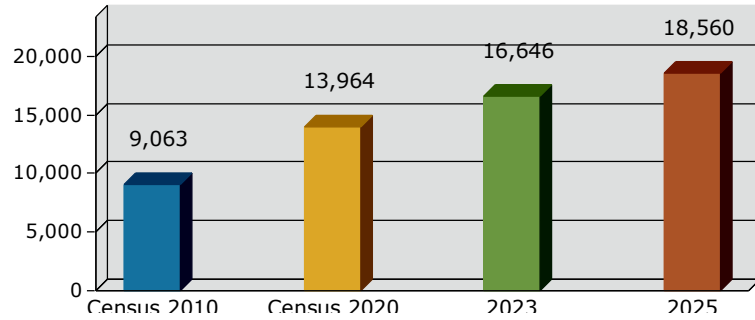
HeadPinz

Holiday Inn Express

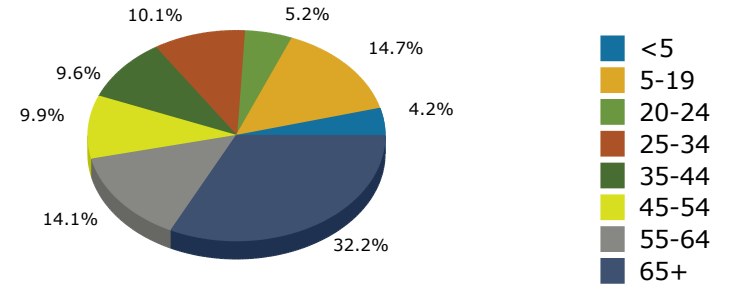


# AREA DEMOGRAPHICS

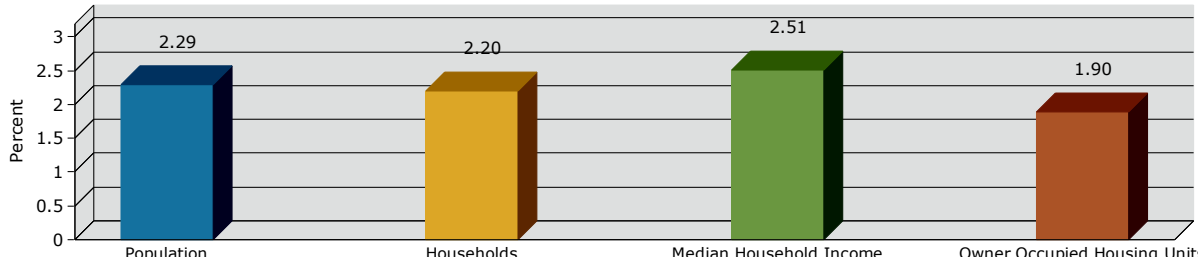
Households



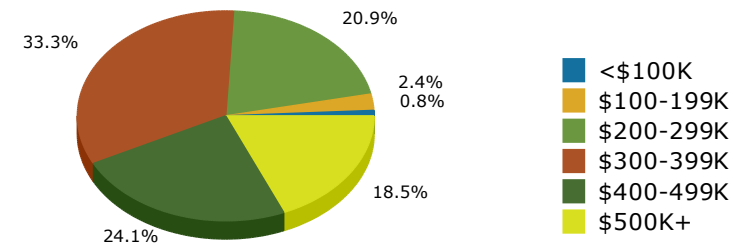
2023 Population by Age



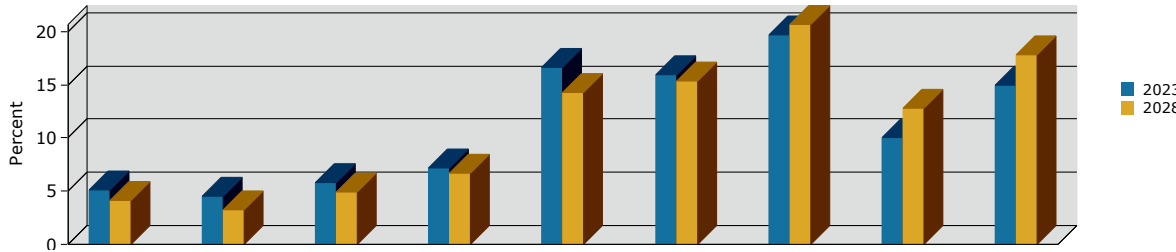
2023-2028 Annual Growth Rate



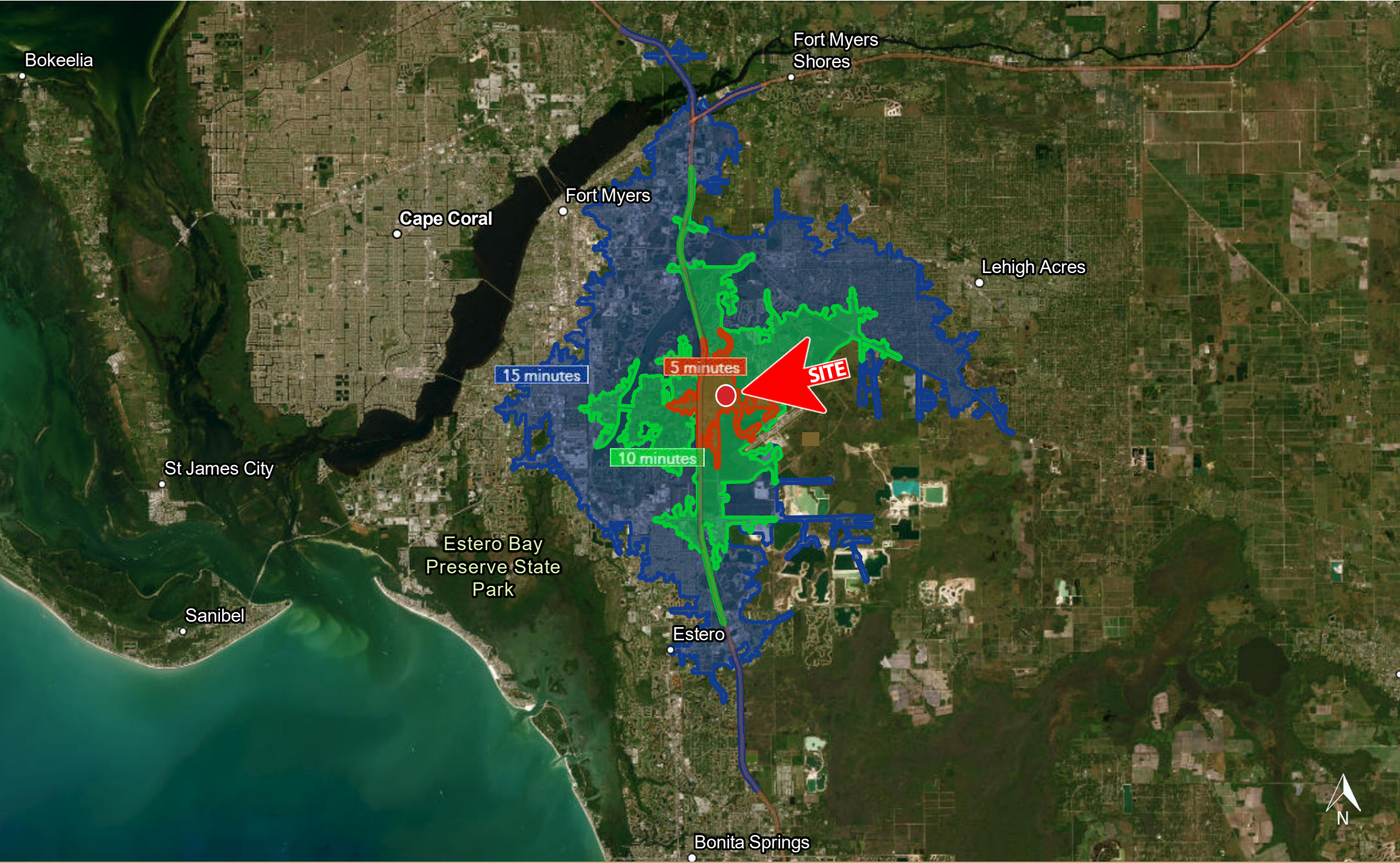
2023 Home Value

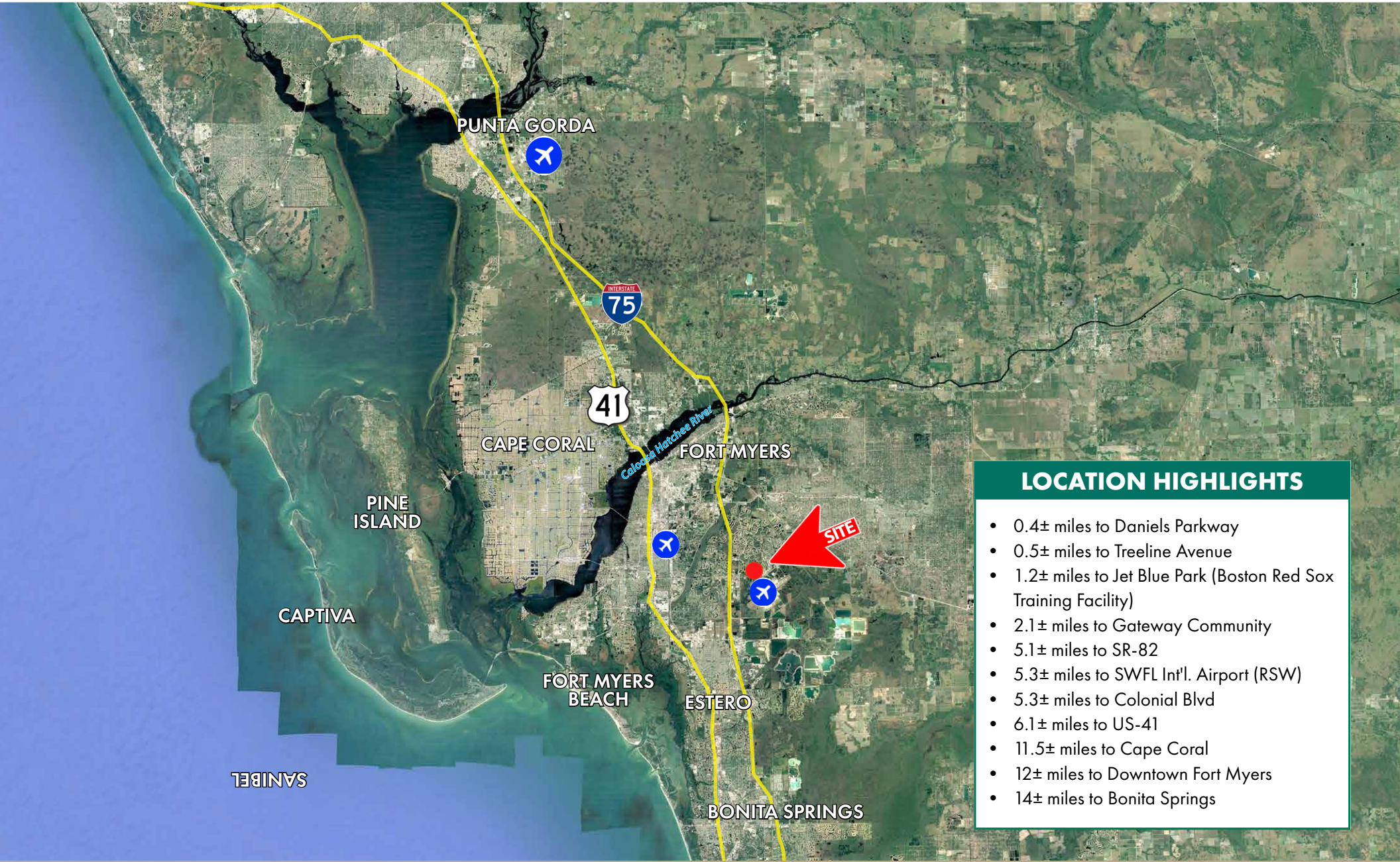


Household Income



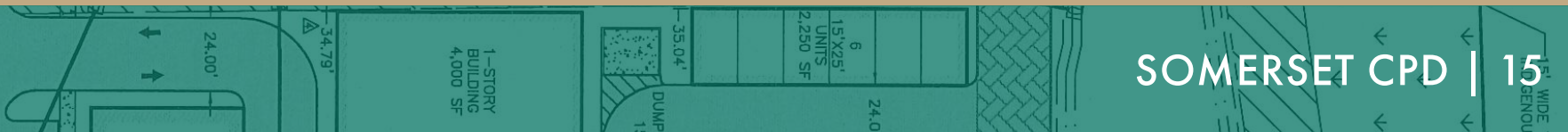
DRIVE TIME MAP





### LOCATION HIGHLIGHTS

- 0.4± miles to Daniels Parkway
- 0.5± miles to Treeline Avenue
- 1.2± miles to Jet Blue Park (Boston Red Sox Training Facility)
- 2.1± miles to Gateway Community
- 5.1± miles to SR-82
- 5.3± miles to SWFL Int'l. Airport (RSW)
- 5.3± miles to Colonial Blvd
- 6.1± miles to US-41
- 11.5± miles to Cape Coral
- 12± miles to Downtown Fort Myers
- 14± miles to Bonita Springs





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MIN. BUILDING SEPARATION = 20 FEET

**LANDSCAPE BUFFERS**

NORTH = COM TO AG; NO BUFFER REQUIRED  
 SOUTH = COM TO AG; 25' WIDE BUFFER PER SEC. 34-1352(G)\*  
 EAST = COM TO AG; NO BUFFER REQUIRED  
 WEST = COM TO AG; 25' WIDE BUFFER PER SEC. 34-1352(G)\*  
 \* SEE DEVIATION #5

**LSI COMPANIES**

PROVIDED: BUFFERS (25,773 SF) + INDIGENOUS PRESERVE (48,766 SF)  
 + DETENTION AREA (9,445 SF) = 83,974 SF / 1.93 AC

**INDIGENOUS REQUIREMENTS**

REQUIRED: NONE REQUIRED FOR SMALL DEVELOPMENTS

**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 either 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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