

BENTLEY CROSSING COMMERCIAL

APPROVED FOR 110,000 SF OF COMMERCIAL DEVELOPMENT

LSI
COMPANIES

D·R·HORTON
America's Builder
221 Single-Family Units
Under Construction

BUCKINGHAM ROAD AADT: 11,900±

SUNSET ROAD

GUNNERY ROAD N. AADT: 17,600±



OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

OFFERING SUMMARY

Property Address: 7341 Buckingham Road
Fort Myers, FL 33905

County: Lee

Property Size: 14.4± Acres

Zoning: PUD (Planned Unit Development) allows
for 110,000 SF of Commercial

Future Land Use: Urban Community

Utilities: Water, sewer, and electric are available
to site

STRAP Number : 21-44-26-01-00037.0250

Taxes: \$2,093.88 (2022)

LIST PRICE

\$2,250,000 | \$3.59 PSF

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES EXECUTIVE



Hunter Ward, CCIM
Broker Associate



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.

Hunter Ward - hward@lsicompanies.com
239.489.4066

WWW.LSICOMPANIES.COM

THE OPPORTUNITY

- 14. 4± acre commercial development opportunity located in a growing submarket of Lee County FL.
- Approved for 110,000 SF of Commercial development including retail and medical office uses
- Exceptional access from 3 separate roads surrounding the site on all sides.
- The potential project will benefit from a lack of retail options in the immediate area
- Adjacent to a brand new single family development of 283 single family homes
- Excellent opportunity to fill a commercial void in a rapidly expanding residential market.
- Great potential for the *Live Local Act* and conversion to Multifamily.



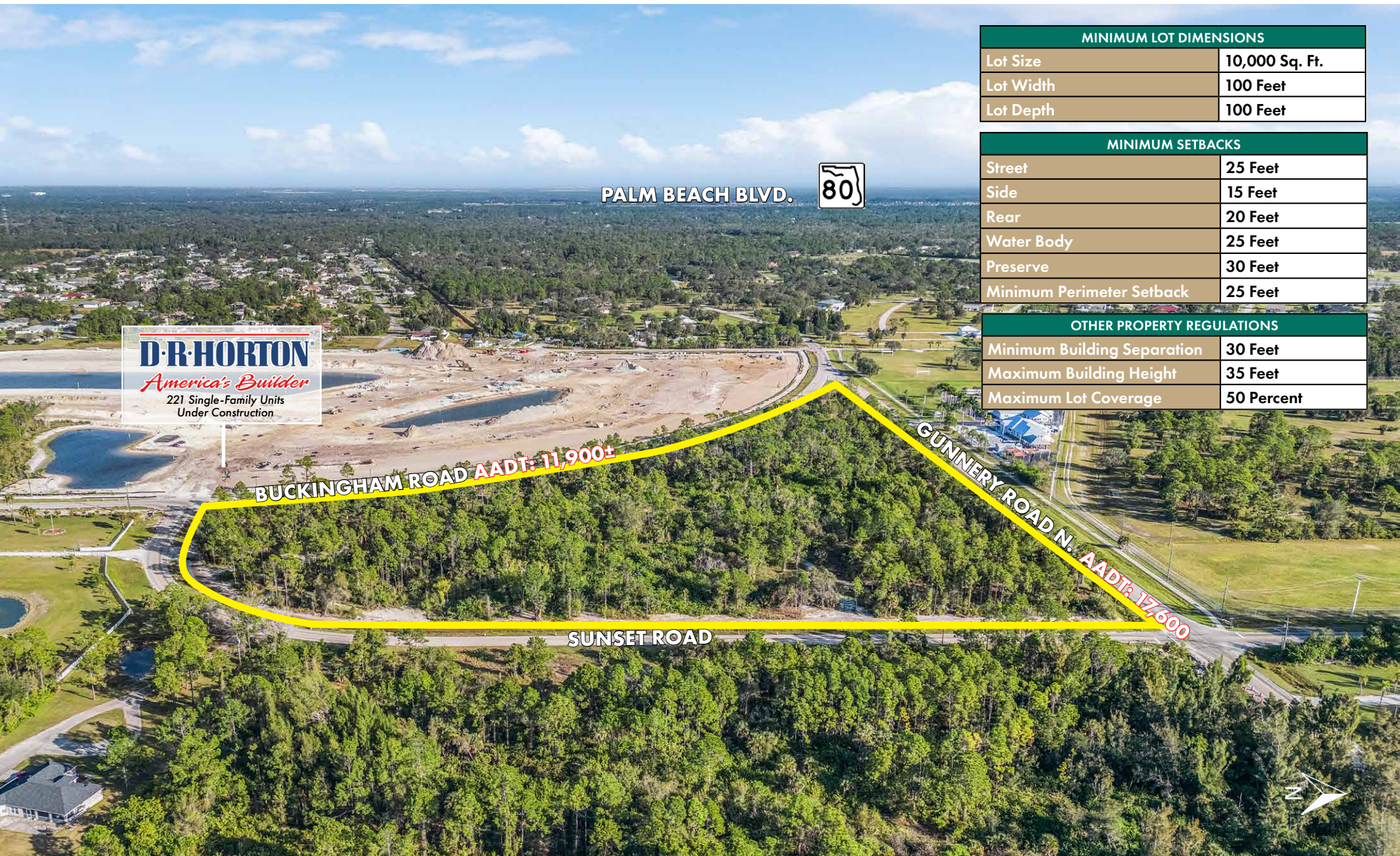
APPROVED USES

- Administrative Offices
- Animal Clinic- no outdoor runs
- ATM
- Auto Parts Store
- Bait and Tackle Shop
- Banks and Financial Establishments, *Group I only*
- Boat Parts Store
- Business Services, *Group I only*
- Cleaning and Maintenance Services
- Clothing Stores, General
- Clubs, Commercial, Fraternal, Private
- Computer and Data Processing Services
- Consumption on Premises
- Convenience Food and Beverage Store, per §34-1353, limited to 1 for the entire MPD,
- 6,200 square feet maximum floor area for the entire MPD
- Cultural Facility
- Day Care, Child, Adult
- Department Store
- Drive-Through Facility for any permitted use
- Drugstore, Pharmacy
- EMS, Fire or Sheriff's Office
- Essential Services
- Essential Service Facilities, *Group I only*
- Excavation, Water Retention
- Fences, Walls
- Food Store, *Group I only*
- Gift and Souvenir Shop
- Hardware Store
- Health Care Facilities, *Groups I and III*
- Hobby Toy and Game Shops
- Household and Office Furnishings, *Groups I and II*
- Insurance Companies
- Medical Office

Inquire for a full list of approvals



SITE DEVELOP. REGULATIONS



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PALM BEACH BLVD.



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MINIMUM LOT DIMENSIONS	
Lot Size	10,000 Sq. Ft.
Lot Width	100 Feet
Lot Depth	100 Feet

MINIMUM SETBACKS	
Street	25 Feet
Side	15 Feet
Rear	20 Feet
Water Body	25 Feet
Preserve	30 Feet
Minimum Perimeter Setback	25 Feet

OTHER PROPERTY REGULATIONS	
Minimum Building Separation	30 Feet
Maximum Building Height	35 Feet
Maximum Lot Coverage	50 Percent

CONCEPTUAL SITE PLAN

COMMERCIAL CENTER



Area Breakdown	
Total Floor Area	± 110,000 SF
Unit 1	± 30,000 SF
Unit 2 (2-Story)	± 30,000 SF
Unit 3	± 20,000 SF
Unit 4	± 30,000 SF
Water Management & Lake Area	± 1.50 ac
Open Space / Buffers	± 5.68 ac
Vehicular Use Area (Impervious)	± 5.03 ac
Total Commercial Parcel	± 14.74 ac

Notes (Z-15-015):

A maximum of 80,000 square feet of commercial retail floor area, and 30,000 square feet of office- which can include up to a maximum of 20,000 square feet of medical office.

While individual structures may be larger in size, the maximum floor area for a single user retail store is limited to a maximum of 30,000 square feet.

CONCEPTUAL SITE PLAN

SHOPPING CENTER



Area Breakdown		
Total Floor Area		± 110,000 SF
Unit 1		± 14,250 SF
Unit 2		± 13,700 SF
Unit 3		± 13,700 SF
Unit 4		± 12,950 SF
Unit 5		± 27,550 SF
Unit 6		± 27,850 SF
Water Management & Lake Area		± 1.50 ac
Open Space / Buffers		± 5.68 ac
Vehicular Use Area (Impervious)		± 5.03 ac
Total Commercial Parcel		± 14.74 ac

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CONCEPTUAL SITE PLAN

OUTPARCELS



Area Breakdown		
Outparcels		± 9.27 ac
Outparcel 1	± 300' x 200'	± 1.54 ac
Outparcel 2	± 300' x 200'	± 1.52 ac
Outparcel 3	± 300' x 200'	± 1.41 ac
Outparcel 4	± 250' x 175'	± 1.20 ac
Outparcel 5	± 250' x 200'	± 1.10 ac
Outparcel 6	± 250' x 220'	± 1.25 ac
Outparcel 7	± 250' x 220'	± 1.25 ac
Water Management & Lake Area		± 2.02 ac
Open Space / Buffers		± 2.04 ac
Internal Right-of-Way (50' wide)		± 1.41 ac
Total Commercial Parcel		± 14.74 ac

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An access easement is required for access to lots 1 and 2 from the internal right-of-way. The final size of the easement is pending.

PROPERTY AERIAL



DOWNTOWN
FORT MYERS

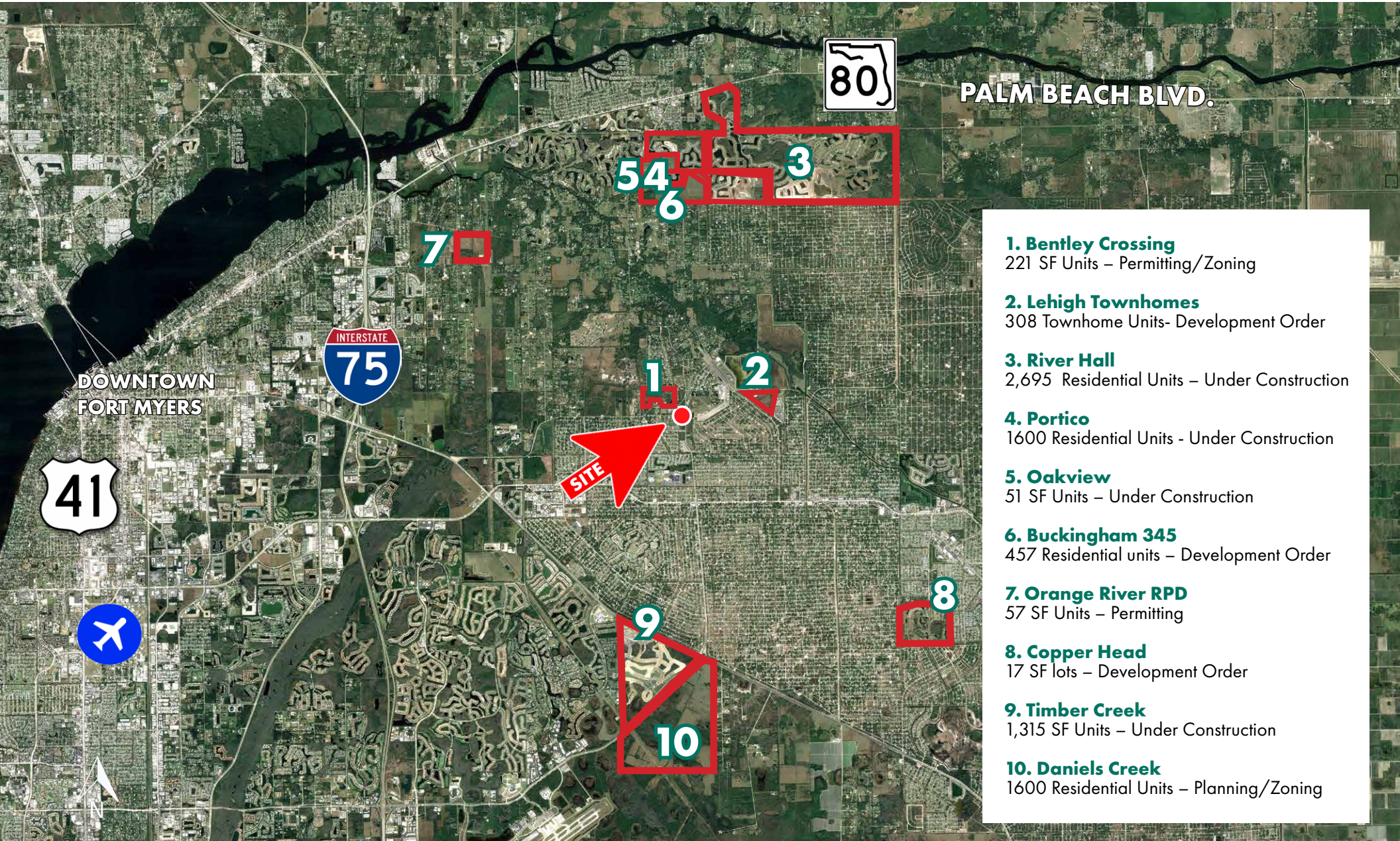
SUNSET ROAD

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NOTABLE DEVELOPMENTS

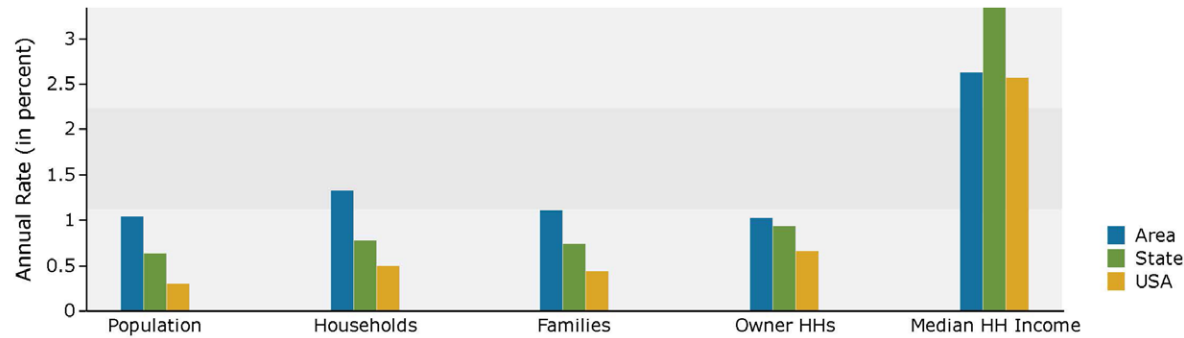


- 1. Bentley Crossing**
221 SF Units – Permitting/Zoning
- 2. Lehigh Townhomes**
308 Townhome Units- Development Order
- 3. River Hall**
2,695 Residential Units – Under Construction
- 4. Portico**
1600 Residential Units - Under Construction
- 5. Oakview**
51 SF Units – Under Construction
- 6. Buckingham 345**
457 Residential units – Development Order
- 7. Orange River RPD**
57 SF Units – Permitting
- 8. Copper Head**
17 SF lots – Development Order
- 9. Timber Creek**
1,315 SF Units – Under Construction
- 10. Daniels Creek**
1600 Residential Units – Planning/Zoning

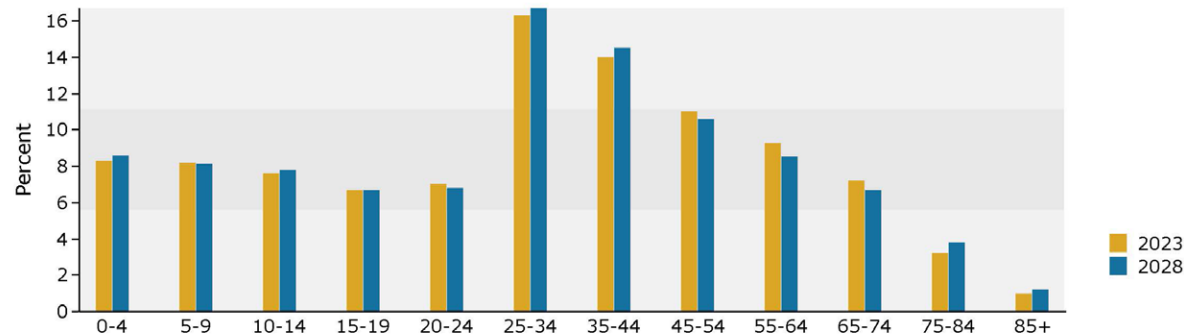
AREA DEMOGRAPHICS

10-MIN RADIUS

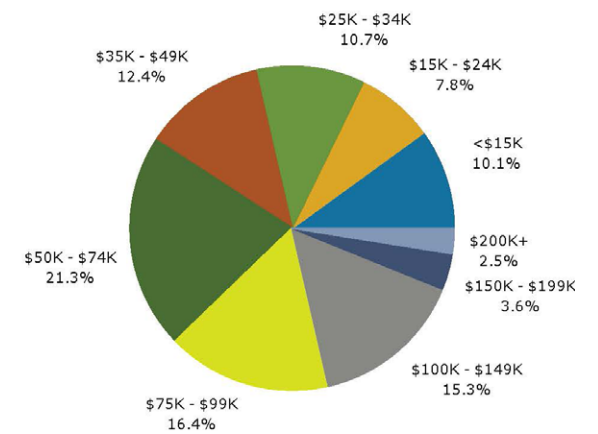
Trends 2023-2028



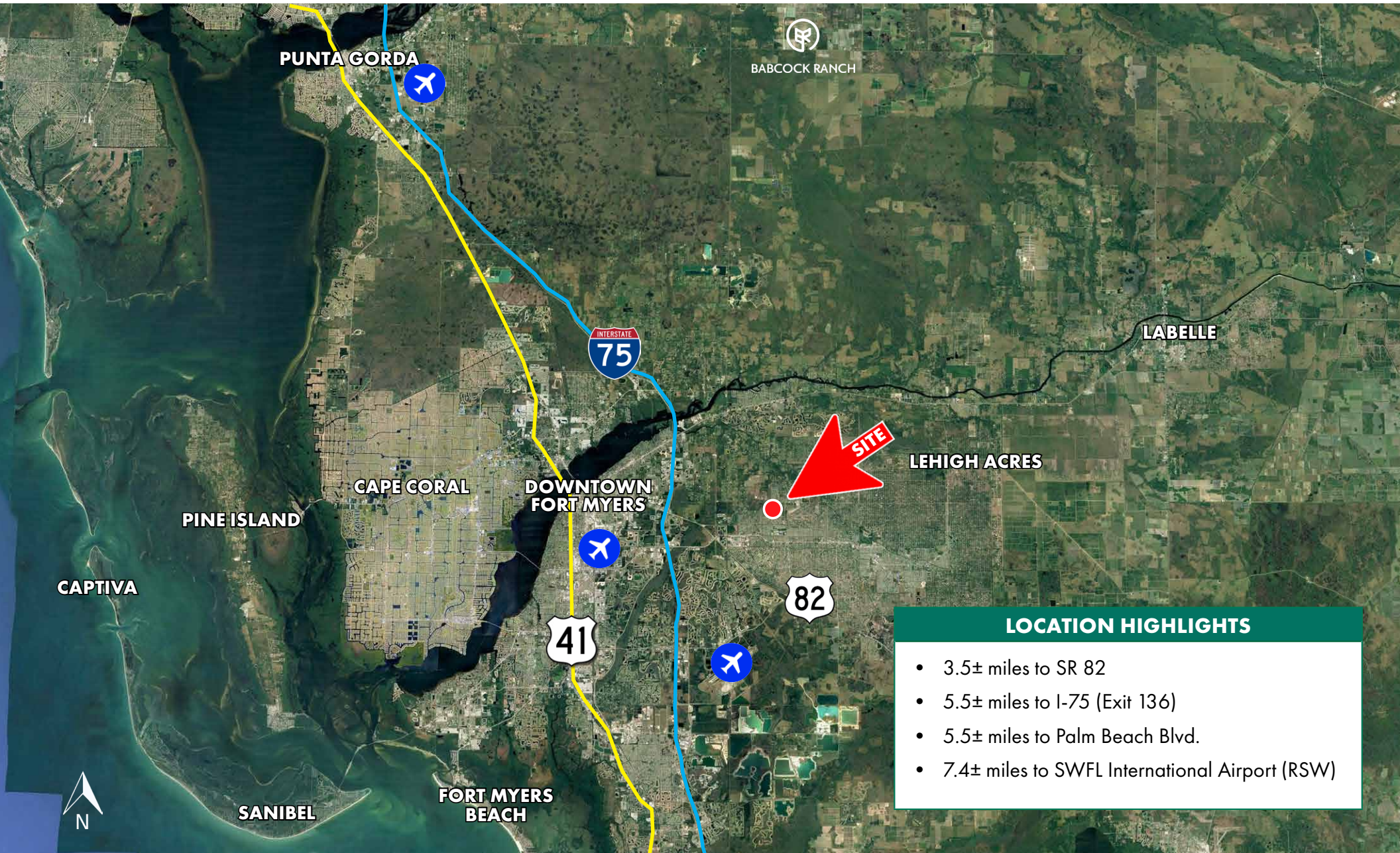
Population by Age



2023 Household Income



LOCATION MAP



LOCATION HIGHLIGHTS

- 3.5± miles to SR 82
- 5.5± miles to I-75 (Exit 136)
- 5.5± miles to Palm Beach Blvd.
- 7.4± miles to SWFL International Airport (RSW)



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LIMITATIONS AND DISCLAIMERS

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