

HOPE PRESERVE

IMPROVED DEVELOPMENT SITES WITH BUILD-TO-SUIT OPTIONS



PLANTATION RD.

HOPE CENTER LOOP

FUTURE MEDICAL OFFICE

METRO PKWY. AADT: 24,000±

SIX MILE CYPRESS PKWY. AADT: 32,500±

OFFERING MEMORANDUM | LSI COMPANIES, INC.

OFFERING SUMMARY

Address: 14720/14790 Hope Center Loop
Fort Myers, FL 33912

County: Lee

Size: Lot 1 - 1.2± Acres
Lot 2 - 2.81± Acres
Lot 3 - 1.91± Acres
Lot 4 - 1.78± Acres

Zoning: MPD

Future Land Use: Intensive Development

Utilities: Water, sewer, electric stubbed to site

Parcel ID: 30-45-25-L4-08000.00C0;
30-45-25-L4-08000.00B0

Pricing: See page 4 for details

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES TEAM



Justin Thibaut, CCIM
President & CEO



Christi Pritchett, CCIM
Sales Associate



PLEASE DIRECT ALL OFFERS TO:

Justin Thibaut, CCIM | jthibaut@lsicompanies.com | 239.489.4066
Christi Pritchett, CCIM | cpritchett@lsicompanies.com | 941.916.9525

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.

EXECUTIVE SUMMARY

Hope Preserve, a 7.75± acre offering within the overall 46.5± acre Hope Preserve Development, has created a new epicenter in Lee County for Medical, Retail, and Hospitality end-users. This development includes an existing Independent Living Facility, a 124-key Extended Stay America hotel, a Starbucks, several sizable medical office users totaling over 100,000 sq. ft., two surgery centers, and an additional 100,000 sq. ft. of medical or general office is available for future development on the remaining parcels.

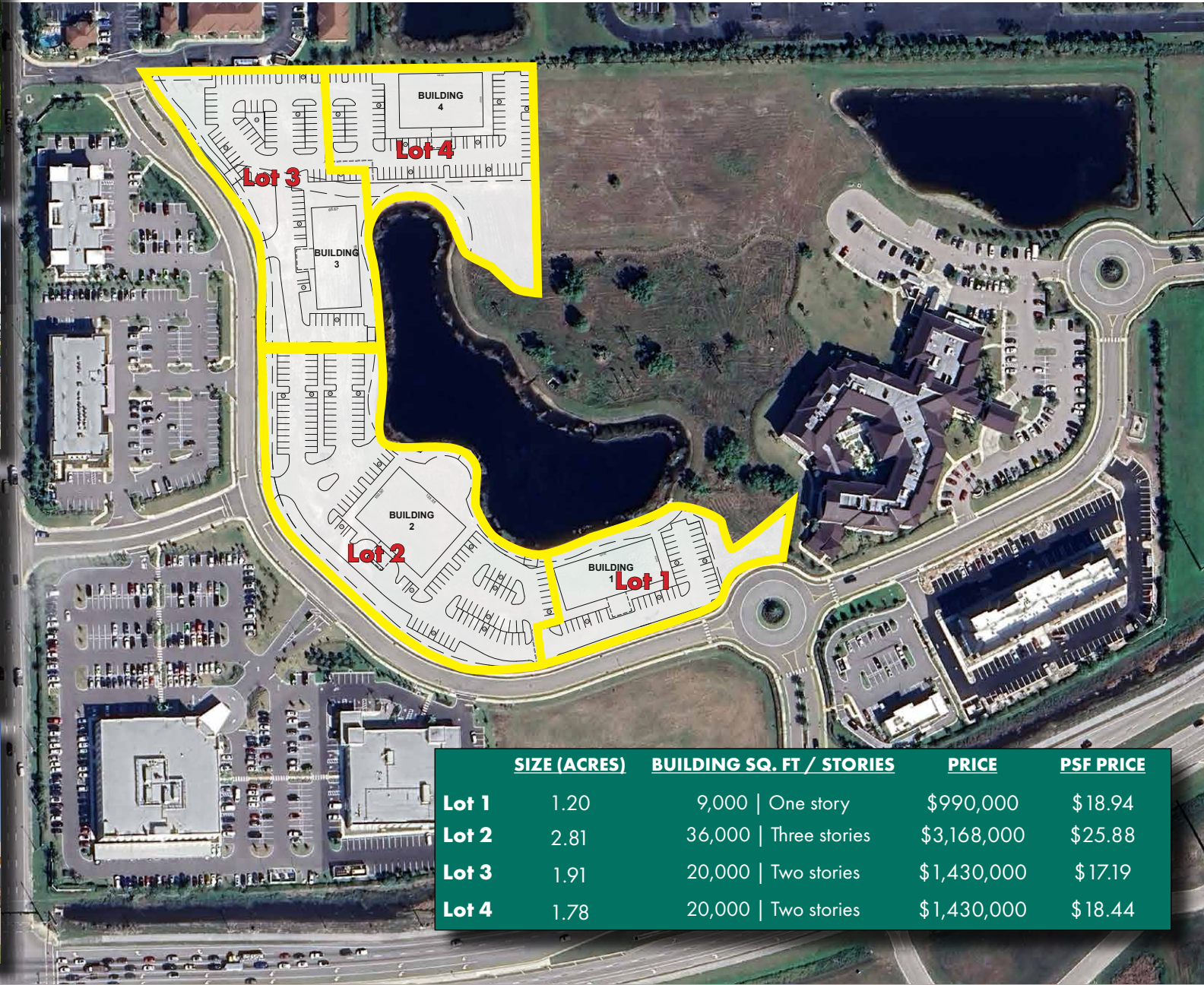
This unique development is tucked between the highly trafficked thoroughfares of Ben C Pratt / Six Mile Cypress Pkwy., Metro Pkwy., and Plantation Road. Less than one mile from the site, Gulf Coast Regional Medical Center has recently completed a \$347± million expansion to include an additional 268 patient beds.

These four improved parcels have been planned for a range of building sizes from 9,000 SF to 36,000 SF and can be built-to-suit. Ownership or longterm lease options available.

By creating a new oasis in the heart of Fort Myers, minutes from local and regional attractions, employment centers, and major interstate thoroughfares, Hope Preserve is the next upscale commercial and retail development, well-positioned for end-users who wish to differentiate their product from the norm.

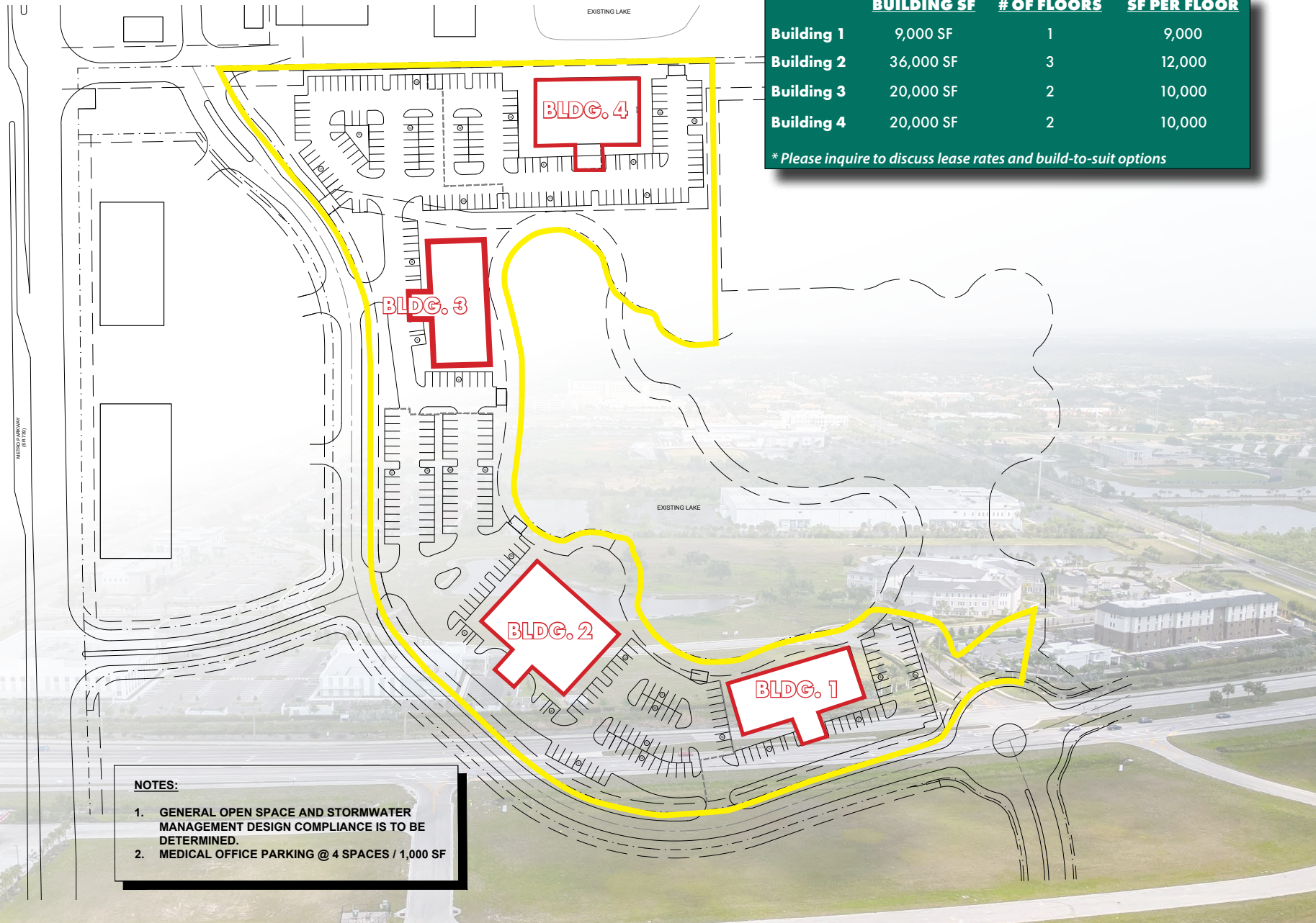


CONCEPTUAL SITE PLAN



	SIZE (ACRES)	BUILDING SQ. FT. / STORIES	PRICE	PSF PRICE
Lot 1	1.20	9,000 One story	\$990,000	\$18.94
Lot 2	2.81	36,000 Three stories	\$3,168,000	\$25.88
Lot 3	1.91	20,000 Two stories	\$1,430,000	\$17.19
Lot 4	1.78	20,000 Two stories	\$1,430,000	\$18.44

BUILD TO SUIT/ LEASE OPTIONS



	BUILDING SF	# OF FLOORS	SF PER FLOOR
Building 1	9,000 SF	1	9,000
Building 2	36,000 SF	3	12,000
Building 3	20,000 SF	2	10,000
Building 4	20,000 SF	2	10,000

** Please inquire to discuss lease rates and build-to-suit options*

- NOTES:**
1. GENERAL OPEN SPACE AND STORMWATER MANAGEMENT DESIGN COMPLIANCE IS TO BE DETERMINED.
 2. MEDICAL OFFICE PARKING @ 4 SPACES / 1,000 SF

PROPERTY AERIAL



DOWNTOWN
FORT MYERS

DANIELS PKWY.

PLANTATION ROAD

METRO PKWY. AADT: 24,000±

HOPE CENTER LOOP

SIX MILE CYPRESS PKWY. AADT: 32,500±



PROPERTY AERIAL



METRO PKWY. AADT: 24,000±

SIX MILE CYPRESS PKWY. AADT: 32,500±

PLANTATION ROAD



PROPERTY AERIAL



DEVELOPER INFORMATION

CURRENT COMPLETED PROJECTS



Providing more than construction, Stevens Construction helps clients navigate everything associated with the development of a project including site evaluation, due diligence, design team selection, budgeting, scheduling, cost-savings suggestions and permitting. With offices in Orlando and headquarters in Fort Myers, Stevens Construction guides clients through the entire development and construction process, allowing them to make educated decisions which provide superior construction, saves money, time and creates the best experience possible.

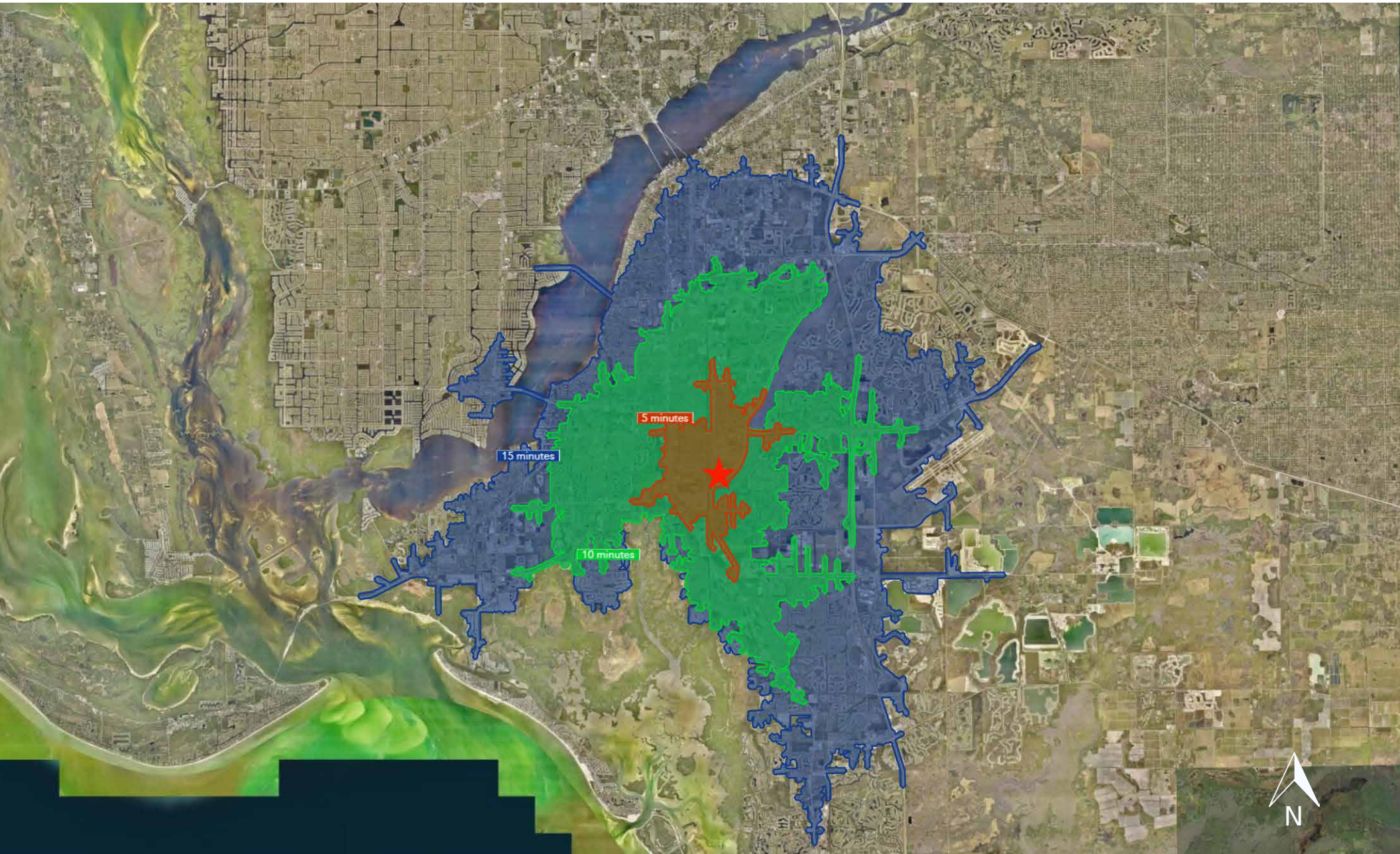
Earning accolades such a Contractor of the Year, Large Business of the Year and Great Place to Work Certification, Stevens Construction has specialized in construction management of commercial and healthcare projects since our 2003 inception. Additionally, in 2018, Stevens Construction expanded operations with a special projects division focusing on projects under \$1M, which include tenant improvements, renovations, repairs and expansions.



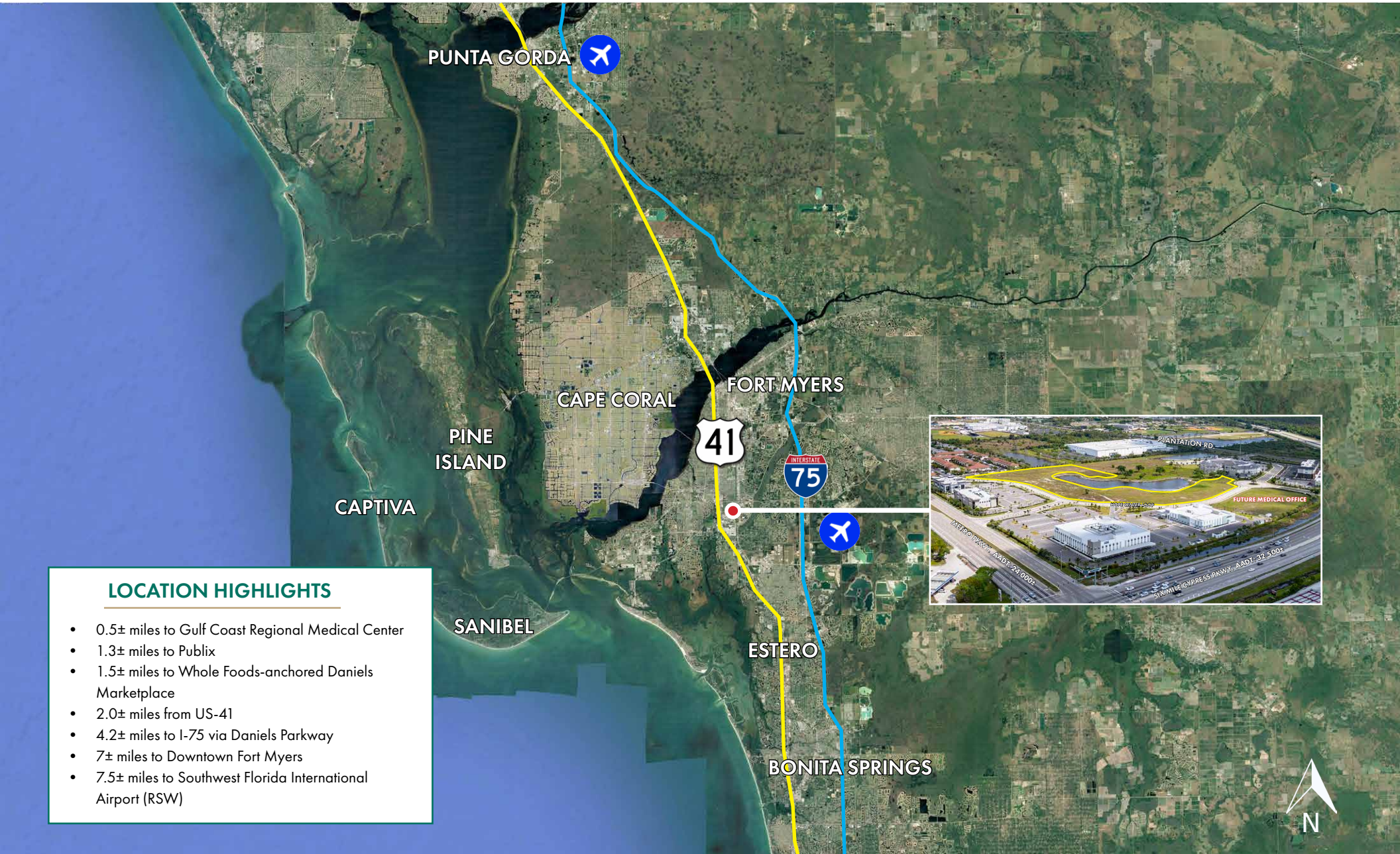
RETAIL MAP



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.5± miles to Gulf Coast Regional Medical Center
- 1.3± miles to Publix
- 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)



LSI COMPANIES

www.LSIcompanies.com

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.