

16220 N. CLEVELAND AVE.

NORTH FORT MYERS, FL



Race Trac

ISLAND VISTA DR.

SHELL FACTORY & NATURE PARK

N. CLEVELAND AVE. AADT 25,000±

A-1 Self Storage

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

OFFERING SUMMARY

Property Address: 16220 N. Cleveland Ave.
North Fort Myers, FL 33903

County: Lee

Property Size : 7.07± Acres

Zoning: C-1A and C-2 (Lee County)

Future Land Use: Central Urban

Utilities: All available to site

Strap Number: 27432412000000000

Tax information: \$9,930 (2023)

LIST PRICE:

\$1,750,000

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES EXECUTIVE



Christi Pritchett, CCIM
Sales Associate



OFFERING PROCESS

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

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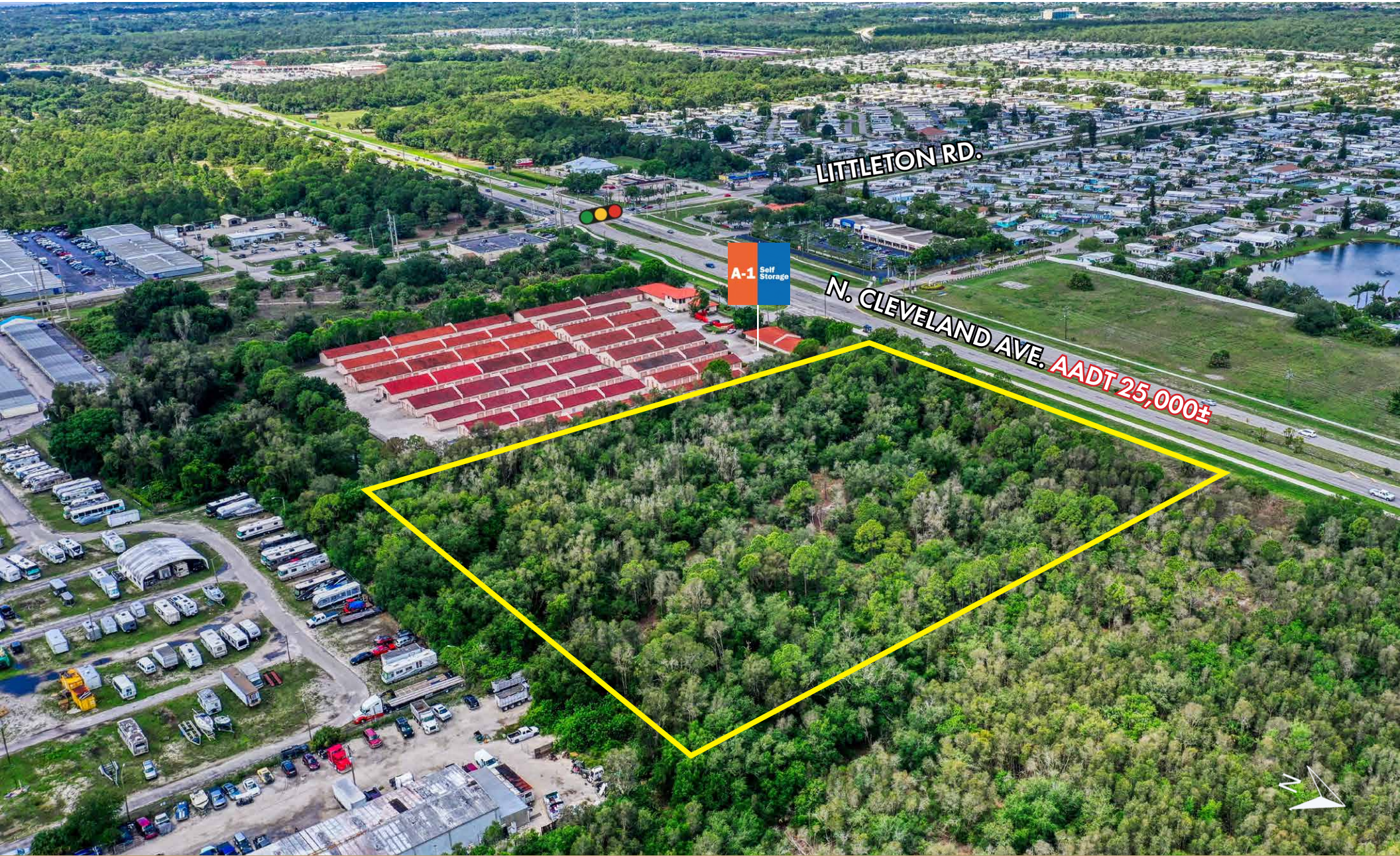
WWW.LSICOMPANIES.COM

THE OPPORTUNITY



- 7± acre development parcel with potential for a variety of commercial or residential uses.
- Located along highly traveled N. Cleveland Ave., with average daily traffic counts of 25,500 cars per day.
- Under the existing future land use designation of Central Urban, the standard density range is 4 to 10 du/ac. and a maximum density of 15 du/acre.
- Located just 1.5± miles from the Publix-anchored shopping center at the intersection of North Tamiami Trail and Del Prado extension.

PROPERTY AERIAL



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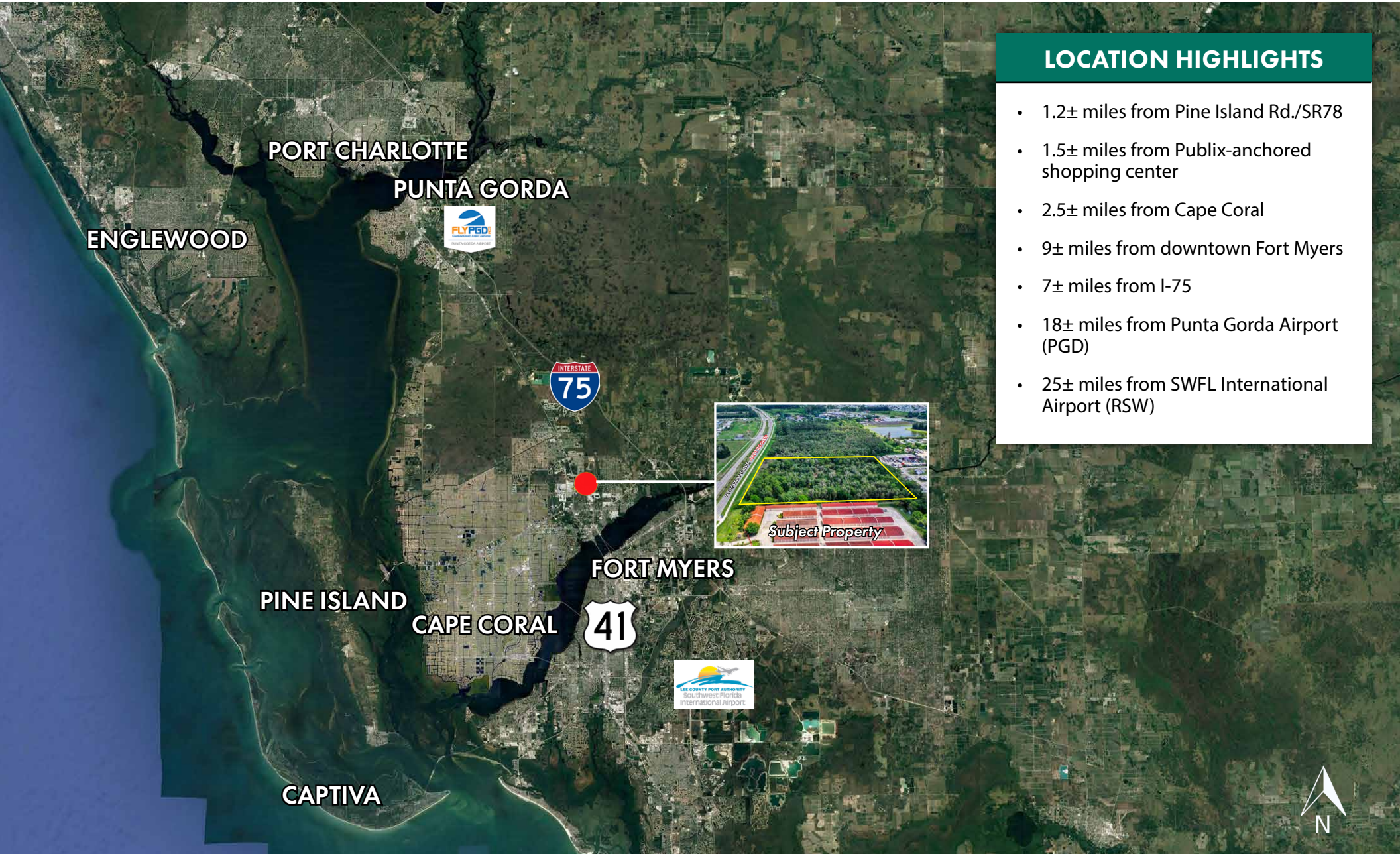
AREAS OF INTEREST

RESIDENTIAL DEVELOPMENTS

1. Prose Diplomat: 350 Units
2. Six Lakes Country Club
3. Coral Bay: 500+ Units
4. Crane Landing: 1,229 Units
5. Village of Entrada: 721+ Units
6. Bella Vida at Entrada: 500+ Units



PROPERTY AERIAL



LOCATION HIGHLIGHTS

- 1.2± miles from Pine Island Rd./SR78
- 1.5± miles from Publix-anchored shopping center
- 2.5± miles from Cape Coral
- 9± miles from downtown Fort Myers
- 7± miles from I-75
- 18± miles from Punta Gorda Airport (PGD)
- 25± miles from SWFL 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.