

Del Webb®
OAK CREEK



AADT 64,500±

Seneca
at Oak Creek

BAYSHORE ROAD - AADT 26,500±

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OFFERING MEMORANDUM

CHAPEL CREEK COMMERCIAL

4.54± ACRES VACANT COMMERCIAL LAND FOR SALE - NORTH FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 7701 Bayshore Road
N. Fort Myers, FL 33917

Municipality: Lee County

Property Size: 4.54± Acres | 197,762± Sq. Ft.

Zoning: Planned Development (CPD)

Future Land Use: Suburban

Permits in Place: ERP, ACOE

Utilities: All available with sufficient capacity

STRAP Number: 20-43-25-L3-0100B.0000

LIST PRICE:

\$1,997,624

\$10.00 PSF

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SALES EXECUTIVES



Christi Pritchett, CCIM
Broker Associate



DIRECT ALL OFFERS TO:

Christi Pritchett, CCIM

cpritchett@lsicompanies.com

o: (941) 916-9525 m: (239) 728-1720

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.

PROPERTY HIGHLIGHTS

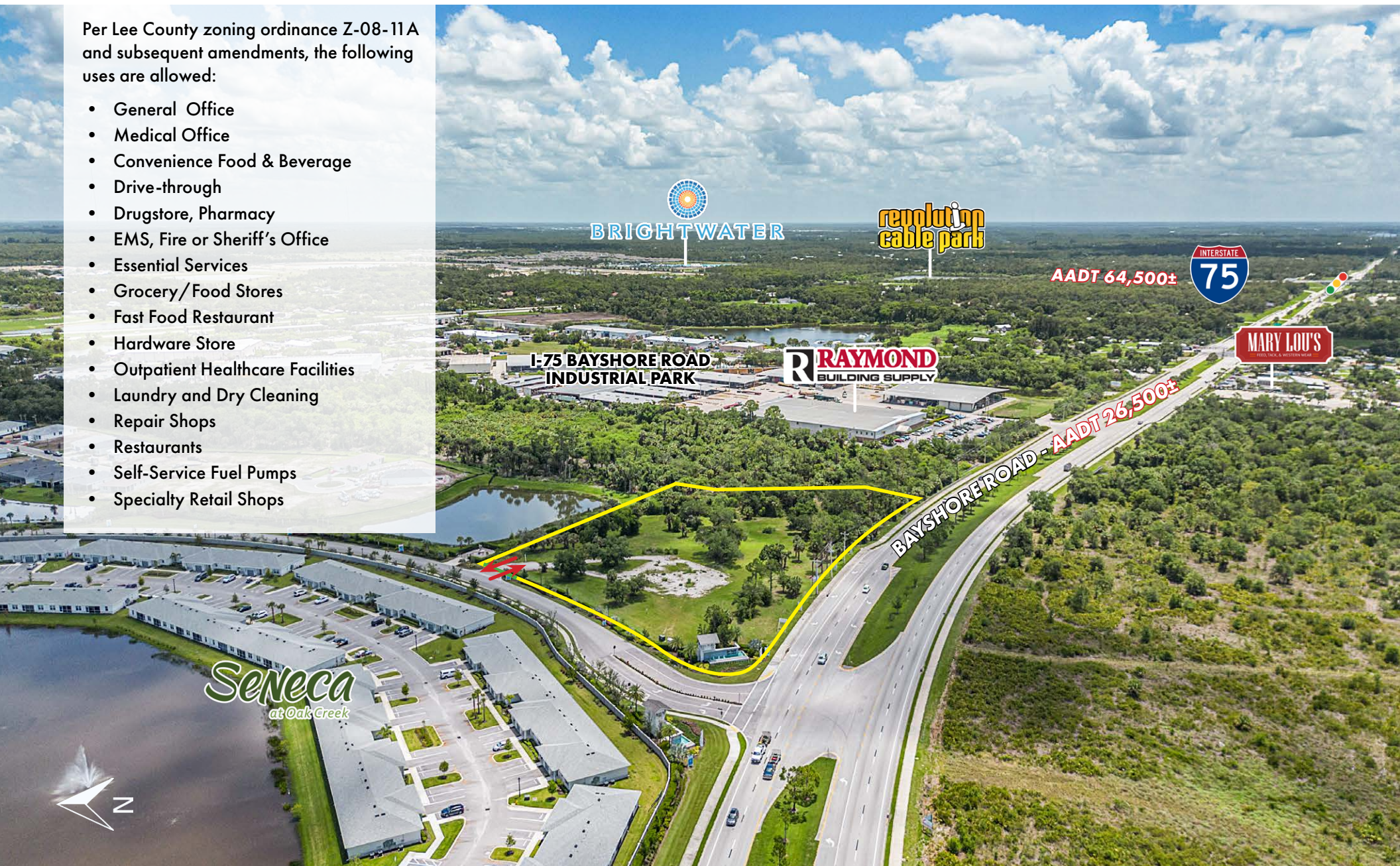


- 4.54± Acres of prime commercial land with ACOE and SFWMD ERP permits in place
- Approved for 60,000 Sq. Ft. of commercial uses, of which a maximum of 30,000 Sq. Ft. may be commercial retail
- Adjacent to Del Webb Oak Creek, a new age-restricted development by Pulte Homes, and Seneca at Oak Creek, an age 55+ rental community by Sage Communities with 184 one-story apartments
- Located within a Federal Opportunity Zone and within close proximity of over 23,000+ planned residential units within the Bayshore Road corridor
- Located less than a mile west of the I-75 & Bayshore Road interchange and is within close proximity to a shopping center anchored by Publix supermarket
- Build-to-suit opportunities for qualified tenants. Please inquire for details

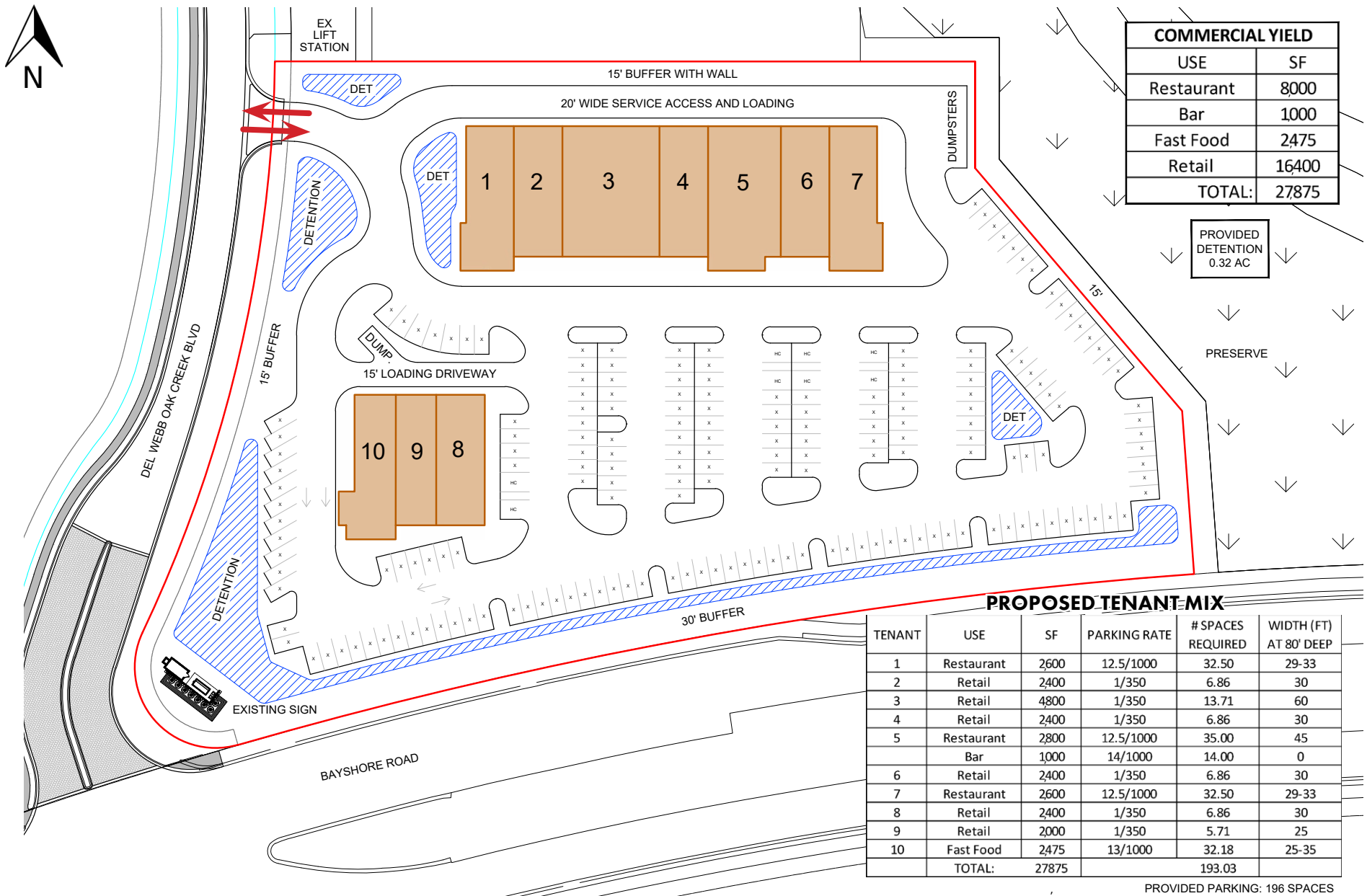
POTENTIAL USES

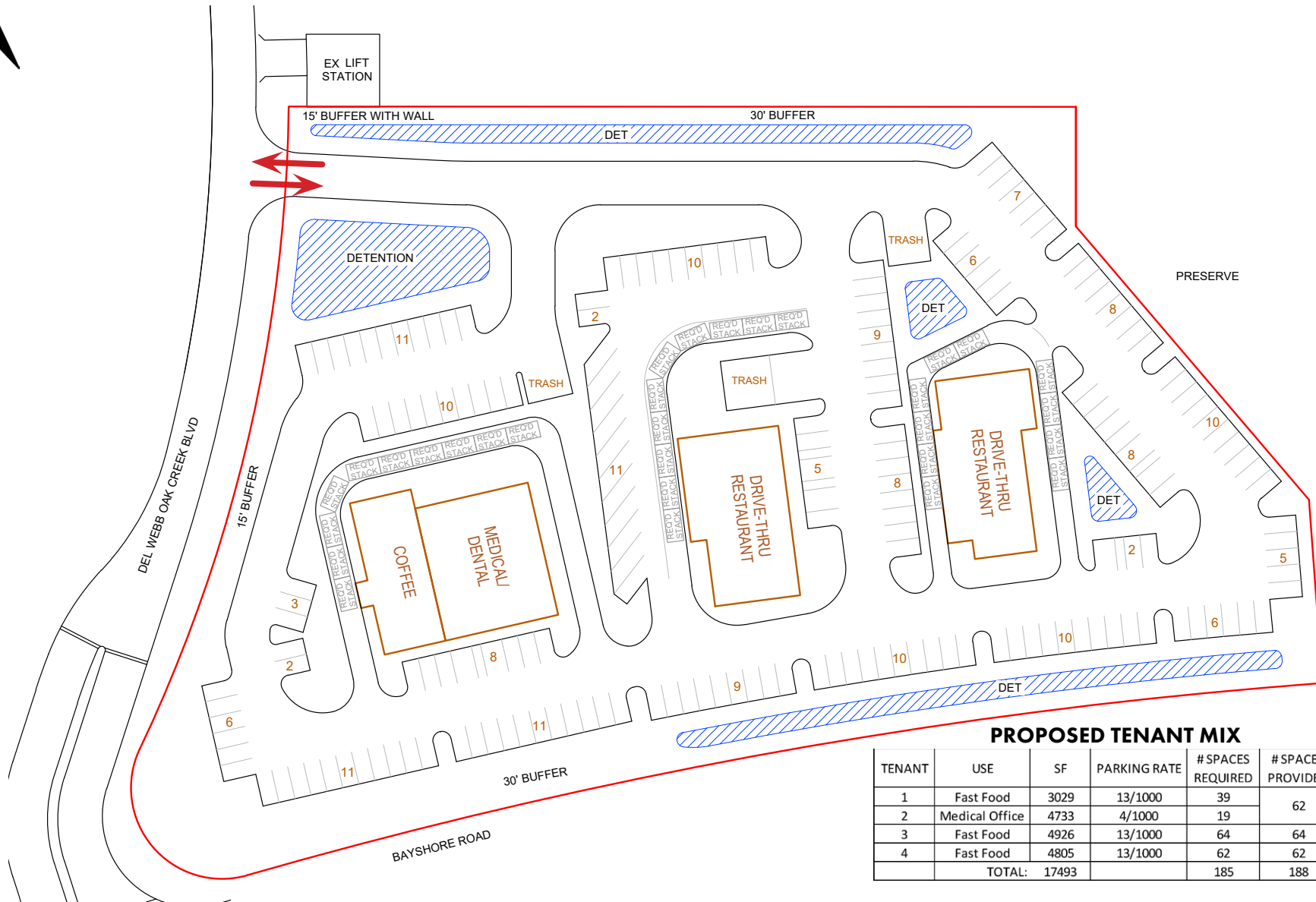
Per Lee County zoning ordinance Z-08-11A and subsequent amendments, the following uses are allowed:

- General Office
- Medical Office
- Convenience Food & Beverage
- Drive-through
- Drugstore, Pharmacy
- EMS, Fire or Sheriff's Office
- Essential Services
- Grocery/Food Stores
- Fast Food Restaurant
- Hardware Store
- Outpatient Healthcare Facilities
- Laundry and Dry Cleaning
- Repair Shops
- Restaurants
- Self-Service Fuel Pumps
- Specialty Retail Shops

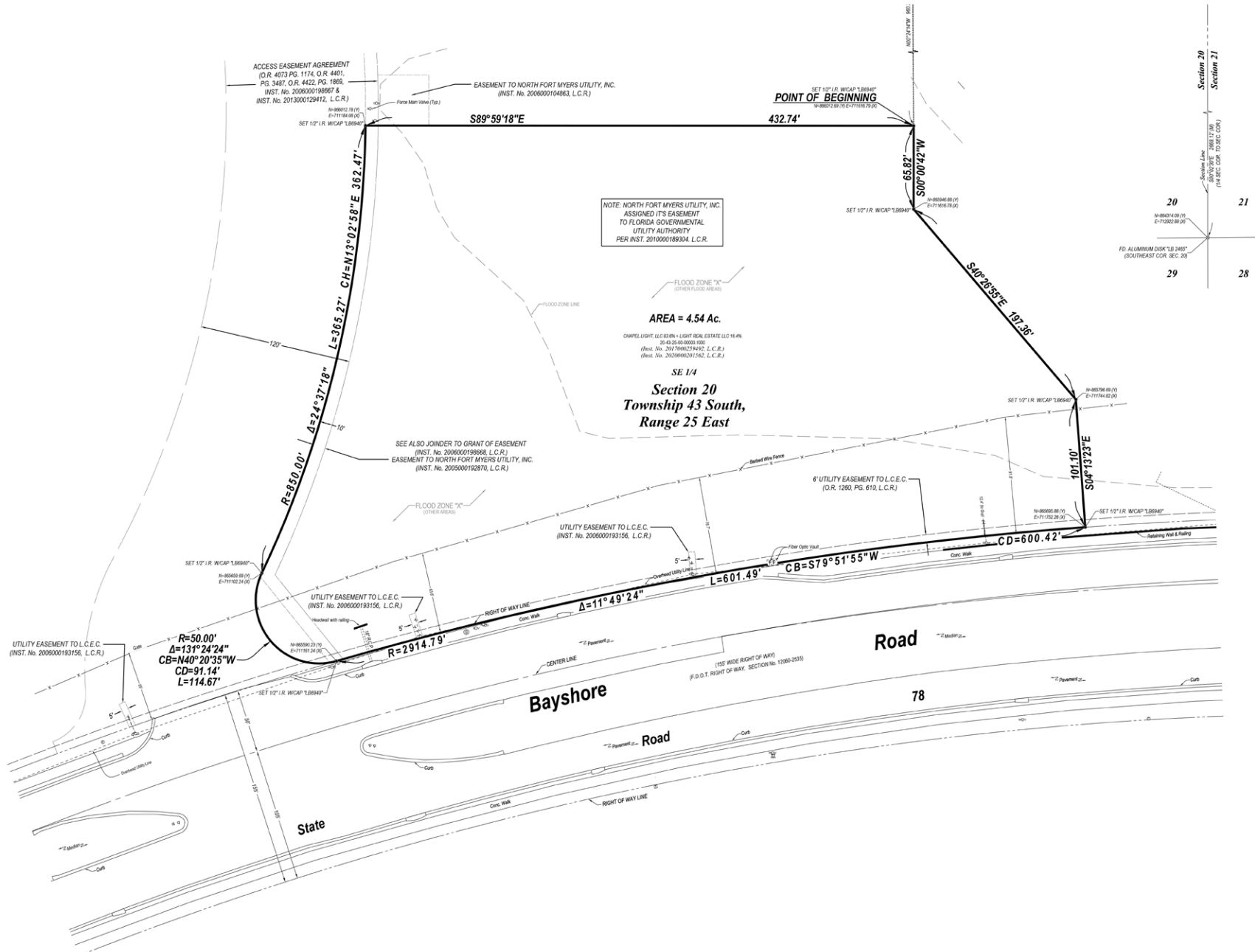


CONCEPTUAL RETAIL PLAN



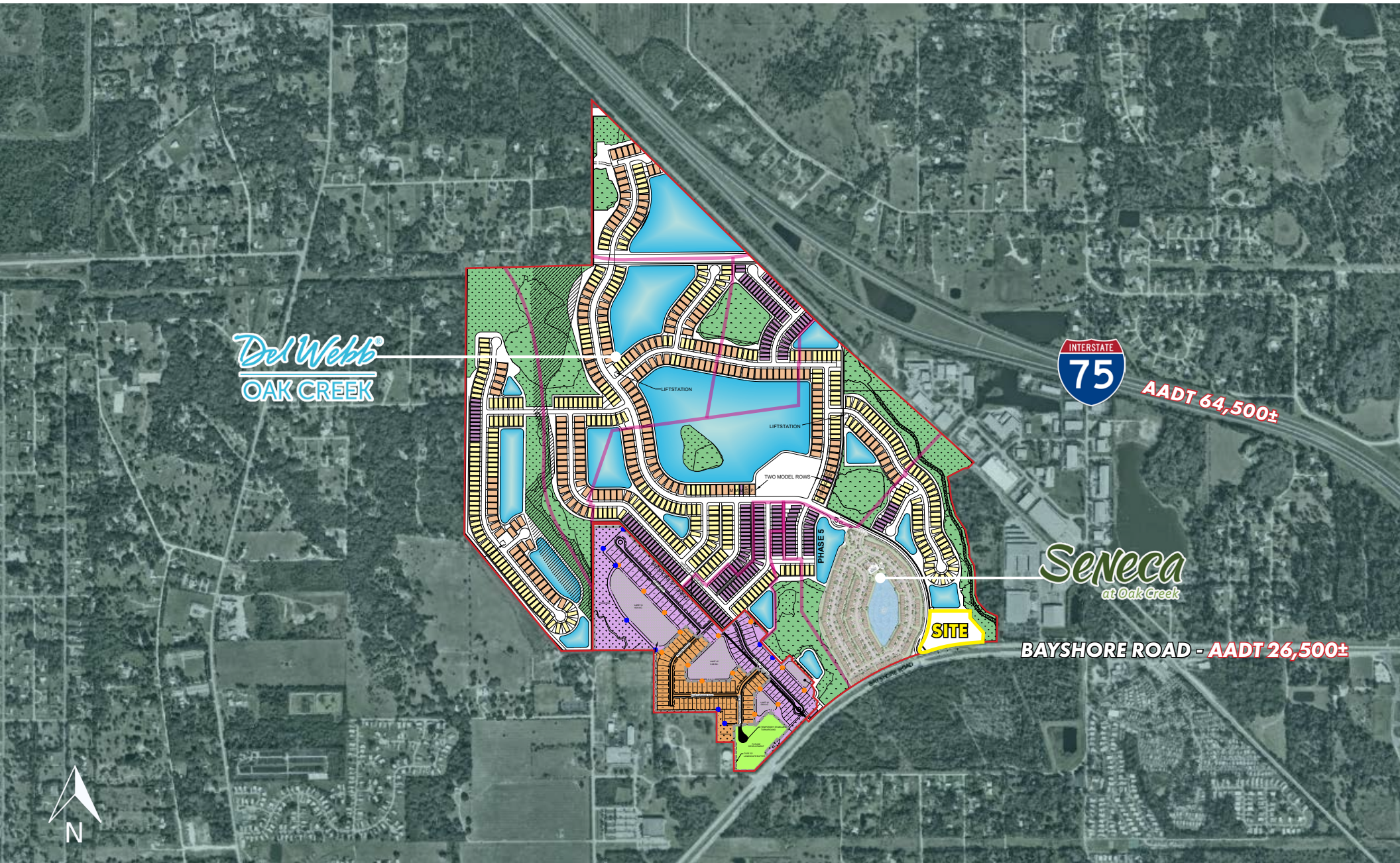


PROPOSED TENANT MIX					
TENANT	USE	SF	PARKING RATE	# SPACES REQUIRED	# SPACES PROVIDED
1	Fast Food	3029	13/1000	39	62
2	Medical Office	4733	4/1000	19	
3	Fast Food	4926	13/1000	64	64
4	Fast Food	4805	13/1000	62	62
	TOTAL:	17493		185	188



DEL WEBB & SENECA AT OAK CREEK

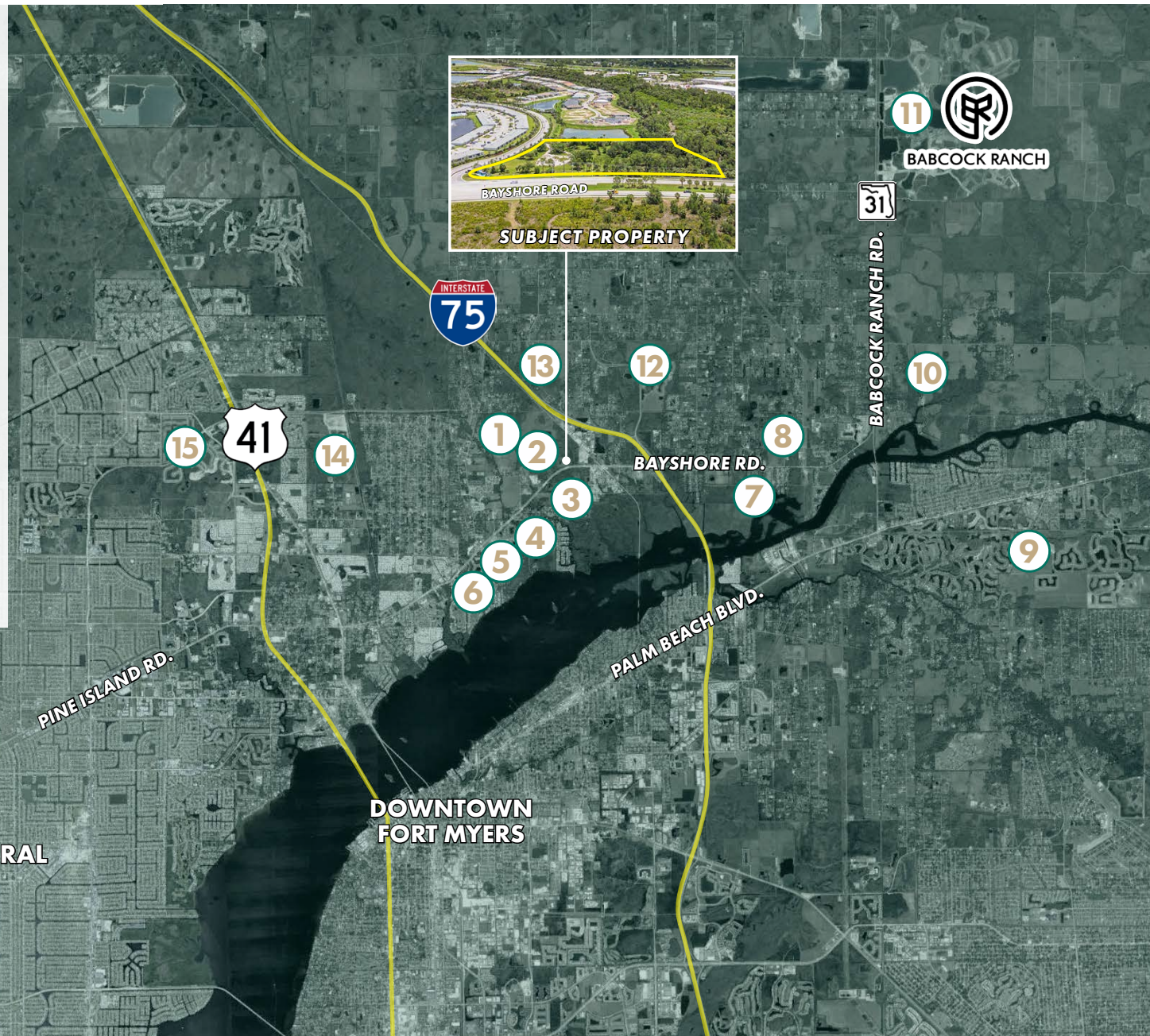
MASTER PLAN



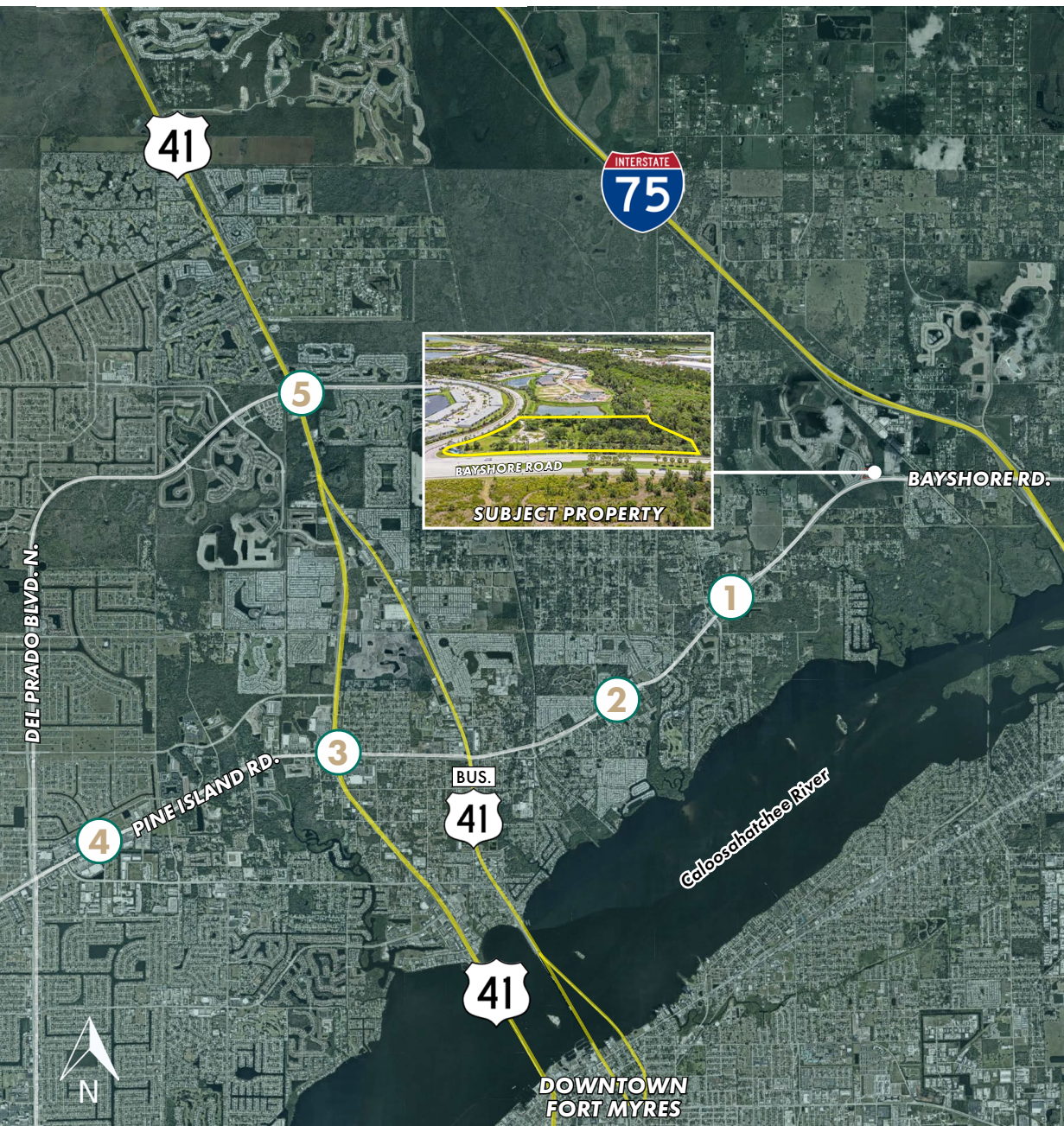
PROPERTY AERIAL



MAP	COMMUNITY	UNITS
1	Del Webb at Oak Creek	1,000
2	Seneca at Oak Creek	184
3	Bayshore 65	357
4	Bayshore 35	86
5	Enclaves at Eagle Landing	188
6	Bayshore Commons	214
7	Stonehill Manor	71
8	Bayshore Ranch	130
9	Veranda	1,700
10	Owl Creek	440
11	Babcock Ranch	17,000
12	Brightwater	1,300
13	Leetana	201
14	Crane Landing	1229
15	Entrada	721



RETAIL MAP



1. EAGLE LANDING



2. FOXMOOR SHOPPING CENTER



3. PINE ISLAND ROAD & US-41 INTERSECTION



4. NORTH POINT SHOPPING CENTER

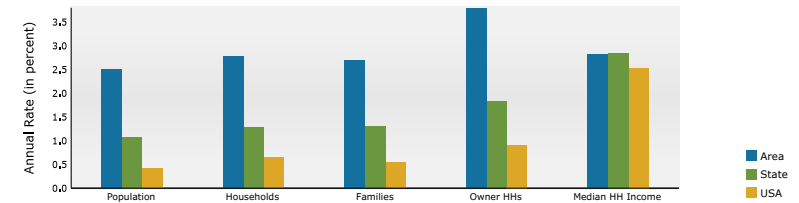


5. SHOPPES AT DEL PRADO

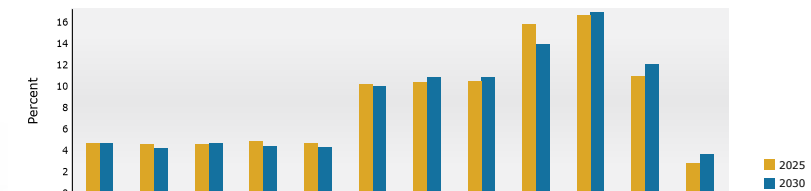


LOCATION

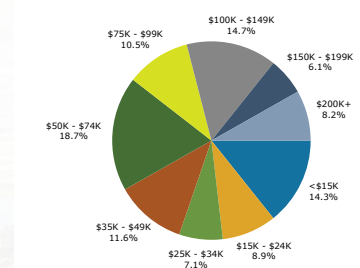
AREA DEMOGRAPHICS - 3 MILES RADIUS



Population by Age

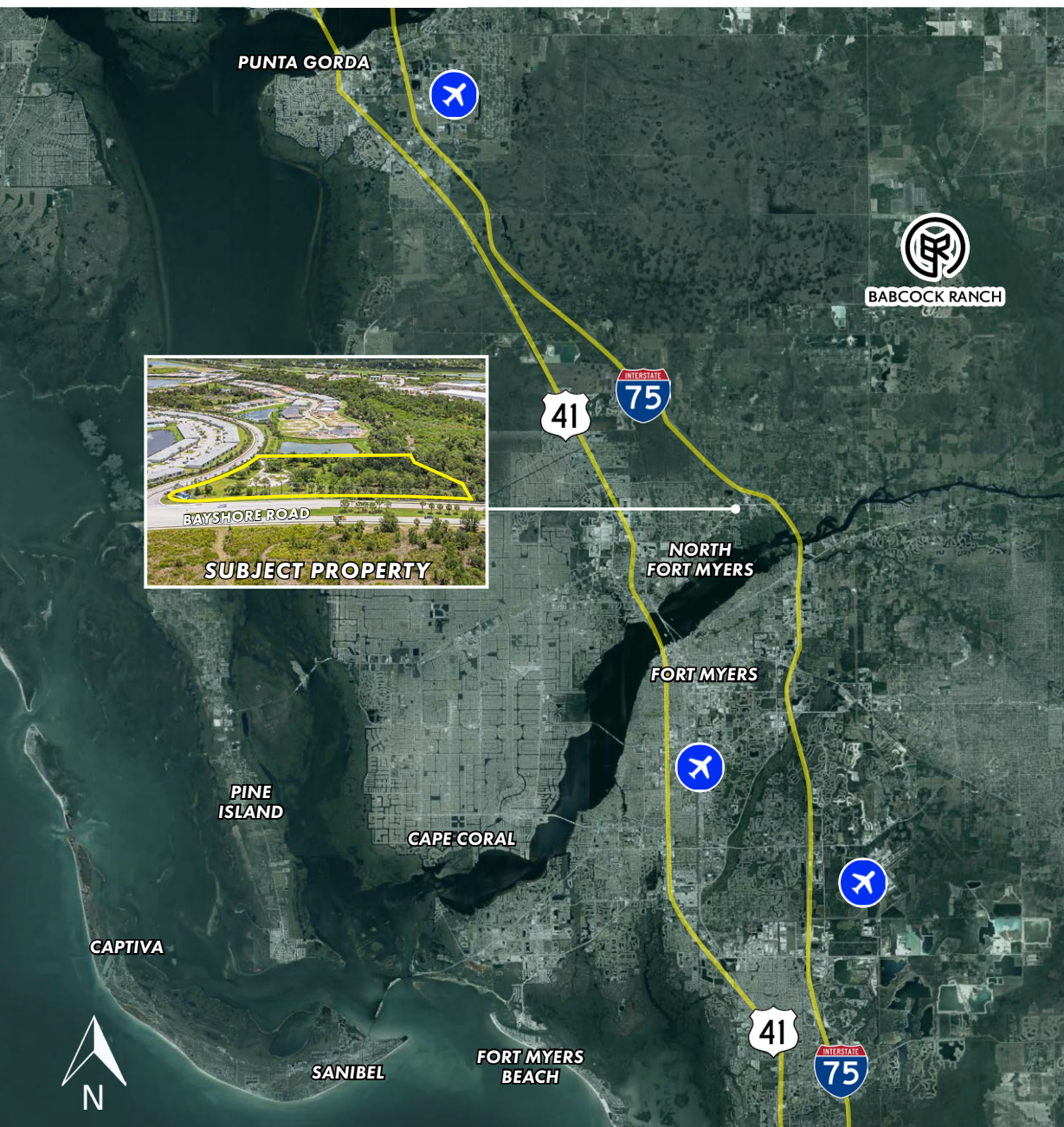


2025 Household Income



LOCATION HIGHLIGHTS

- Located on the primary corridor from Cape Coral to I-75 and Babcock Ranch
- The area has experienced significant new residential growth including many under-construction and planned residential developments
- 3± minutes from Publix Shopping Center
- 10± minutes from Walmart Supercenter
- 15± minutes to Downtown Fort Myers
- 19± minutes to SWFL International Airport (RSW)
- 20± minutes to Punta Gorda Airport (PGA)





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