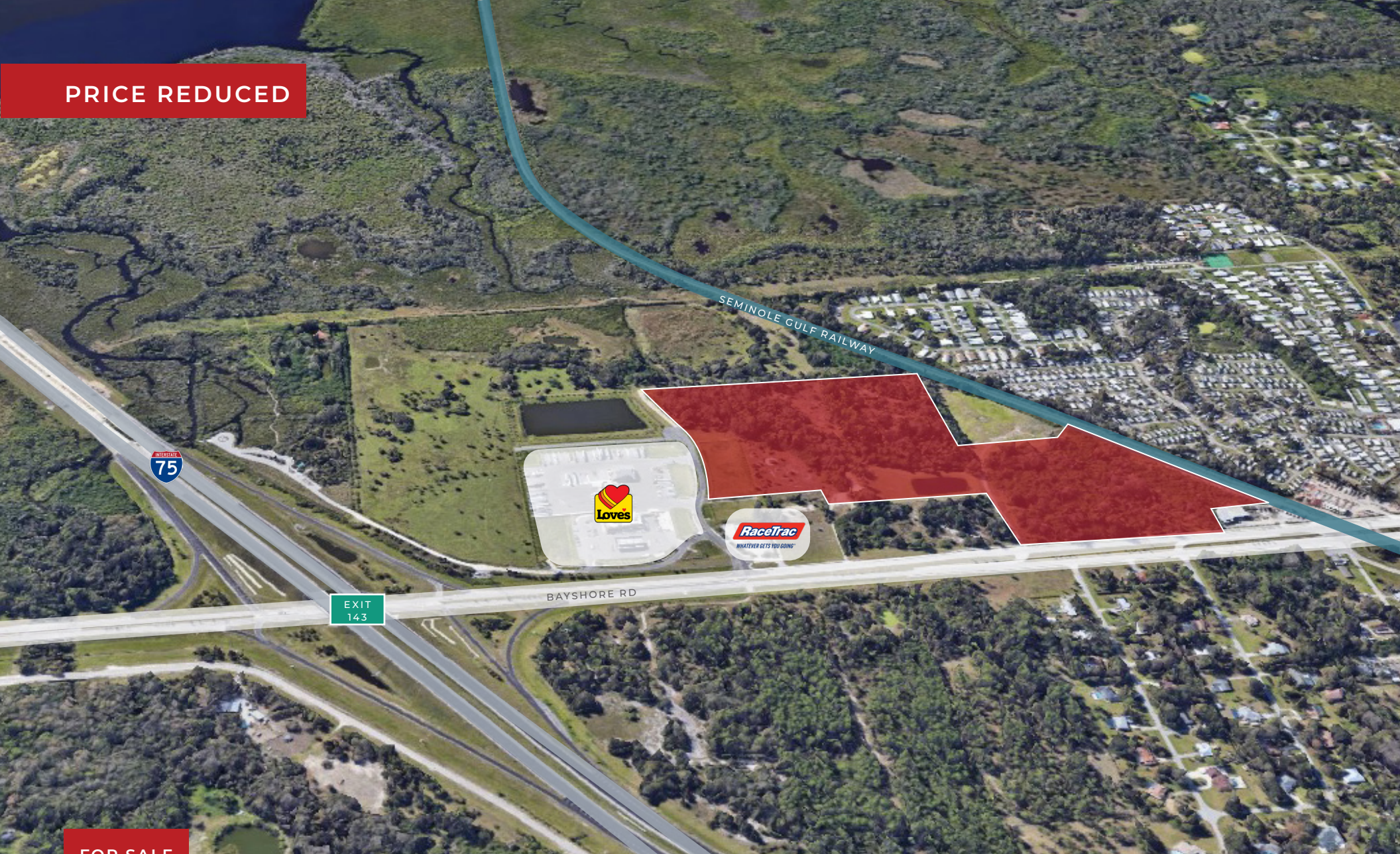


PRICE REDUCED



FOR SALE

8340-8360 BAYSHORE RD | NORTH FORT MYERS, FL 33917

24.5± ACRES LAND ASSEMBLAGE IN NORTH FORT MYERS





CONTENTS

EXECUTIVE SUMMARY	3
PROPERTY OVERVIEW	4
OPPORTUNITY	10
MARKET ANALYSIS	14

Chase Mayhugh, SIOR, CCIM
239-278-4945
chase@mayhughcommercial.com

Chuck Mayhugh
239-823-8010
chuck@mayhughcommercial.com

Jhonny Iglesias
239-319-4425
jhonny@mayhughcommercial.com

This Offering Memorandum is provided for the evaluation of this investment opportunity. Neither the Owner nor Mayhugh Commercial Advisors, LLC, nor any of their respective directors, officers, affiliates, or representatives, make any expressed or implied representation regarding the accuracy or completeness of this document. Your receipt and use of this Offering Memorandum do not create any legal commitment or obligation. It is recommended that you rely solely on your own investigations and property inspections when considering any offer to purchase. The Owner retains the right to reject any offers, with no legal commitment unless a written agreement for purchase is fully executed and approved by the Owner.

MAYHUGHCOMMERCIAL.COM



MAYHUGH
COMMERCIAL ADVISORS

EXECUTIVE SUMMARY

Prime Land Assemblage in North Fort Myers, Southwest Florida

This exceptional land assemblage offers a unique investment opportunity in a rapidly growing region. Strategically located with direct access to major transportation arteries, this site is perfectly positioned for businesses seeking efficiency, growth, and connectivity. The area is experiencing significant residential and commercial development, with over 1,500 residential units, expansive commercial spaces, and multiple infrastructure projects either under construction or in planning.

The site's central location within Southwest Florida makes it an ideal hub for reaching key economic centers like Fort Myers and Naples, ensuring streamlined operations and reduced logistics costs. With a booming population, growing housing demand, and ongoing regional expansion, this property is poised for significant appreciation.

THIS LAND ASSEMBLAGE IS AVAILABLE FOR SALE EITHER AS A WHOLE OR AS INDIVIDUAL PARCELS, OFFERING FLEXIBILITY TO SUIT YOUR INVESTMENT NEEDS.

Don't miss the opportunity to capitalize on the dynamic growth of North Fort Myers and Southwest Florida.

The property is strategically located just west of the Bayshore I-75 Interchange, which brings substantial traffic to the area. The corridor is rapidly emerging as one of Southwest Florida's prime locations for new development, with numerous surrounding properties currently under development. Within a 1-mile radius of the site, over 1,900 single-family and multifamily units have been added, alongside significant commercial projects including Loves, RaceTrac, and RV and boat storage facilities. This property also serves as the gateway to Babcock Ranch, located just 4 miles to the east, which will soon feature over 20,000 single-family homes and 6 million square feet of commercial space.



PROPERTY OVERVIEW

ENTIRE ASSEMBLAGE

PRICE REDUCED

OFFERING SUMMARY

LIST PRICE	\$8,143,324.00
PRICE PER ACRE	\$332,380.57
PRICE PER LSF	\$7.63

ASSEMBLAGE SUMMARY

ADDRESS	8340-8360 Bayshore Rd., North Fort Myers, FL
STREET EXPOSURE	Bayshore Rd.
CURRENT USE	Undeveloped Land
ASSEMBLAGE SIZE	24.5± Acres

DEVELOPMENT SUMMARY

Zoned AG-2 and C-1, the site supports a wide range of potential uses including multifamily, retail, hotel, grocery, and self-storage—offering exceptional flexibility for future development.



HIGHLIGHTS



MANY SITES ARE IN THE PROCESS OF A MPD REZONE



NEW SIGNALIZED INTERSECTION @ BASHORE INTO SITE



MULTIPLE POINTS OF INGRESS AND EGRESS

OPPORTUNITY

GATEWAY TO GROWTH

Strategically located at the gateway to Southwest Florida, this prime location offers unparalleled visibility and high traffic flow, making it an exceptional investment opportunity.

Situated as the first stop for southbound travelers entering Fort Myers and the last convenient stop for those heading north before the retail desert stretching from North Fort Myers to Punta Gorda's Jones Loop Road, this site is perfectly positioned to capture a steady stream of consumers.

With major developments already in progress, including Love's Truck Stop, RaceTrac (currently under development), and 22 acres of multifamily projects across the street, the area is poised for significant growth. Additionally, RV parking facilities cater to a thriving market of travelers, enhancing the site's appeal for retail, dining, and service-oriented businesses.

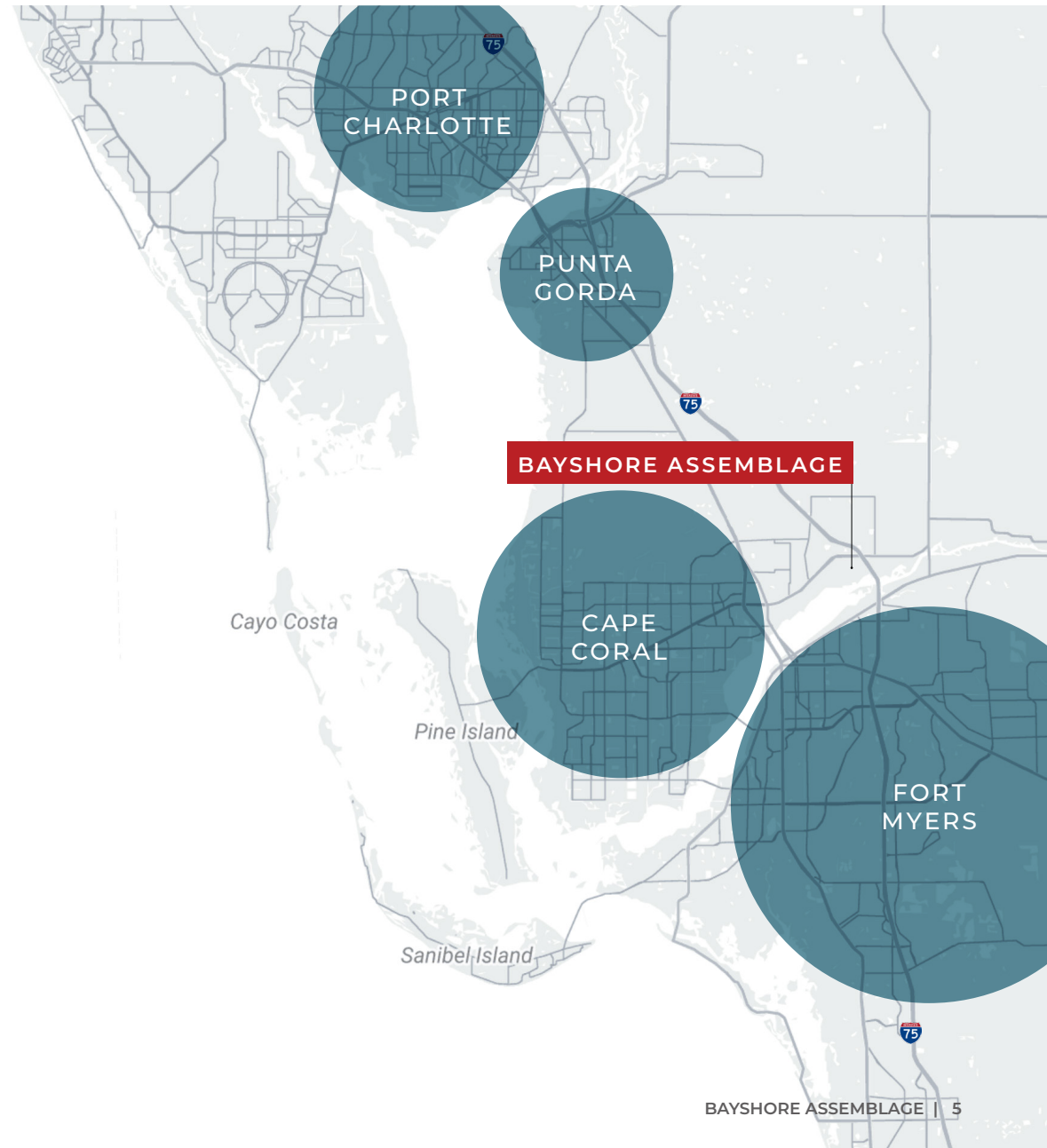
NOTABLE SURROUNDING NEW DEVELOPMENTS

Race Trac at Bayshore (6,000 SF with 16 Self Serving Fuel Positions)

North Fort Myers RV Storage (22.38 Acres/ 564 RV Storage Bays)

Del Webb Oak Creek: (418 Units Residential/Senior Living)

Bright Water: 1,500 Single Family Units)



PRIME CONNECTIVITY

Connected to Success: Leveraging Prime Transport Arteries for Business Growth

Strategically positioned right next to the interstate, this location offers a host of significant advantages for businesses looking to thrive in Southwest Florida. Its prime location serves as an ideal hub for companies aiming to streamline their operations and efficiently expand their reach to a broader consumer base.

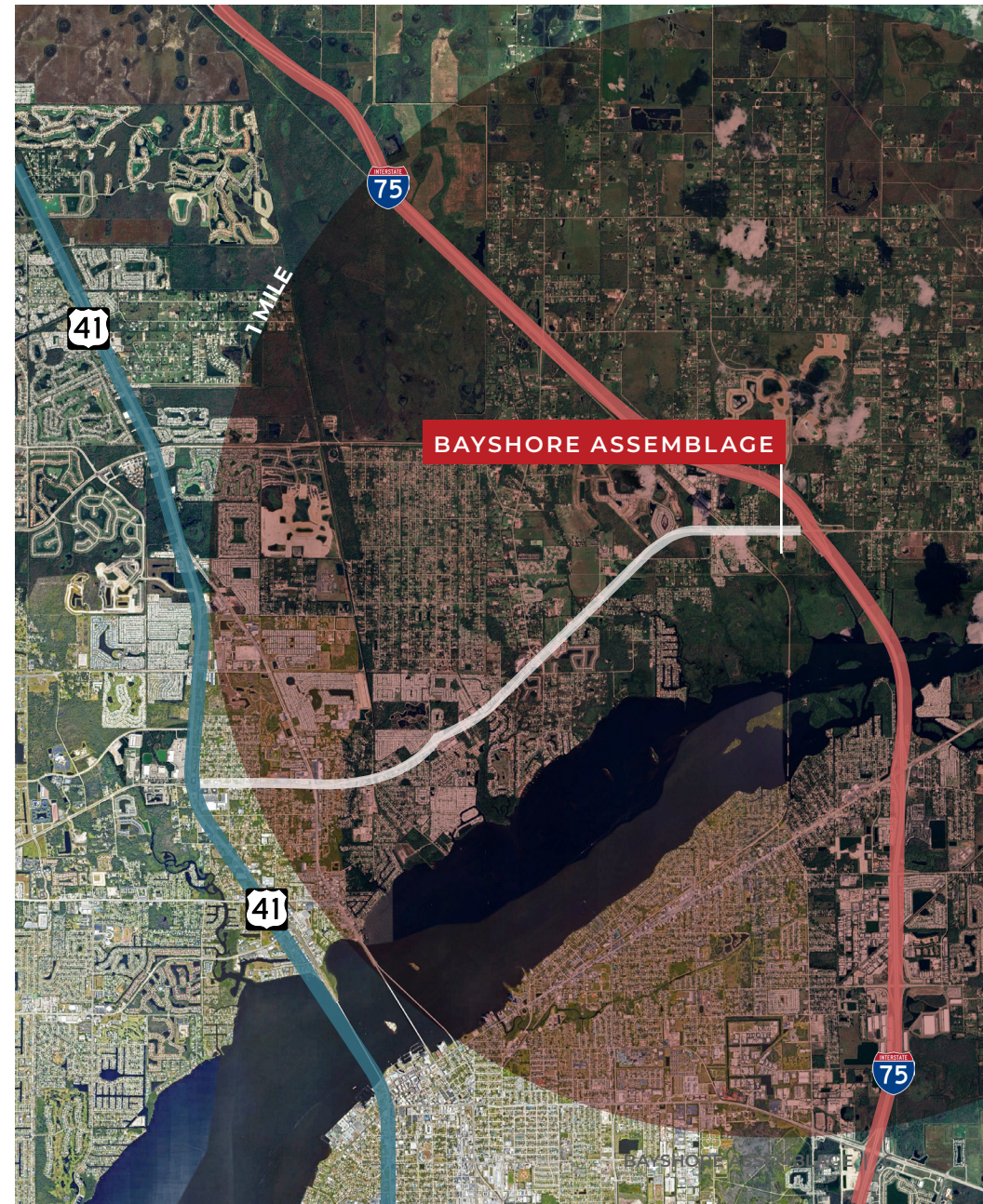
The direct access to major transportation arteries ensures the creation of seamless and efficient distribution networks, which not only reduces transit times but also cuts down on logistics costs—critical factors in maintaining a competitive edge.

Furthermore, the central position within Southwest Florida provides unparalleled access to the region's most important economic hubs. Whether you're targeting markets in Fort Myers, Naples, or beyond, this location places your business at the heart of a dynamic and growing region. It's not just a place to operate; it's a strategic launchpad for regional dominance and long-term success.

DISTANCES

FORT MYERS	11 MILES
PUNTA GORDA AIRPORT	20 MILES
PAGE FIELD	13 MILES
SOUTHWEST FLORIDA INTERNATIONAL AIRPORT	18 MILES
CAPE CORAL	19 MILES
FORT MYERS BEACH	27 MILES
PORT CHARLOTTE	28 MILES

MAYHUGH COMMERCIAL ADVISORS



REGIONAL EXPANSION

A Hub of Development in North Fort Myers

North Fort Myers and the Southwest Florida region are undergoing a remarkable transformation, driven by extensive development projects that are reshaping the landscape and enhancing the area's appeal. The region is rapidly becoming a thriving hub, making it an attractive destination for investors and developers.

MAJOR RESIDENTIAL DEVELOPMENTS UNDERWAY:

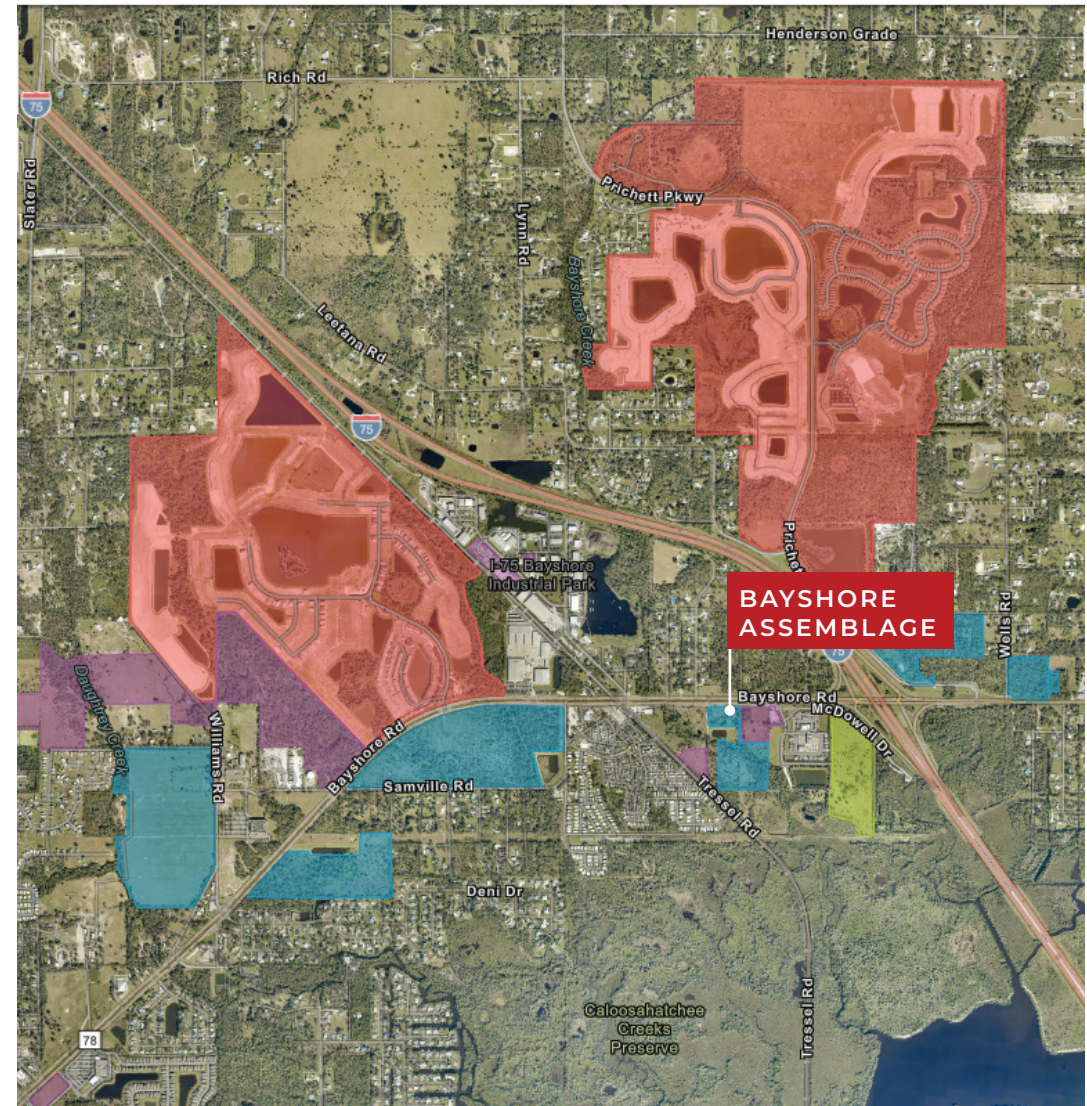
- **Over 1,500 Residential Units Under Construction:** More than 1,500 residential units, including 233 age-restricted single-family lots and 26 multifamily buildings.
- **Future Planning for Additional Housing:** In the planning stages are 237 recreational vehicle pads, 907 multifamily units, and 350 single-family dwelling units. These projects are set to further accommodate the growing demand for housing in this rapidly expanding region.

SIGNIFICANT COMMERCIAL EXPANSION:

- The **commercial sector** is also thriving, with over half a million SF of commercial space under planning. This will include retail, dining, and service-oriented businesses, catering to the needs of the growing population.
- **A new 110-room hotel is planned**, enhancing the region's appeal to tourists and business travelers alike, and supporting the area's economic growth.

North Fort Myers is quickly becoming a focal point for regional expansion, with a robust pipeline of residential and commercial projects that promise to reshape the area. This ongoing development boom offers significant opportunities for those looking to invest in a region poised for long-term growth and prosperity.

■ UNDER CONSTRUCTION ■ PLANNING ■ DEVELOPMENT ORDER



RESIDENTIAL GROWTH

Unprecedented Housing Demand

The North Fort Myers area, along with the broader Southwest Florida region, is experiencing a surge in housing demand driven by several key factors:

EXPLOSIVE POPULATION GROWTH:

Southwest Florida has become a magnet for new residents, with North Fort Myers at the forefront. The region has seen an impressive 27.2% population increase since 2010, a trend that shows no signs of slowing down. This rapid growth is a testament to the area's appeal, with more individuals and families choosing to relocate to this vibrant community.

BOOMING ECONOMIC AND EMPLOYMENT OPPORTUNITIES:

The local economy is thriving, fueled by the arrival and expansion of major employers. Companies such as Publix, Arthrex, Walmart, and Amazon have established significant operations in the area, creating a wealth of new job opportunities. This influx of businesses not only boosts the local economy but also attracts a steady stream of new residents eager to take advantage of the burgeoning employment landscape.

ESCALATING HOUSING DEMAND:

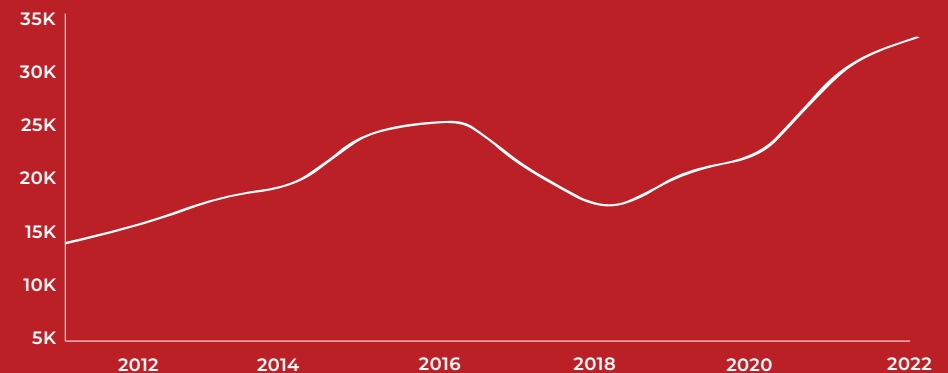
As the population grows and the job market expands, the demand for housing is reaching new heights. The incoming workforce, along with their families, is driving the need for additional housing options. This presents a unique and lucrative opportunity for developers and investors to meet this rising demand and contribute to the region's continued growth.

North Fort Myers and its surrounding areas are at the epicenter of a dynamic transformation, making now the perfect time to capitalize on the booming housing market in Southwest Florida.

“Lee County has experienced remarkable growth, with more than 800,000 people now calling it home. Experts predict that this number could skyrocket to over 1 million residents by 2030, driven by migration from across the nation and other parts of Florida.”

 - NBC2

LEE COUNTY, FLORIDA NET MIGRATION



Source: beautifydata.com

MARKET ANALYSIS

INDUSTRIAL MARKET

An Underserved Industrial Market

Bayshore Industrial Park, situated just north of the subject property, consists of over 600,000 square feet of industrial space with an average lease rate of \$15.00 per square foot NNN and a low vacancy rate of around 2%. The strong demand for industrial space in this corridor remains robust, driven by ongoing growth in the surrounding area. Additionally, Bayshore Industrial Park is the closest industrial park to Babcock Ranch which will soon house over 20,000 single family homes and 6 million square feet of commercial.

SUPPLY-DEMAND DISPARITY

Despite Southwest Florida's vibrancy, the industrial market remains underserved, with only 48 square feet of inventory per capita, lagging behind other major Florida metropolitan areas.

- Scarcity of Industrial Inventory: Just 48 SF per Capita
- Comparative Analysis with Other Major Florida MSAs

CENTRAL STRATEGIC LOCATION

Positioned at the geographic midpoint of the region, our subject location offers unparalleled access, enabling businesses to reach from Naples to Tampa within a two-hour drive time.

- Geographic Midpoint Advantage
- Regional Distribution Potential: Access to 4.4 Million Consumers
- Last-Mile Distribution Capability
- Access to Key Transportation Arteries
- Benefiting from E-commerce Shift: Florida-Centric Distribution Model

LACK OF NEARBY INDUSTRIAL DEVELOPMENT

The absence of nearby development presents a unique opportunity to capitalize on burgeoning demand within Southwest Florida's industrial market. With limited competing inventory in the vicinity, our subject location stands primed to satisfy the escalating need for industrial space in the region.

There are currently only eight industrial developments in the current pipeline with just under 650,000 square feet within a seven-mile radius.



MULTIFAMILY MARKET

Housing Demand Amidst Affluent Migration: Southwest Florida's Rapid Growth

AFFLUENT MIGRATION

The influx of affluent individuals into key cities in Southwest Florida positions the region as a pivotal hub for efficient distribution networks.

- Notable household income figures in key cities exceed the national average, such as:
 - Marco Island: \$167,673
 - Naples: \$128,096
 - Punta Gorda: \$111,322

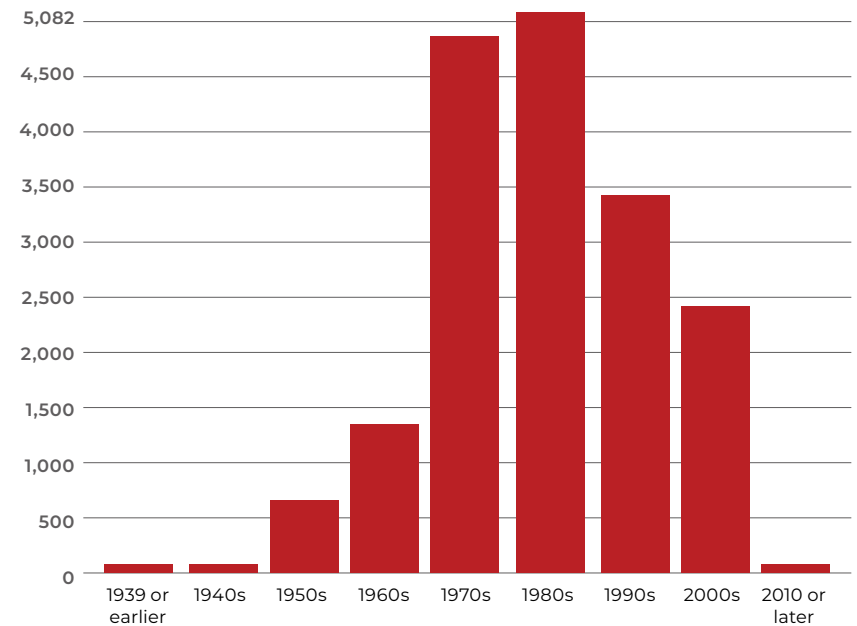
POPULATION GROWTH AND INCOME PROJECTION

- Southwest Florida's population currently stands at 2,292,059, marking a substantial 27.2% increase since 2010.
- The average household income, currently at \$105,900, is projected to rise to \$122,385 by 2028.

MULTIFAMILY HOUSING EXPANSION

- With 153,718 existing multifamily units and 18,383 units underway, accounting for over 11% of the current inventory, the market continues to see substantial housing development to meet growing demand.

LACK OF NEW HOUSING (33917)



Source: unitedstateszipcodes.com



*Population Drives Demand: Southwest
Florida's Housing Market Poised for
Growth*

RETAIL MARKET

Fort Myers' Retail Rent Growth Remains Strong at 4.5%, Outpacing National Average

Retail trade accounts for a significant portion of jobs in the area. With nearly 47% of the population aged 55 or older and 34% of households earning \$100,000 or more annually, top employers include Publix, Arthrex, Walmart, and Amazon.

HIGH EMPLOYMENT IN RETAIL SECTOR:

Retail trade is a major contributor to the local economy, providing a significant portion of jobs in Lee County, supported by major employers like Publix, Walmart, and Amazon.

AFFLUENT CONSUMER BASE:

With 34% of households earning \$100,000 or more annually and nearly half the population aged 55 or older, Lee County boasts a substantial affluent consumer base, driving demand for a diverse range of retail services and products.

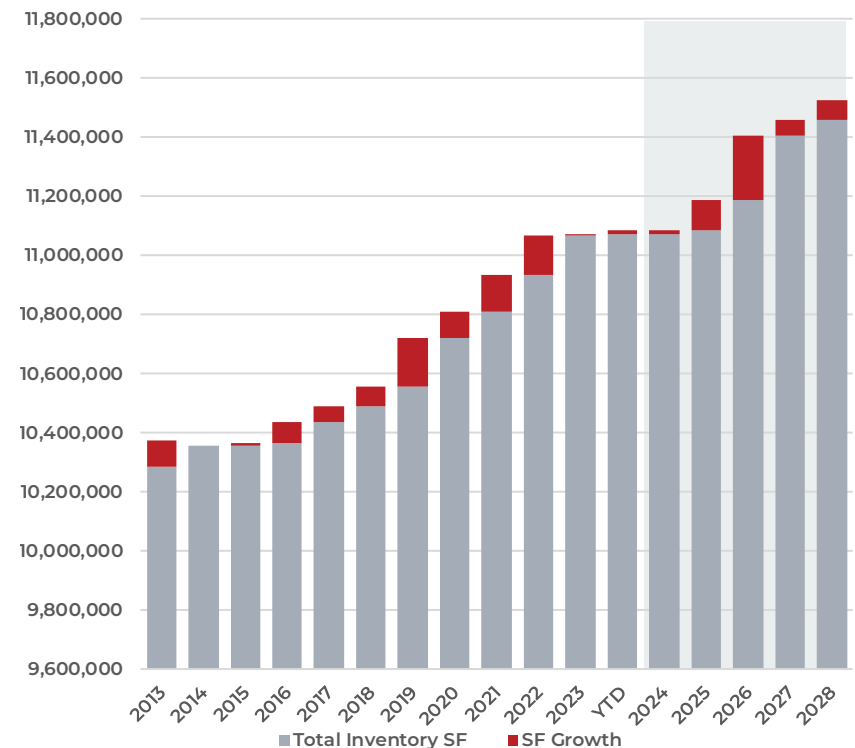
STRATEGIC LOCATION AND ACCESSIBILITY:

Lee County's strategic location with easy access to major transportation routes enhances its attractiveness for retail businesses, ensuring convenient access for residents and facilitating efficient supply chain operations.

ANNUAL TRENDS

	12 Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	-0.2%	5.6%	2.7%
RENT CHANGE (YOY)	4.5%	1.5%	2.2%
NET ABSORPTION SF	218K	601,068	111,223
DELIVERIES SF	118K	671,254	117,831

MARKET INVENTORY AND GROWTH



Chase Mayhugh, SIOR, CCIM
239-278-4945
chase@mayhughcommercial.com

Chuck Mayhugh
239-823-8010
chuck@mayhughcommercial.com

Jhonny Iglesias
239-319-4425
jhonny@mayhughcommercial.com

MAYHUGHCOMMERCIAL.COM

