

Offering Memorandum



Airport Haul Rd

Premier Airport Parkway

23.5± Acres

ALICO ITEC INDUSTRIAL

AIRPORT HAUL ROAD, FORT MYERS, FL 33913

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

This 23.5-acre site is located within the Alico ITEC Park, one of Southwest Florida's premier industrial and logistics hubs. The property is fully entitled for up to 300,000 square feet of industrial development, offering an opportunity for users or developers seeking scale in a supply-constrained market. Positioned along Airport Haul Road with immediate connectivity to Alico Road and I-75, the site provides excellent access throughout Fort Myers, Naples, and the broader Southwest Florida region. Surrounded by established businesses, distribution facilities, and growing industrial demand, the property is well-suited for a variety of industrial, logistics, and flex uses.

LOCATION DESCRIPTION

The property is strategically located off Airport Haul Road just north of Alico Road and east of I-75 in Fort Myers, positioning it within one of Southwest Florida's most active industrial corridors. Situated within an established industrial park, the site is surrounded by a strong base of existing businesses, distribution facilities, and logistics users. Its proximity to Alico Road provides direct access to I-75, offering excellent regional connectivity to Fort Myers, Naples, and the broader Southwest Florida market, making it well-suited for a variety of industrial and distribution uses.

PROPERTY SIZE

23.5 Acres

ZONING

MPD (Allowing up to 300,000 SQ FT of Industrial)

CALL FOR OFFERS

Call-For-Offer Date Will Be Set. Please Contact Advisor For More Information.

PARCEL ID

064626L41000B0000

PRICE

Please Call Advisor For Pricing

BROKER CONTACT INFO

Alex Ward

Advisor

813.287.8787 x117

alex@thedirtdog.com

Chris Bowers ALC, CCIM

Senior Advisor/Partner

813.287.8787 x108

chris@thedirtdog.com

Jack Koehler, CCIM, ALC

Senior Advisor/Partner

813.287.8787 x109

jack@thedirtdog.com

Photo Facing East



23.5± Acres

Airport Haul Rd

Photo Facing South



Photo Facing West



Alico ITEC Park



Fort Myers Industrial Market

Fort Myers remains one of Southwest Florida's fastest-growing and increasingly important industrial markets, supported by sustained population growth, continued in-migration, and expanding demand from both local and regional users. The market has seen significant growth in industrial inventory in recent years, driven primarily by logistics, construction related businesses, service providers, and last-mile distribution users. While new deliveries have introduced additional supply and pushed vacancy rates above historic lows, overall demand remains steady, particularly for well located functional industrial land.

At a broader level, Fort Myers industrial strength is closely tied to its overall economic momentum. The region continues to attract both residents and employers due to its favorable tax environment, business-friendly policies, and comparatively affordable cost structure relative to other major coastal metros. Additionally, ongoing expansion along major corridors such as I-75, Alico Road, and Daniels Parkway had reinforced the region's role as a growing logistics and service hub.

From an economic and investment perspective, Fort Myers benefits from a diverse employment base anchored by healthcare, tourism, construction, professional services, and trade-related industries, providing stability across economic cycles. While the market is more locally driven than larger distribution hubs, its connectivity via I-75 allows for efficient north-south distribution throughout the state.

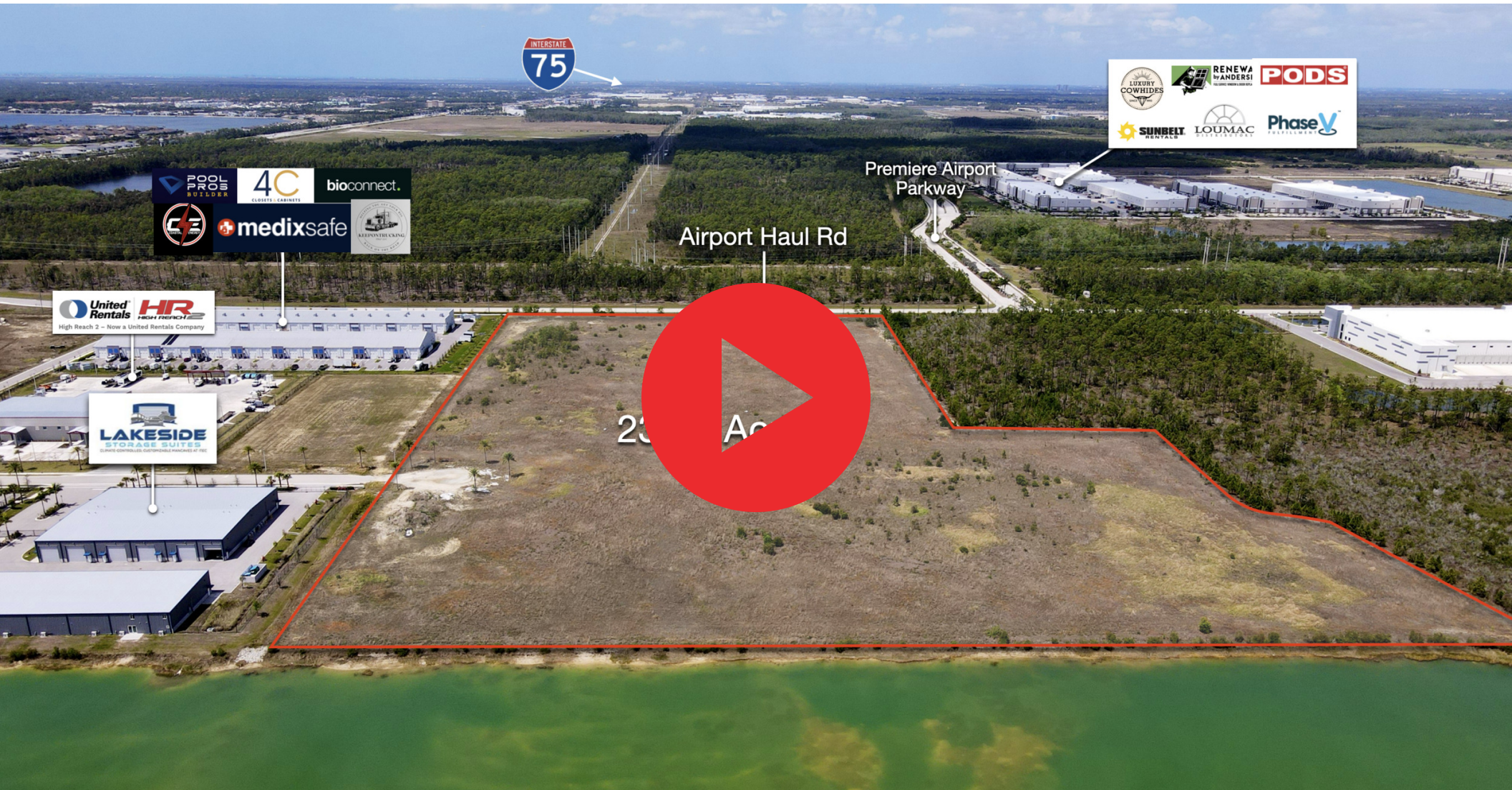


Alico ITEC Park

Convenient accessibility to Southwest Florida International Airport, Interstate 75, and several east-west arterials makes Alico ITEC Park an ideal centrally situated distribution and logistics hub with direct access to the following regional business and transportation centers across Florida:

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- 1.4 +/- miles from **Southwest Florida International Airport (RSW)** via *Airport Haul Rd*
 - 30 +/- miles from **downtown Naples, FL** via *I-75 / Co Rd 886 / US-41*
 - 90 +/- miles from **downtown Sarasota, FL** via *I-75 / FL-780*
 - 110 +/- miles from **Port Manatee, Palmetto, FL** via *I-75 / I-275 / US-41*
 - 120 +/- miles from **Fort Lauderdale International Airport** and *Port Everglades* (via *I-75 / I-595*)
 - 135 +/- miles from **Port of Fort Pierce** via *I-75 / FL-80 / FL-70*
 - 140 +/- miles from **Port of Tampa** via *I-75 / FL-618*
 - 140 +/- miles from **Tampa International Airport** via *I-75 / I-275*
 - 145 +/- miles from **Miami International Airport** and *Port of Miami* (via *I-75 / SR-826 / SR-836*)
 - 170 +/- miles from **Orlando International Airport** via *I-75 to I-4*
 - 335 +/- miles from **Jacksonville Airport** and *Port of Jacksonville* (via *I-75, I-10, and I-295*)

360 Virtual Tour



Demographics Map & Report

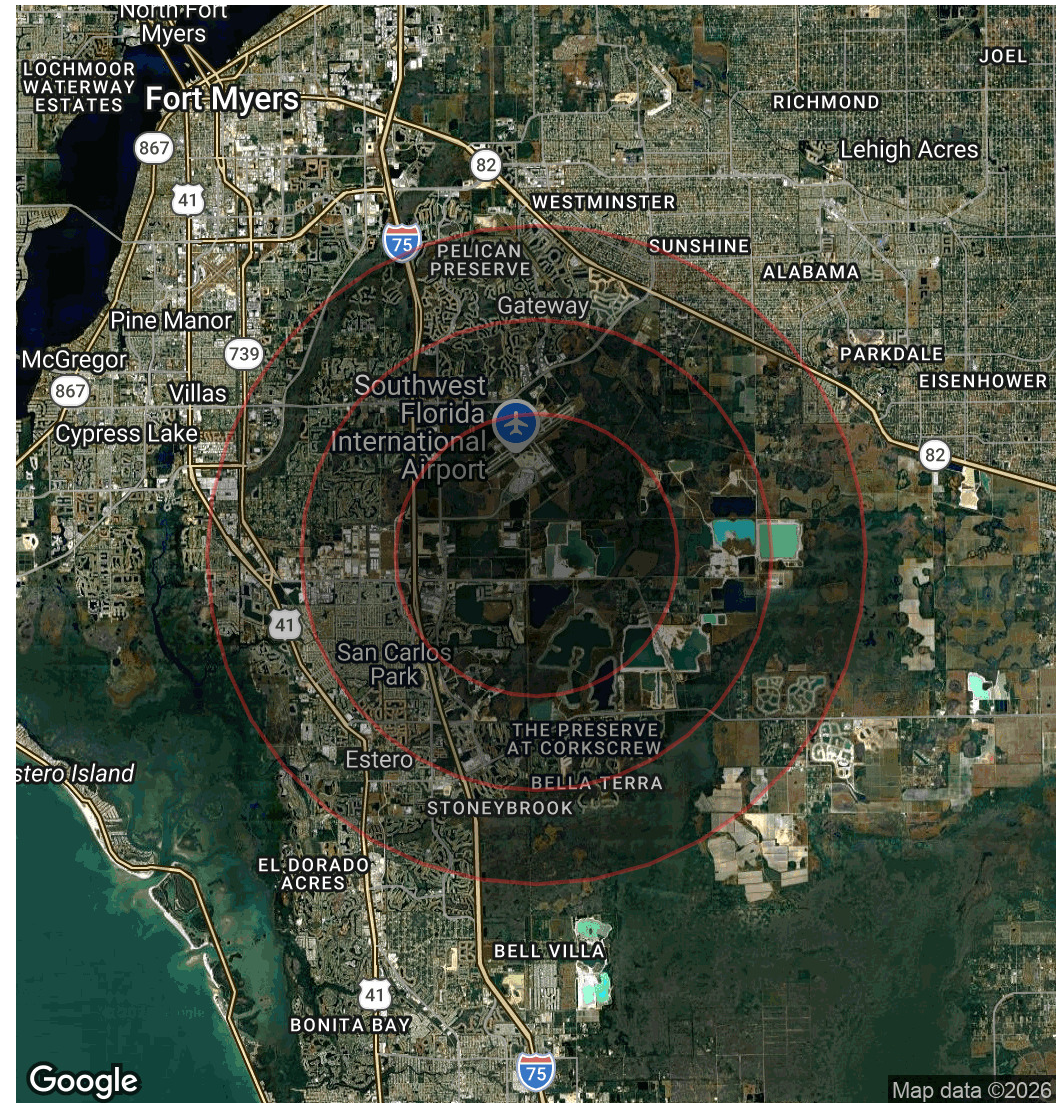
POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	6,353	52,567	115,418
Average Age	28.3	43.8	47.3
Average Age (Male)	33.1	44.7	47.4
Average Age (Female)	27.5	43.9	47.4

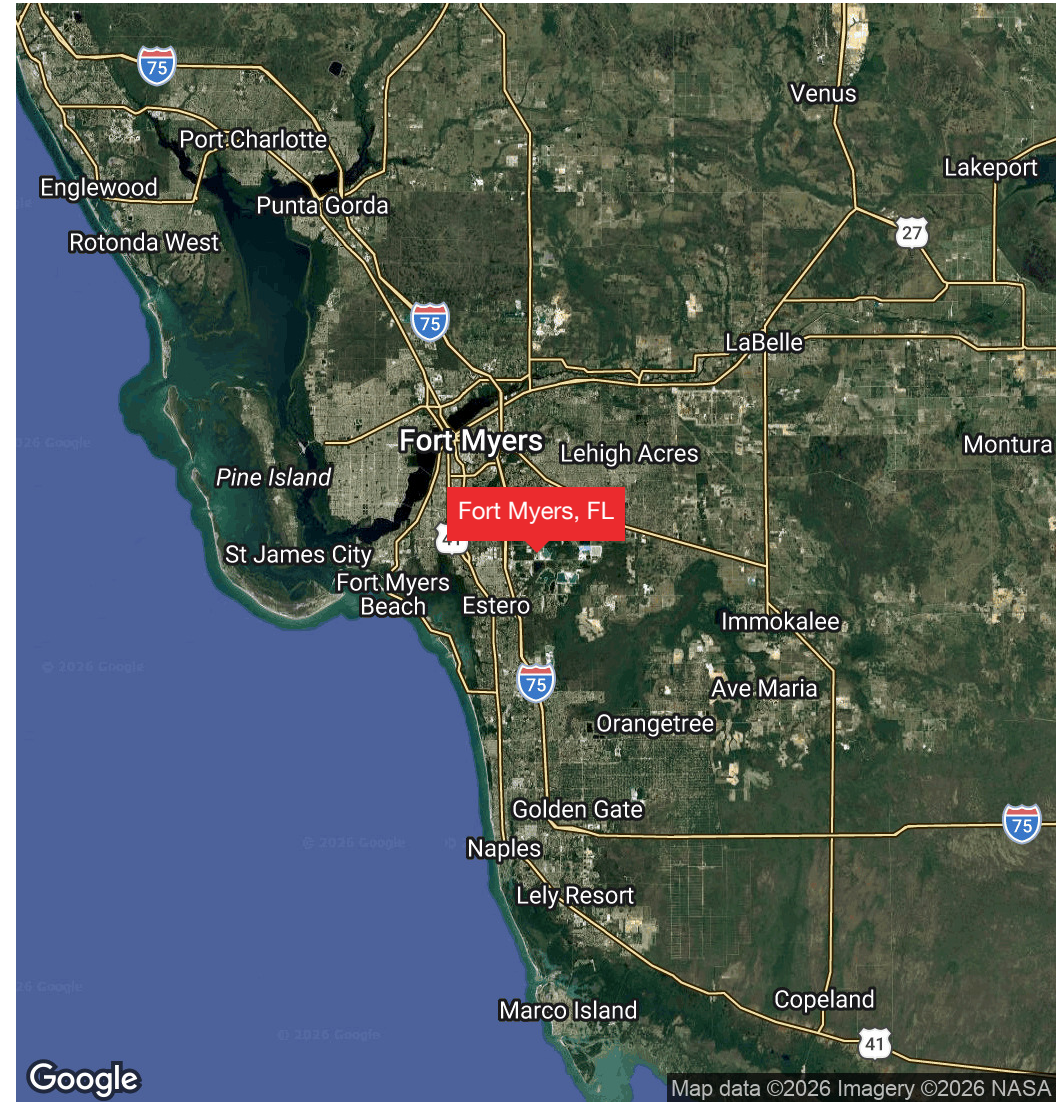
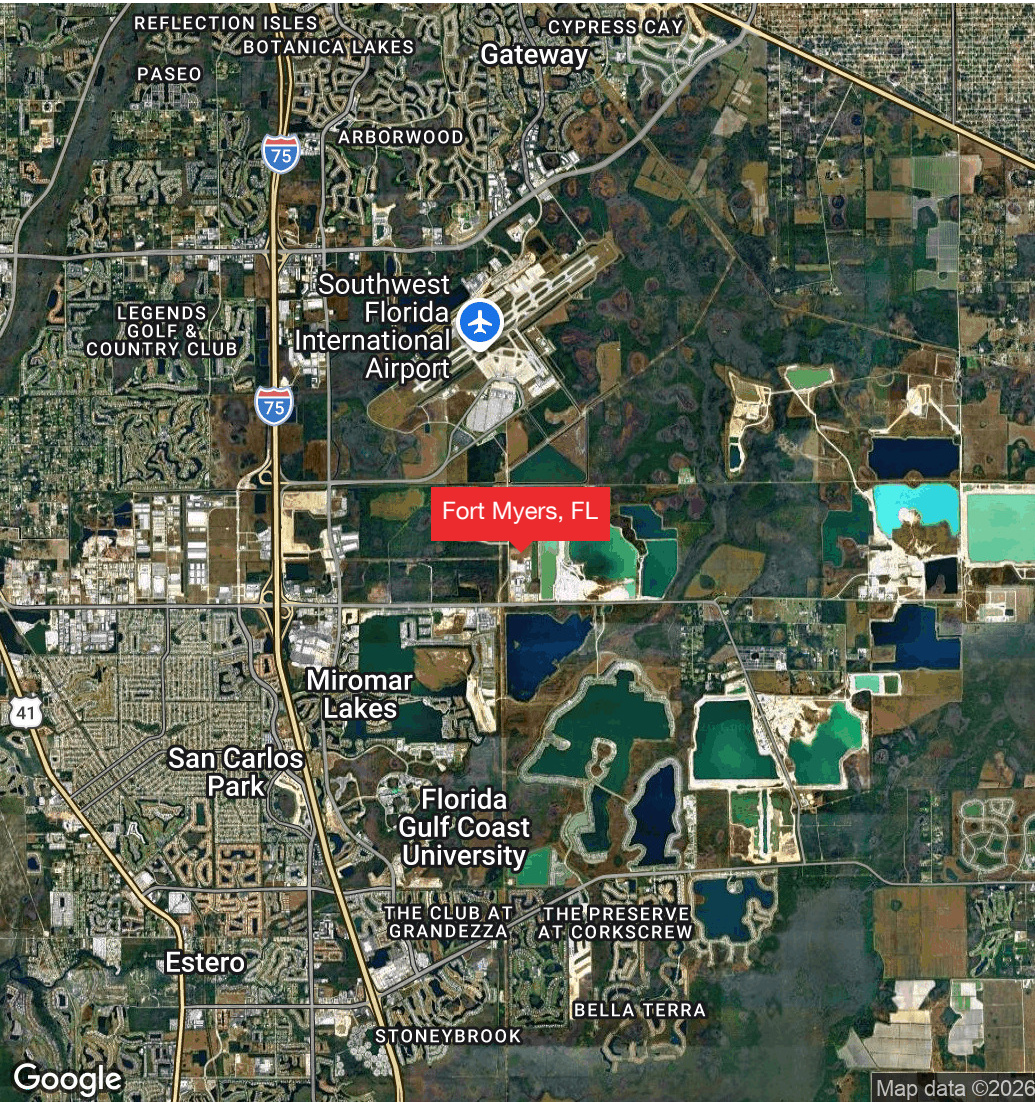
HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	1,335	19,451	46,142
# of Persons per HH	4.8	2.7	2.5
Average HH Income	\$176,078	\$128,242	\$124,869
Average House Value	\$805,443	\$515,179	\$462,351

2023 American Community Survey (ACS)



Location Overview



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



Your Advisors



Alex Ward
 Advisor
 813.287.8787 x117
alex@thedirtdog.com



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Questions | Give us a call or drop us an email

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