



BAYSHORE ROAD



MCDOWELL DR.

**LSI**  
COMPANIES

OFFERING MEMORANDUM

# BAYSHORE 22 COMMERCIAL

22.23± ACRE VACANT COMMERCIAL PARCEL - NORTH FORT MYERS, FL

## PROPERTY SUMMARY

**Property Address:** 17201 McDowell Drive  
North Fort Myers, FL 33917

**County:** Lee

**Property Type:** Vacant Land

**Property Size:** 22.23± Acres

**Zoning:** CPD (Commercial/Residential)

**Utilities:** All available to site

**STRAP Number:** 21-43-25-L3-00007.0000

**Number of Parcels:** 1

LIST PRICE:  
**\$6,000,000**

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## SALES EXECUTIVE



**William Rollins, CCIM, ALC**  
Senior Broker



**DIRECT ALL OFFERS TO:**

**William Rollins, CCIM, ALC**

wrollins@lsicompanies.com

o: (239) 489-4066 m: (239) 633-1963

### 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.

## THE OPPORTUNITY



### PROPERTY HIGHLIGHTS

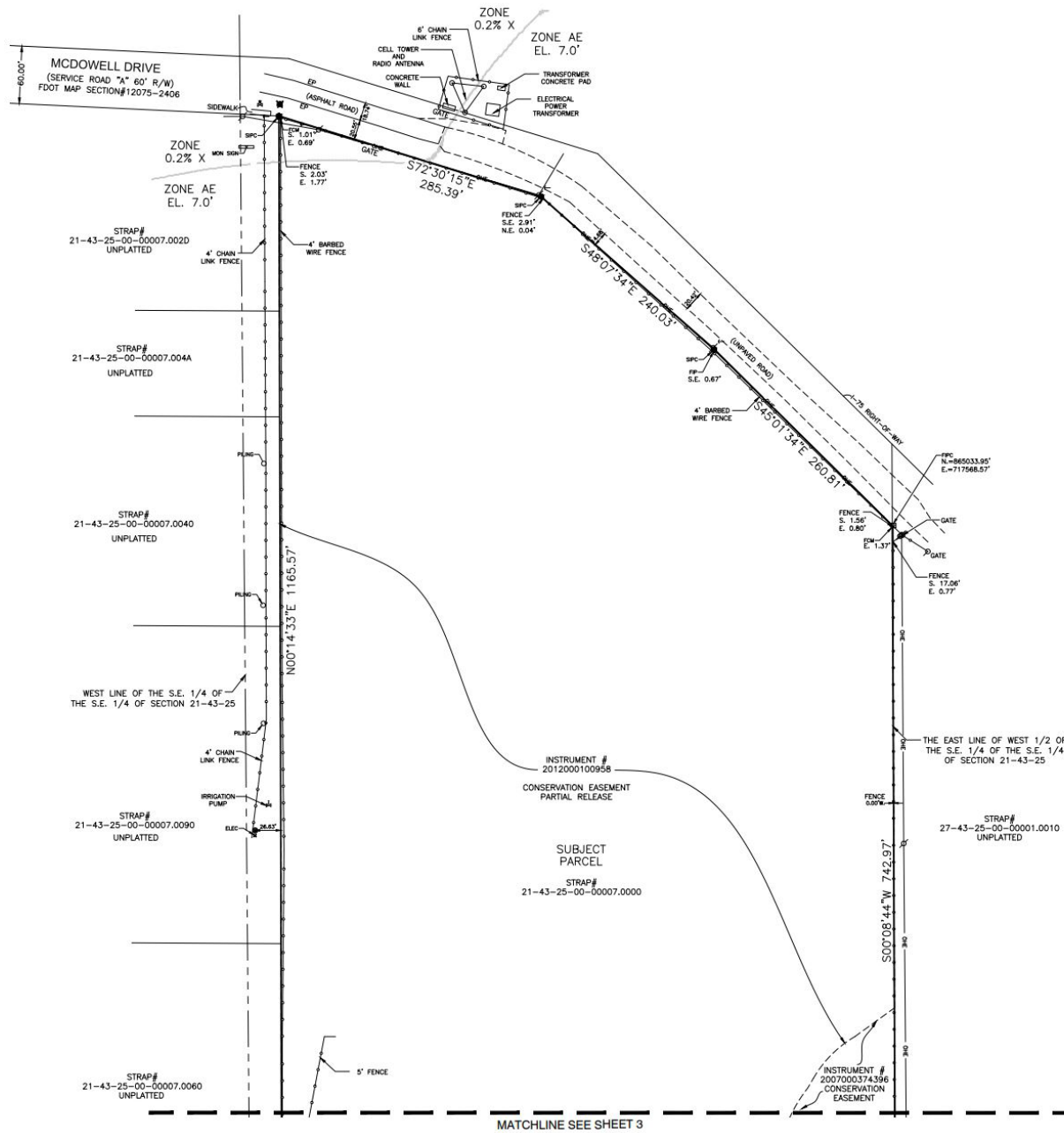
- The property is comprised of one parcel totaling 22.3± acres, located in Fort Myers, FL
- The property is approved for the following scenarios:

**Scenario A:** Open storage consisting of 600 recreational vehicle (RV) storage units with optional canopies 293,000 SF or 240,000 SF of general commercial uses

**Scenario B:** Maximum 50,000 SF of general commercial uses, 161 multi-family dwelling units or assisted living facility (ALF) unit equivalents, and 105 hotel keys

- Opportunity to acquire one of the last I-75 parcels on a diamond interchange.
- Wetlands and stormwater retention plans are finalized – 19.4 acres usable area
- The area surrounding the property is comprised primarily of vacant land and residential development
- A park owned by Lee County is directly adjacent to the subject parcel
- Visible from both northbound and southbound I-75 traffic and is situated next to a high traffic Love's travel stop
- List of seller deliverables are available upon request: Entitlements, Environmental and Geotechnical Reports, Survey, and Title

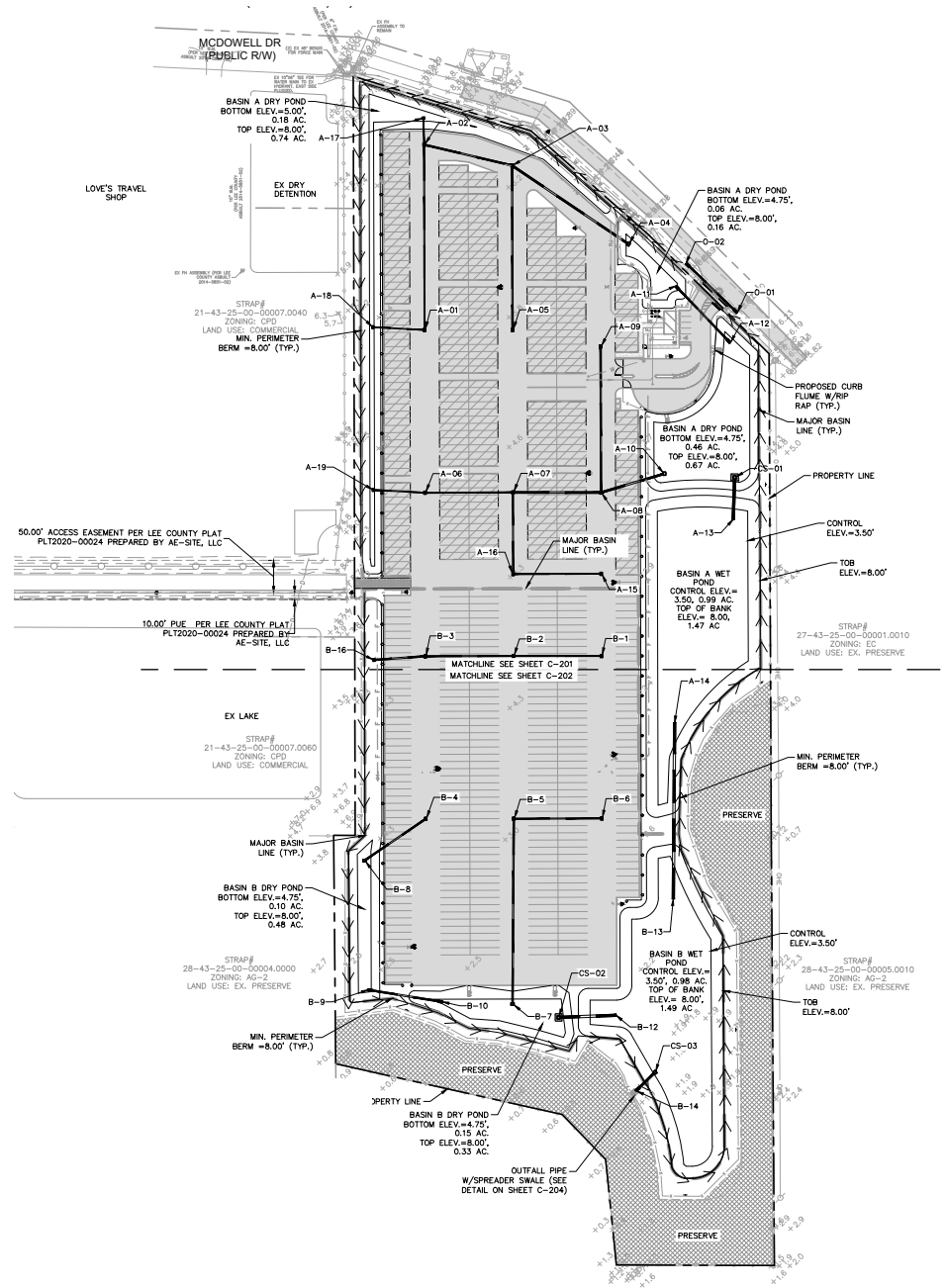
# PROPERTY SURVEY



MATCHLINE SEE SHEET 3



# DEV. ORDER SITE PLAN



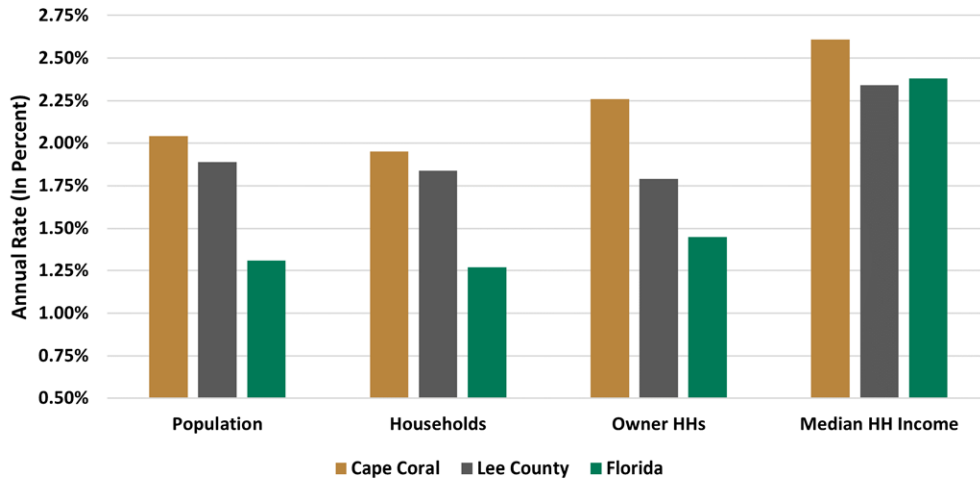
# PROPERTY AERIAL



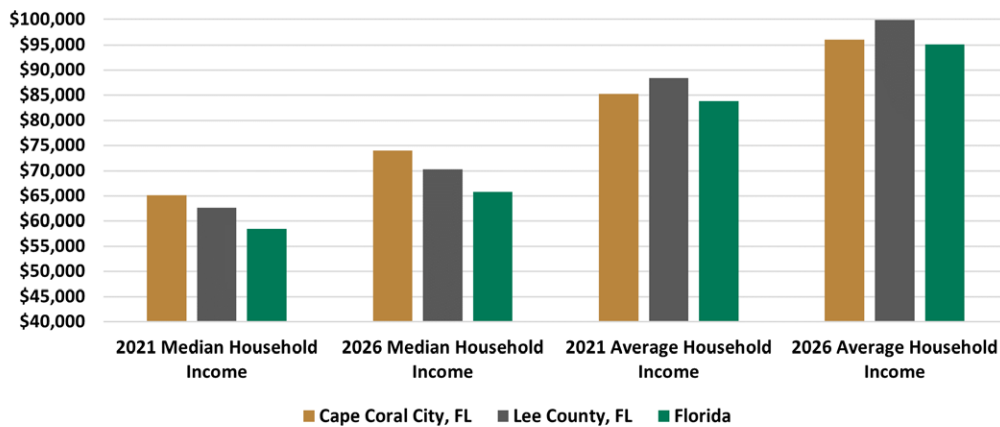
# PROPERTY AERIAL



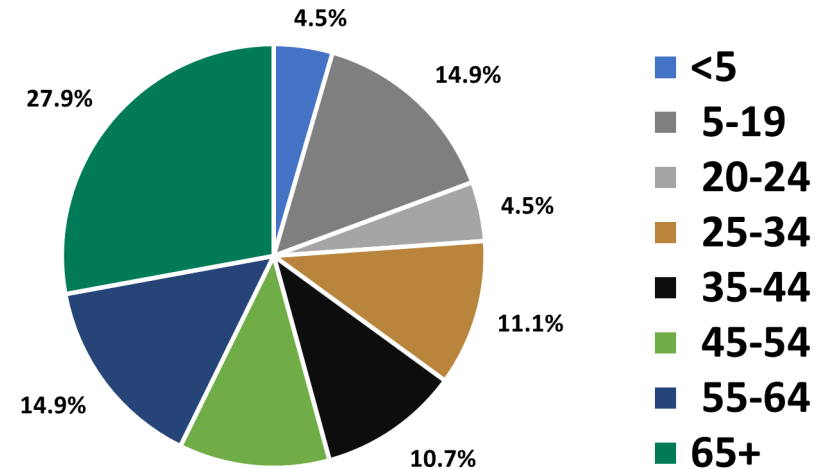
### Trends 2021-2026



### Household Incomes

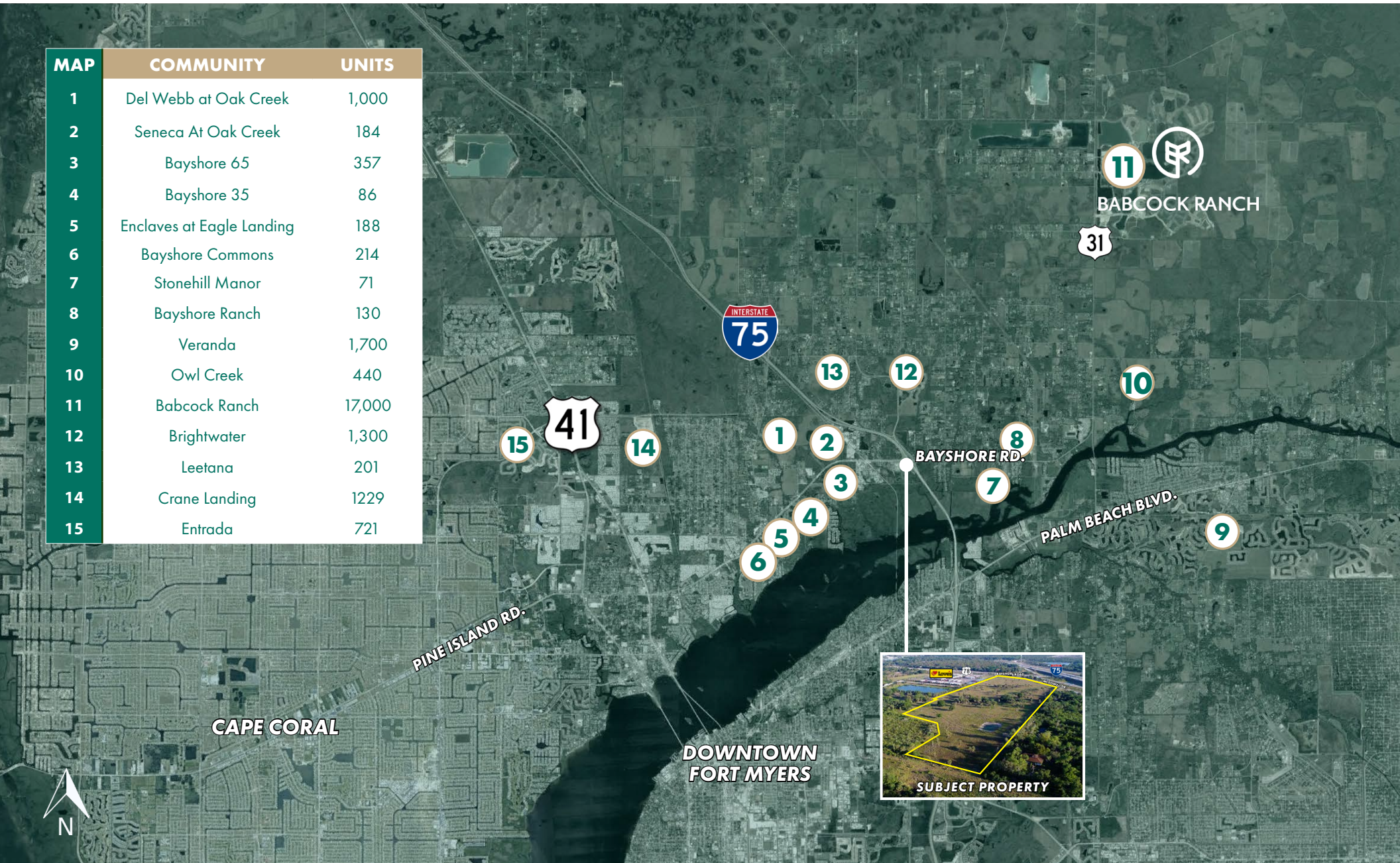


### Lee County Population by Age

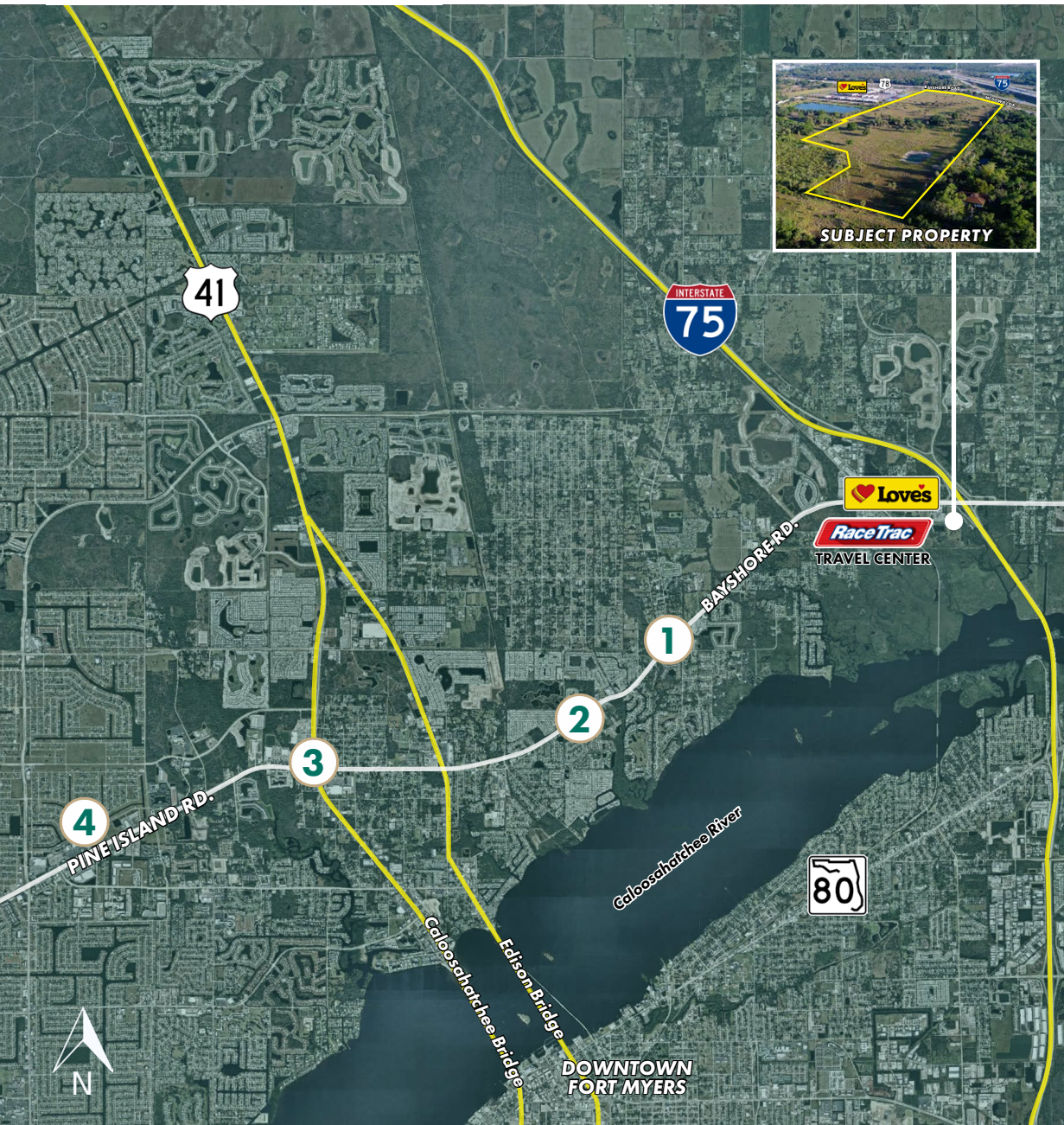


# NOTABLE DEVELOPMENTS

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



# AREAS OF INTEREST



## 1. EAGLE LANDING



## 2. BAYSHORE ROAD



## 3. MERCHANT'S CROSSING SHOPPING CENTER



## 4. NORTHPOINT & CORAL WALK SHOPPING CENTER



# DRIVE TIME MAP

## DRIVE TIMES

### MAJOR THOROUGHFARES

- Less than one minute to Interstate 75
- 8 minutes to US 41 (Tamiami Trail)

### AIRPORT

- 16 minutes to Southwest Florida International Airport (RSW)
- 25 minutes to Punta Gorda Airport (PGD)

### MAJOR CITIES

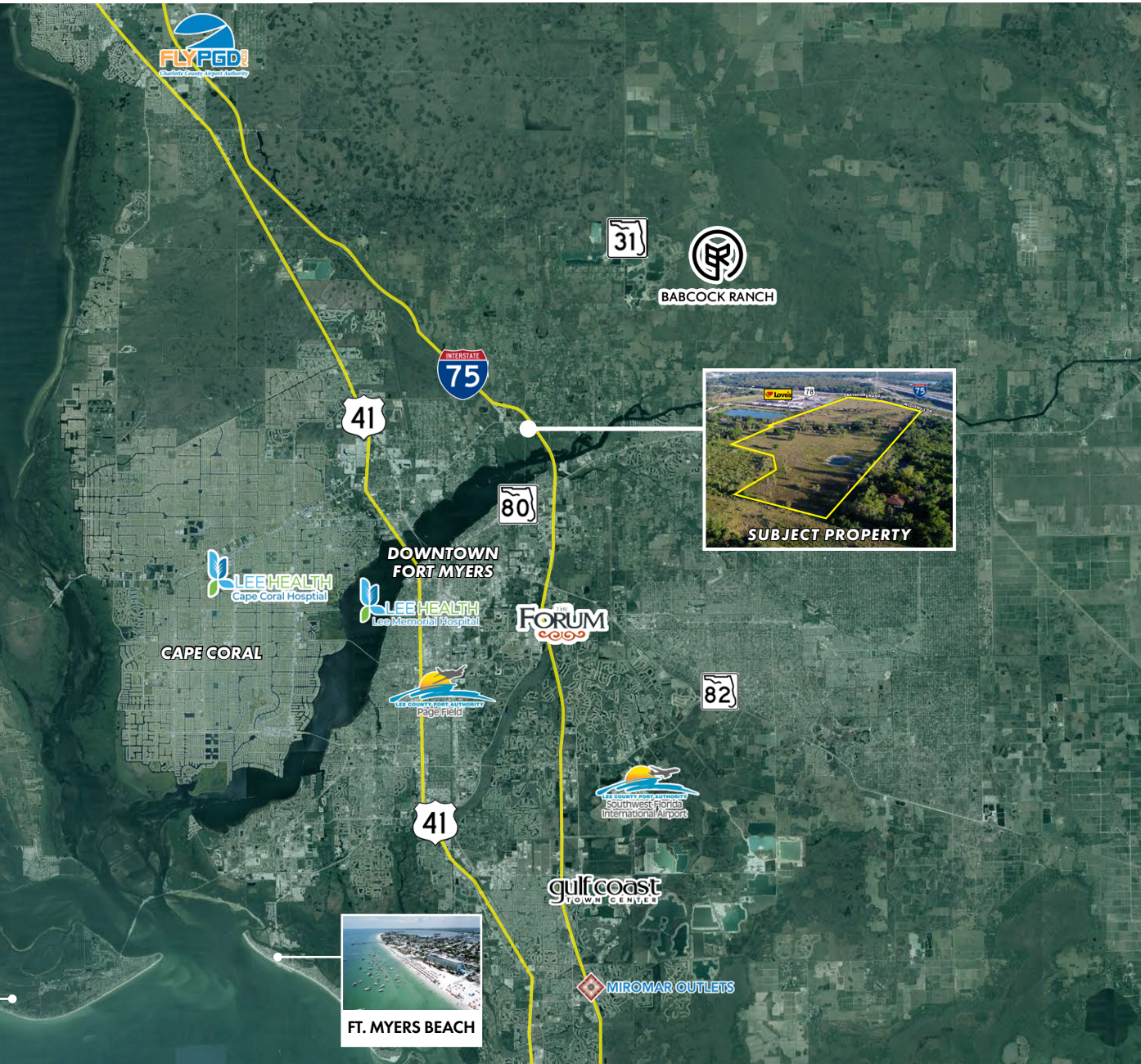
- 10 Minutes to Fort Myers
- 25 Minutes to Cape Coral
- 35 Minutes to Punta Gorda, Lehigh Acres, Estero and Bonita Springs
- 40 Minutes to Naples

### MEDICAL

- 15 minutes to Lee Memorial Hospital
- 15 minutes to VA Clinic and Lee Health Convenient Care

### RECREATION

- 3 minutes to kayak launch
- 12 minutes to Babcock Ranch
- 16 minutes to Cecil Webb wildlife preserve
- 18 minutes to Gulf Coast Town Center regional mall
- 38 minutes to Fort Myers Beach and Sanibel Island



PINE ISLAND



CAPTIVA ISLAND



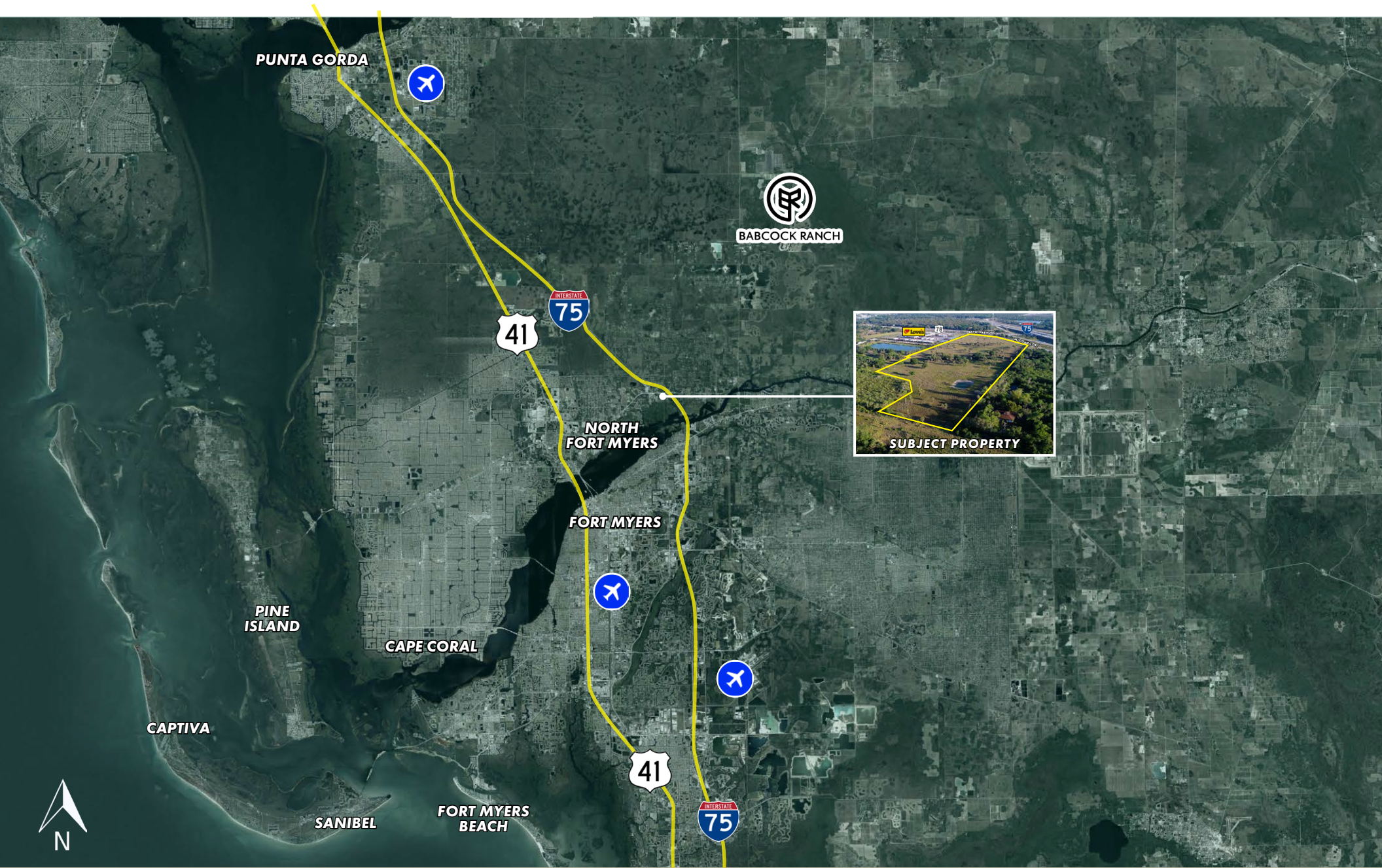
SANIBEL ISLAND



FT. MYERS BEACH



# LOCATION MAP





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## LIMITATIONS AND DISCLAIMERS

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