

THE WAVE AT CHANA  
378 APARTMENT UNITS

DANIELS PKWY. AADT 59,500

23.1± ACRE COMMERCIAL  
DEVELOPMENT

**LSI**  
COMPANIES

OFFERING MEMORANDUM  
**SOMERSET CPD**  
COMMERCIAL DEVELOPMENT OPPORTUNITY

# PROPERTY SUMMARY

**Property Address:** 13381 Intrepid Lane  
Fort Myers, FL 33913

**County:** Lee County

**Property Type:** Vacant Commercial Land

**Property Size:** 4.25± Acres | 183,943± Sq. Ft.

**Zoning:** Somerset CPD

**Future Land Use:** Tradeport

**Permits in Place:** Environmental Resource Permit (36-103065-P), Water Use Permit (36-0930-W), Development Order (DOS2021-00038)

**Utilities:** Water, sewer, & electricity in close proximity to the site

**Property ID Number:** 23-45-25-L2-U2234.3668

**Number of Parcels:** 1

**Tax Information:** \$11,716.71 (2025)

LIST PRICE  
**\$1,750,000 | \$9.51 PSF**

**LSI**  
**COMPANIES**



## SALES EXECUTIVE



**Alec Burke, CCIM**  
Sales Associate



### DIRECT ALL OFFERS TO:

**ALEC BURKE**  
aburke@lsicompanies.com  
(239) 489-4066

### 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



- One of the few remaining opportunities to acquire affordable commercial land within one of Lee County's highest-growth corridors.
- Prime commercial site with high visibility from Daniels Parkway, a major arterial roadway connecting Lehigh Acres to Fort Myers (AADT 59,500)
- Recently rezoned from agriculture (AG-2) to Commercial Planned Development (CPD)
- Strategically located in a highly populated growth corridor near I-75 and SWFL International Airport
- Immediately adjacent to a new 378-unit apartment project, The Wave at Chana
- Environmental Resource Permit in place (includes 1.51 acres worth of mitigation credits procured)
- Cleared site with minimal fill requirements
- Includes three alternate approved site plans

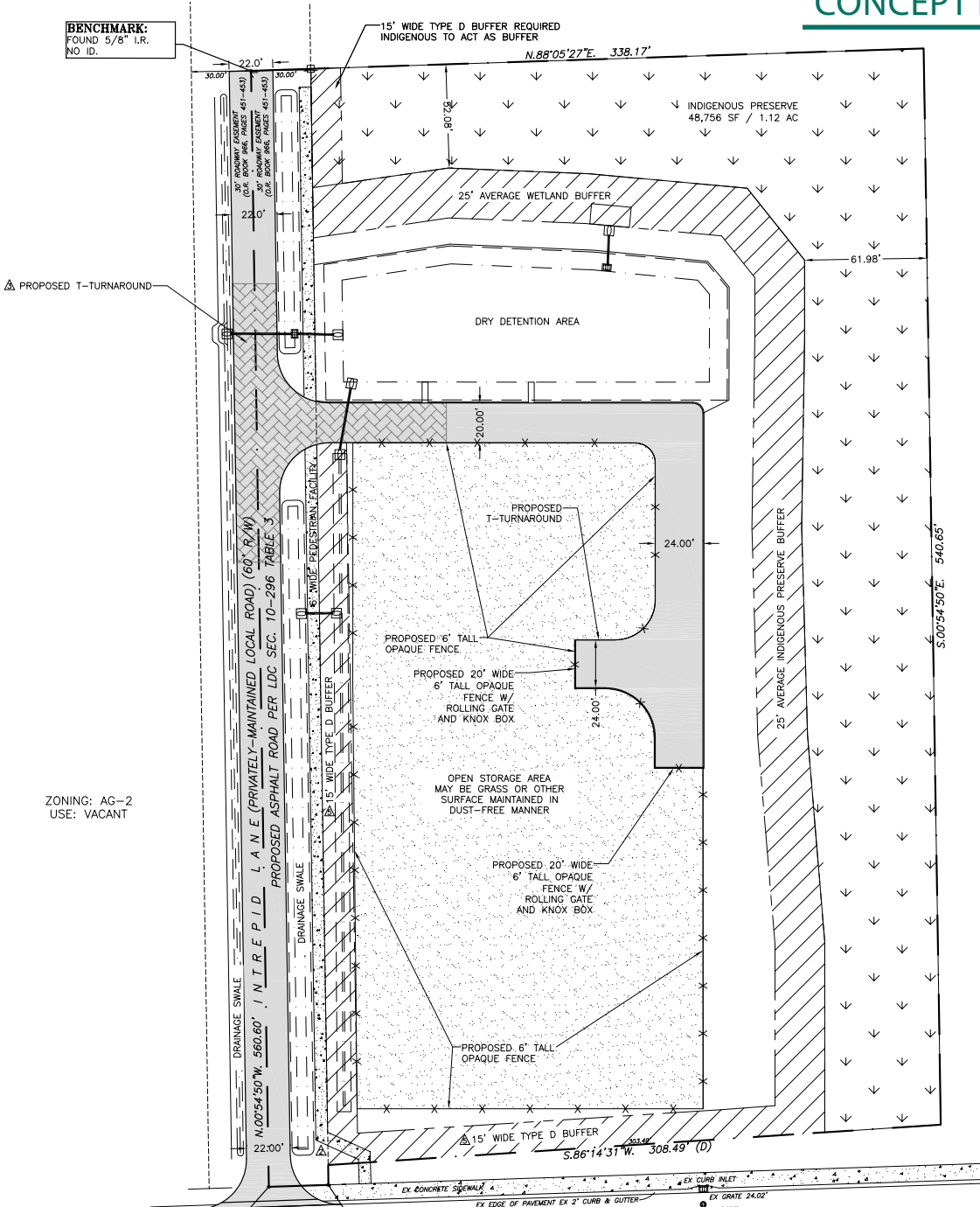
**APPROVED BUILDING SIZE:**

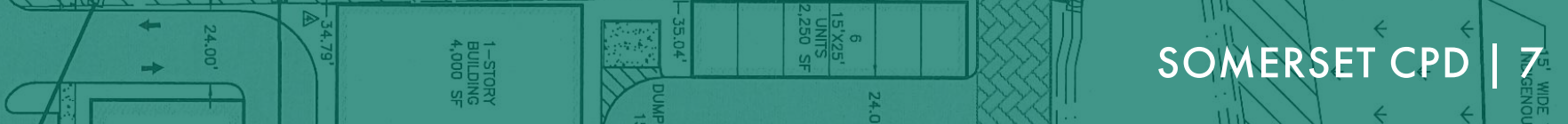
- Up to 30,000 SF of commercial office floor area
- Up to 20,000 SF of warehouse floor area

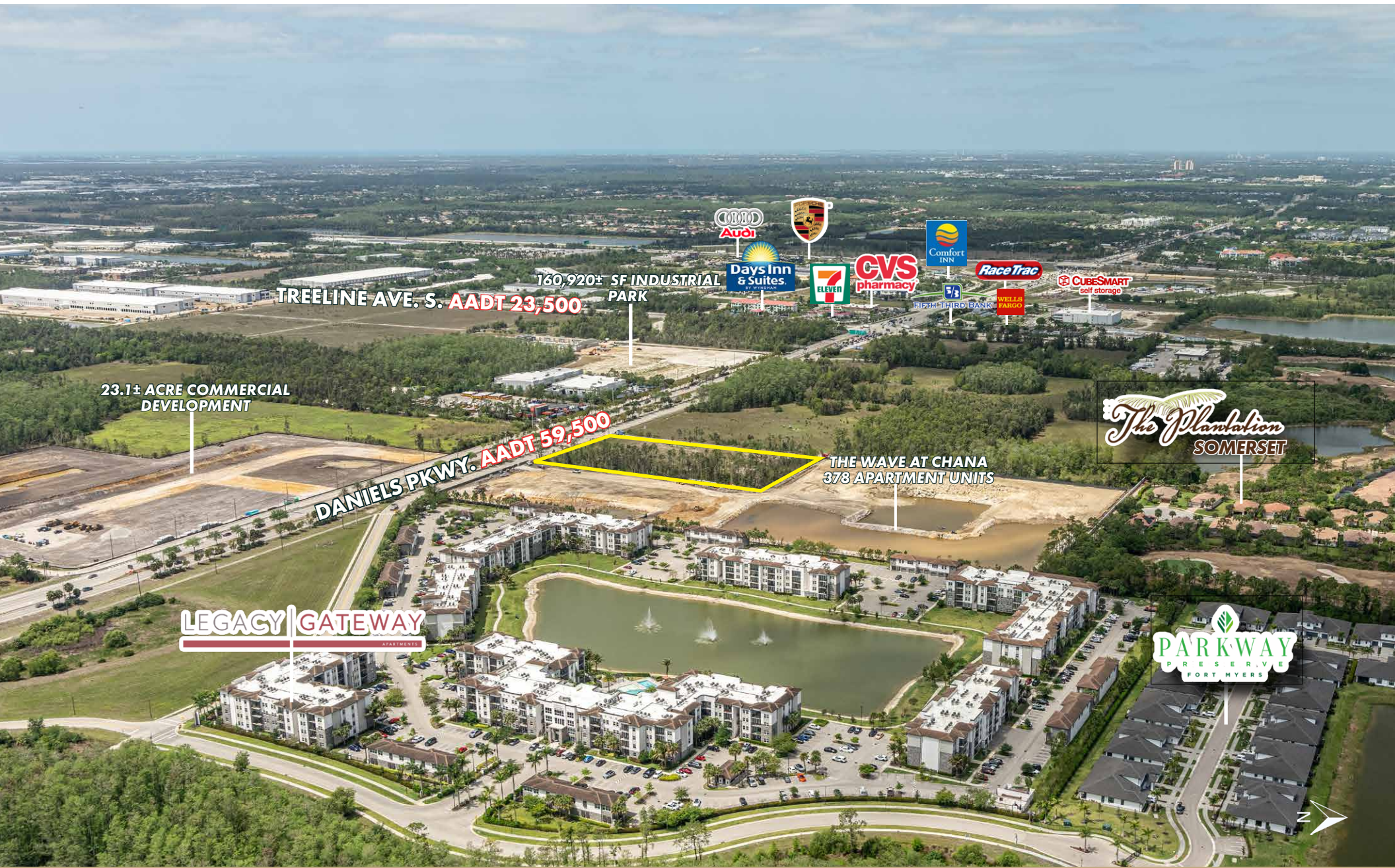




# CONCEPT PLAN 3







TREELINE AVE. S. AADT 23,500

160,920± SF INDUSTRIAL PARK

23.1± ACRE COMMERCIAL DEVELOPMENT

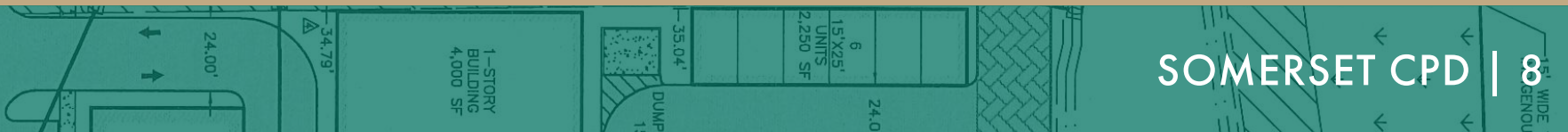
DANIELS PKWY. AADT 59,500

THE WAVE AT CHANA 378 APARTMENT UNITS

LEGACY GATEWAY APARTMENTS

The Plantation SOMERSET

PARKWAY PRESERVE FORT MYERS





23.1± ACRE COMMERCIAL DEVELOPMENT

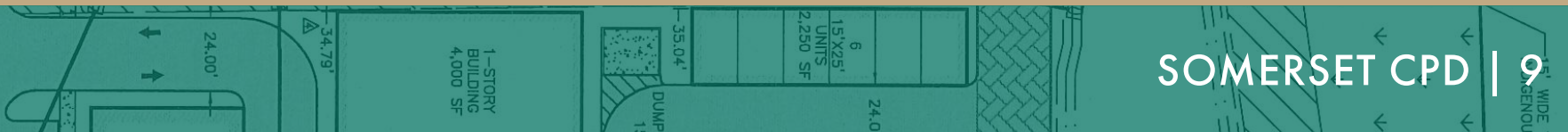
160,920± SF INDUSTRIAL PARK

LEGACY GATEWAY APARTMENT

THE WAVE AT CHANA 378 APARTMENT UNITS

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The Plantation SOMERSET



**UNDER CONSTRUCTION**

- 1 DANIELS APARTMENTS**  
576 Multi-Family Units
- 2 TIMBER CREEK**  
1,315 Single Family  
250,000 Sq. Ft. of Commercial
- 3 ARBORWOOD PRESERVE (PHASE 3)**  
143 Single-Family Units
- 4 PARKWAY PRESERVE**  
123 Townhomes
- 5 TOWN PLANTATION**  
396 Multi-Family Units

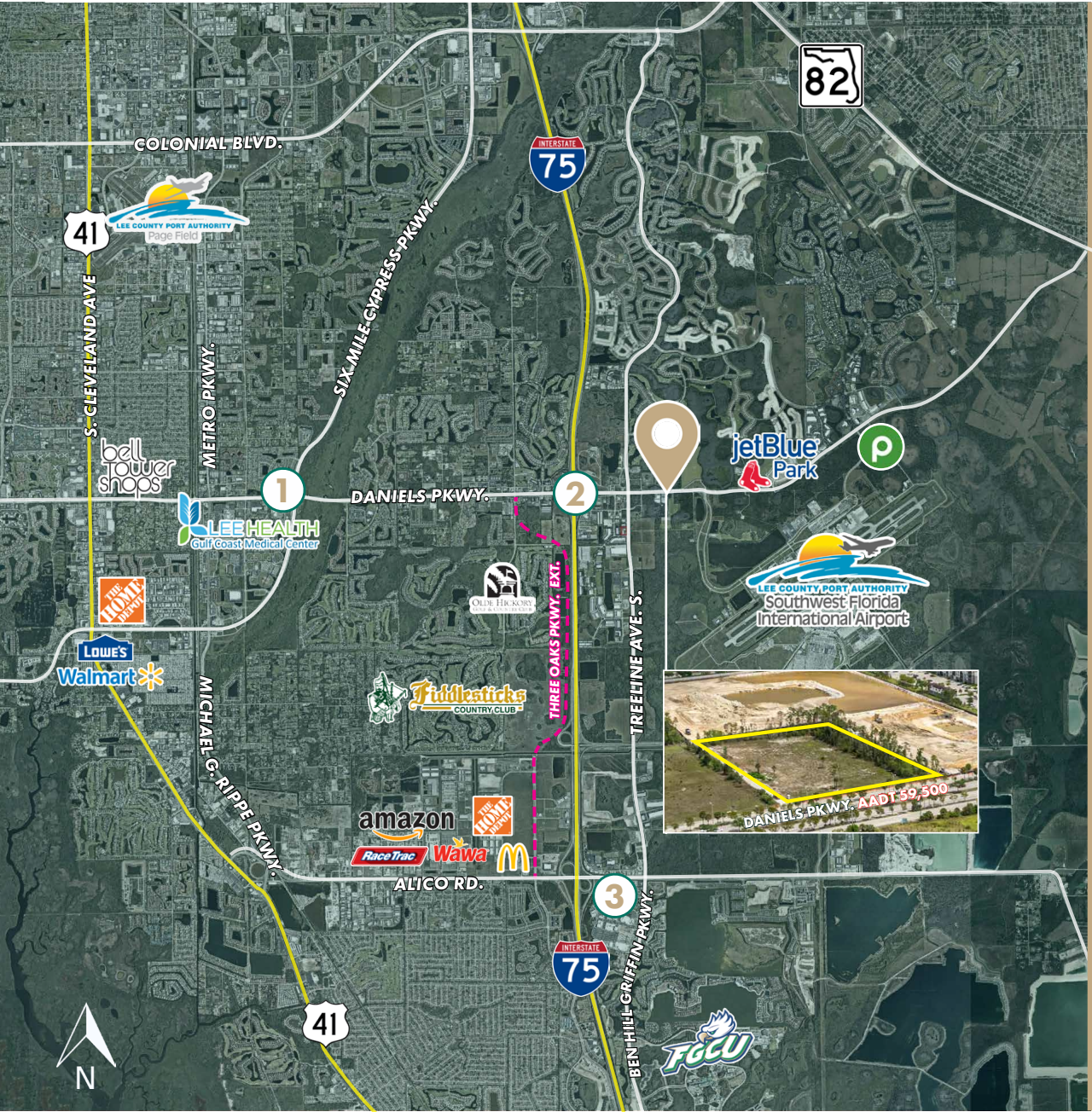
**IN PLANNING**

- 6 DANIELS CREEK**  
1,600 Residential Units  
350,000 Sq. Ft. of Commercial
- 7 CAYO PELON**  
220 Multi-Family Units
- 8 GATEWAY SENTOSA APARTMENTS**  
256 Multi-Family Units
- 9 TREELINE 115**  
376 Single-Family and Multi-Family Community
- 10 TREELINE AVENUE 153**  
153 Multi-Family Units
- 11 DANIELS TOWN SQUARE**  
1,590 Residential Units
- 12 SADDLE ROAD INDUSTRIAL**  
18.33± Acre Flex Industrial Project





# RETAIL MAP



## 1. DANIELS CROSSING

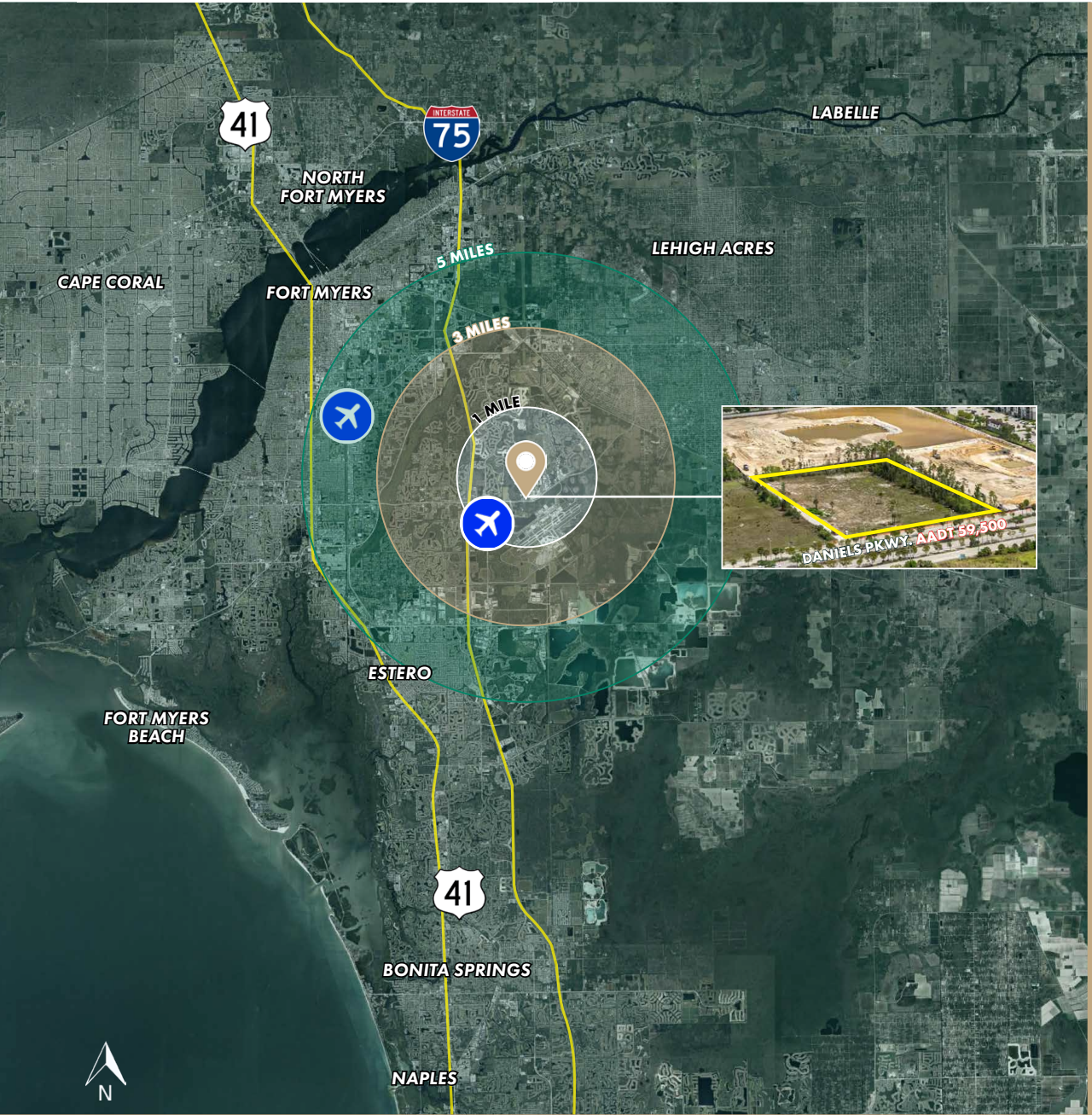


## 2. DANIELS PKWY. & I-75 EXIT 131



## 3. GULF COAST TOWN CENTER





AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION	MEDIAN INCOME	AVG. HOME VALUE
2,614	\$96,405	\$584,825

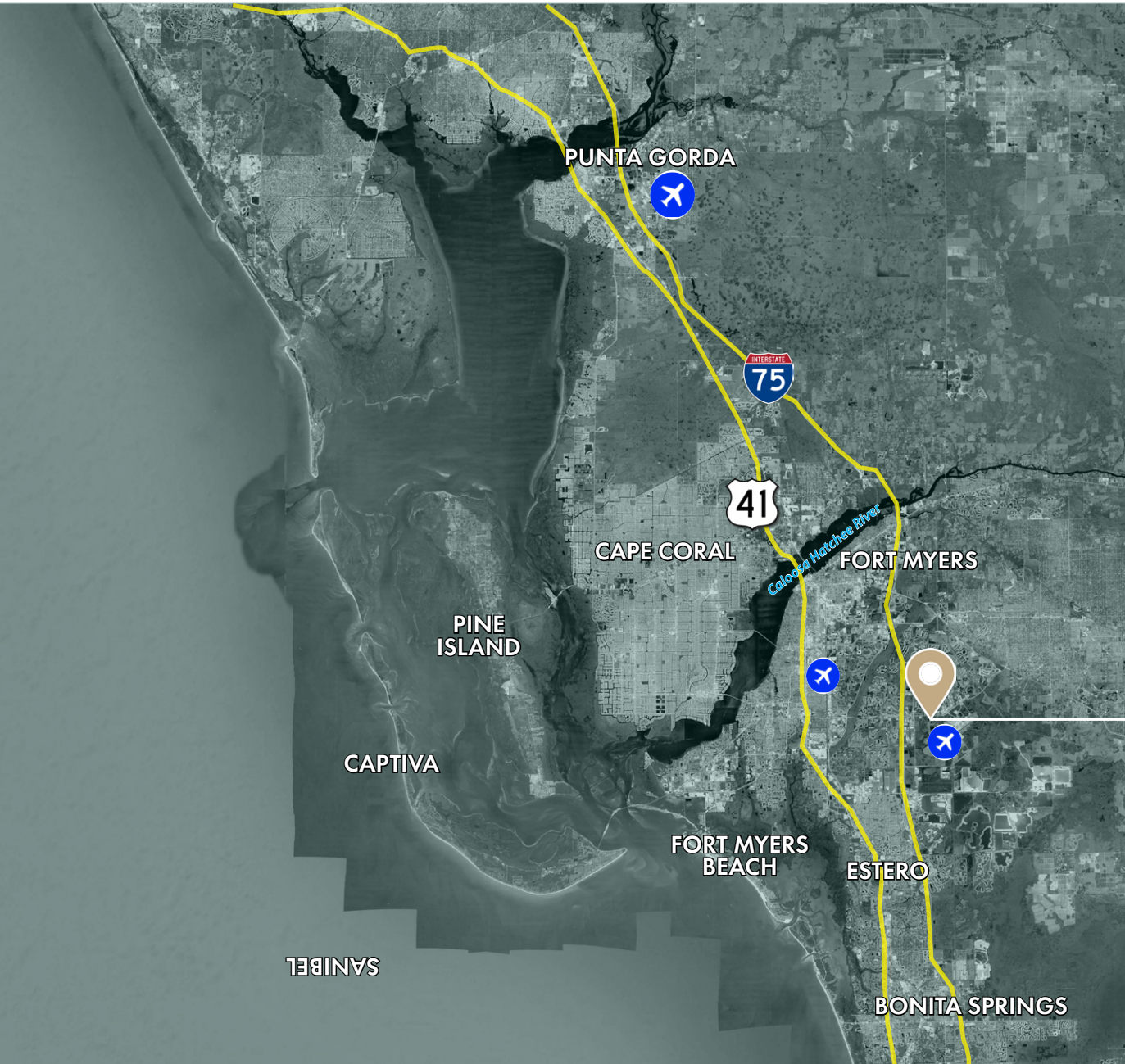
3 MILE RADIUS

POPULATION	MEDIAN INCOME	AVG. HOME VALUE
32,902	\$104,573	\$552,822

5 MILE RADIUS

POPULATION	MEDIAN INCOME	AVG. HOME VALUE
84,925	\$90,523	\$501,532

# LOCATION MAP



- ### LOCATION HIGHLIGHTS
- 0.4± miles to Daniels Parkway
  - 0.5± miles to Treeline Avenue
  - 1.2± miles to Jet Blue Park (Boston Red Sox Training Facility)
  - 2.1± miles to Gateway Community
  - 5.1± miles to SR-82
  - 5.3± miles to SWFL Int'l. Airport (RSW)
  - 5.3± miles to Colonial Blvd
  - 6.1± miles to US-41
  - 11.5± miles to Cape Coral
  - 12± miles to Downtown Fort Myers
  - 14± miles to Bonita Springs





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LSICOMPANIES.COM

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