

8987 HIGH COTTON LANE

HEAVY INDUSTRIAL ZONED PROPERTY OFFERING



8987 HIGH COTTON LANE



OFFERING SUMMARY

Address: 8987 High Cotton Ln.
Fort Myers, FL 33905

Size: 3.77± Acres (2.71± Developable)

Zoning: IH (Industrial Heavy)

Future Land Use: IND - Industrial

Permits: Site Work Permit (DO) ; SFWMD Environmental Resource Permit

Utilities: Water available to site; Sewer located at Ortiz Ave.

Parcel ID: 16-44-25-P3-00100.0010

2018 Taxes: \$3,324.87

Price: \$477,418
(\$4.00 PSF of developable acreage)

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.

PLEASE DIRECT ALL OFFERS TO:

Justin Thibaut - jthibaut@lsicompanies.com



PROPERTY HIGHLIGHTS

- Located in close proximity to major arterial roadways of Lee County
- The site is positioned within minutes of I-75, allowing quick access to all areas of Lee and surrounding counties via SR 82 and Luckett Rd.
- Allows visibility from Ortiz Ave., which boasts AADT traffic counts of 15,200+
- Permitting (City of Fort Myers SIT and ERP) in place, allowing development to start immediately
- Minimal import fill requirement
- Designed and permitted to accommodate a 4,000 square foot building with a 1.32 acre paved staging and laydown area, though modifications to existing permitting can accommodate up to 28,000 SF of buildings (see alternative concept plan)
- Existing gas station located on Ortiz Ave. and additional gas station permitted in proximity to site
- Ground lease also available for qualified lessees



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BUC-EE'S
120-pump gas station
scheduled for 2020

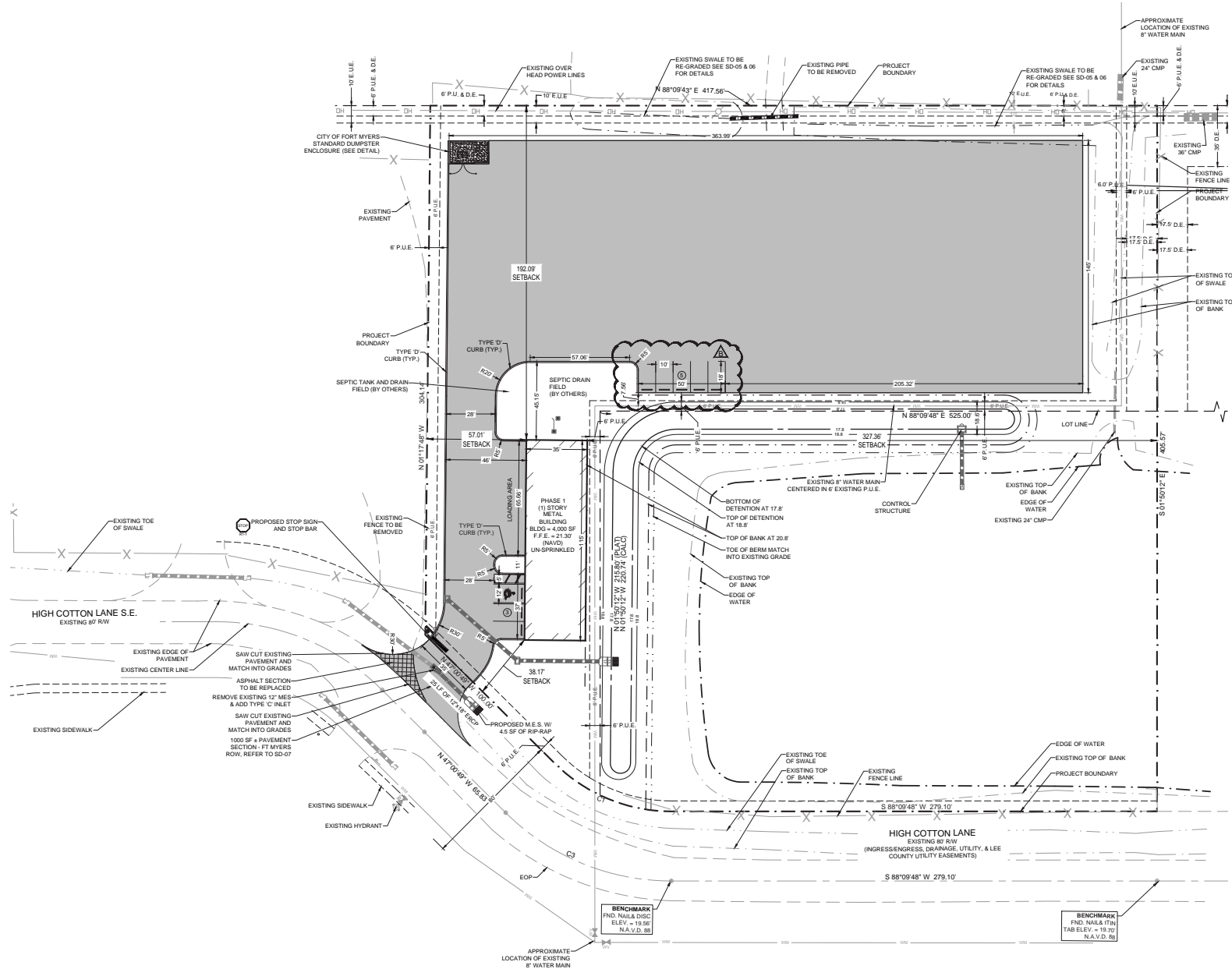
Keiser University



AACT Traffic Counts: 15,200

Ortiz Ave.

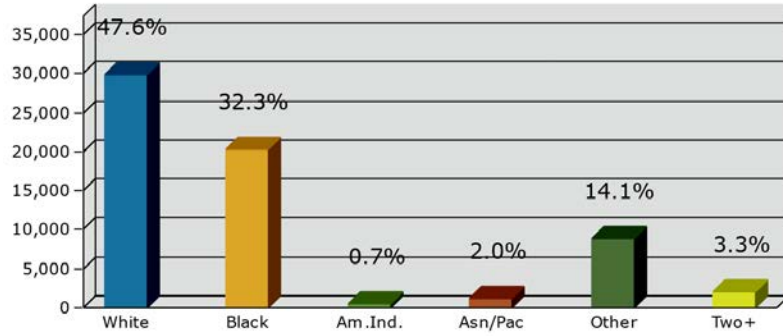
APPROVED MASTER SITE PLAN



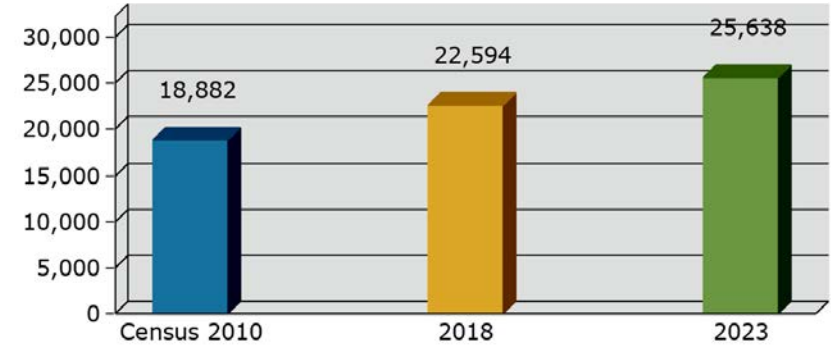
GRAPHIC PROFILE – 10 MIN. RADIUS



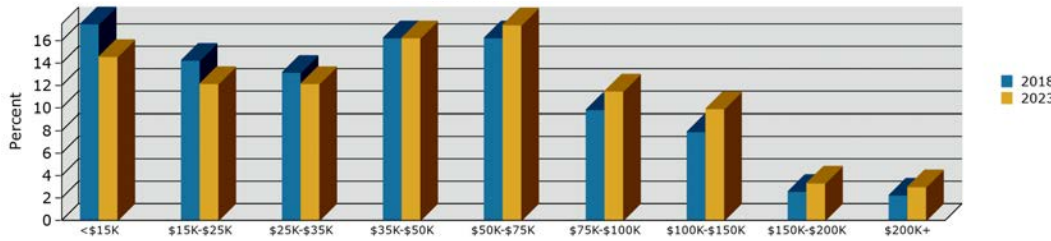
2018 Population By Race



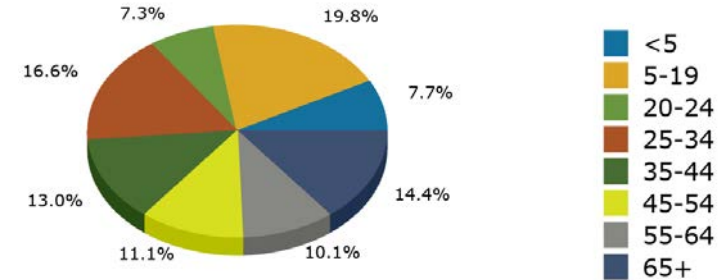
Households



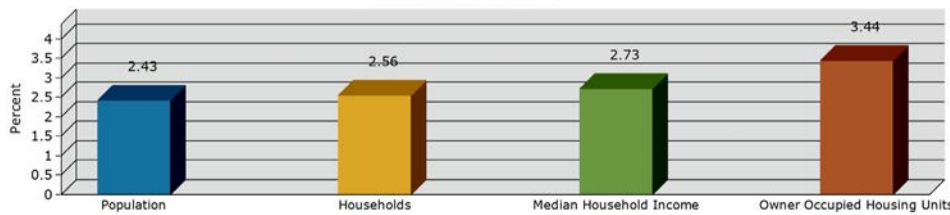
Household Income



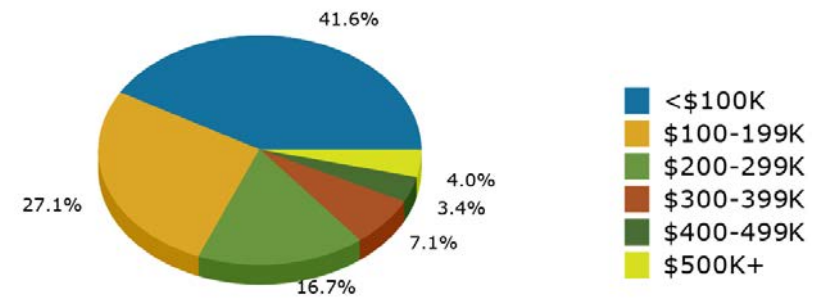
2018 Population By Age



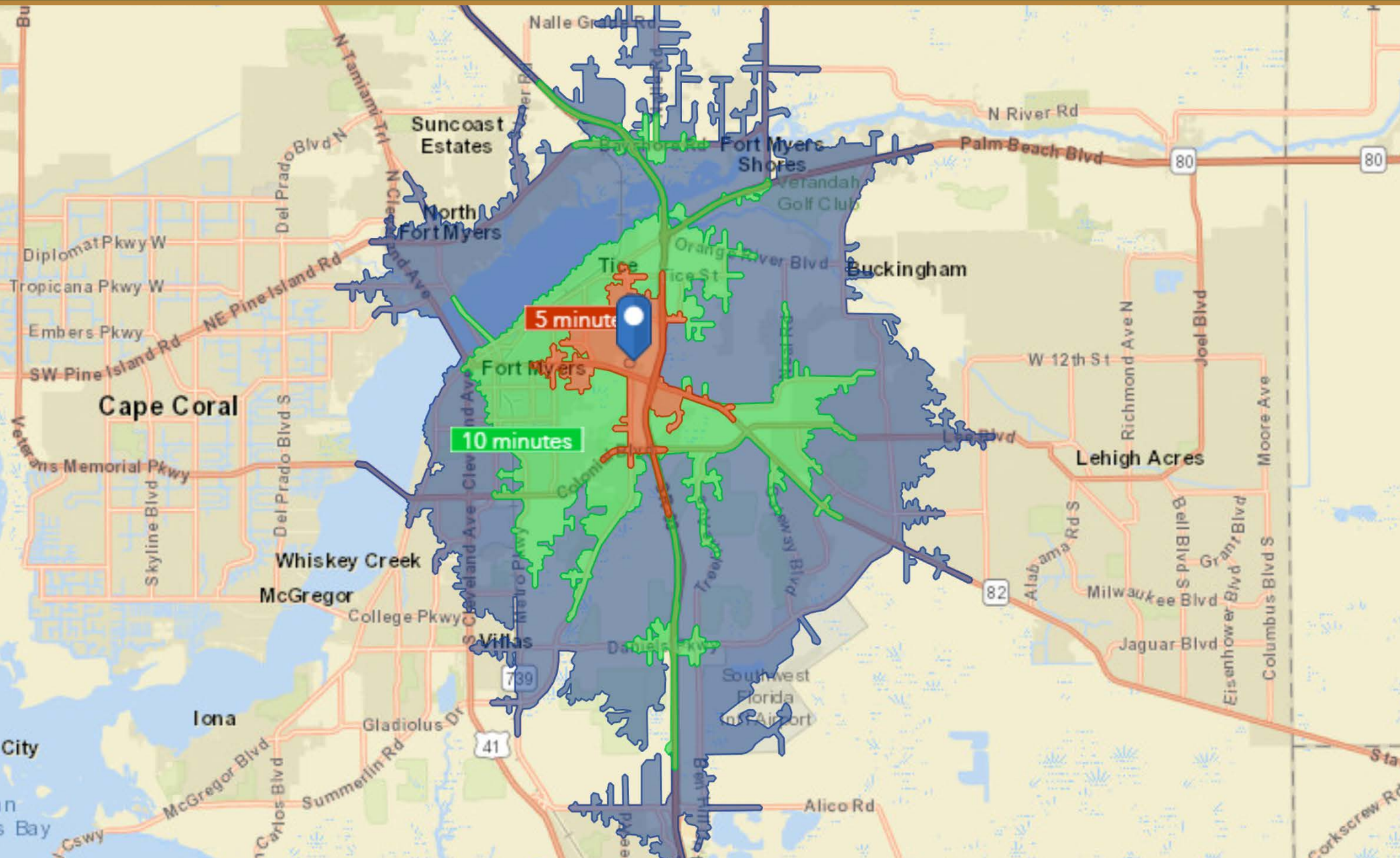
2018-2023 Annual Growth Rate



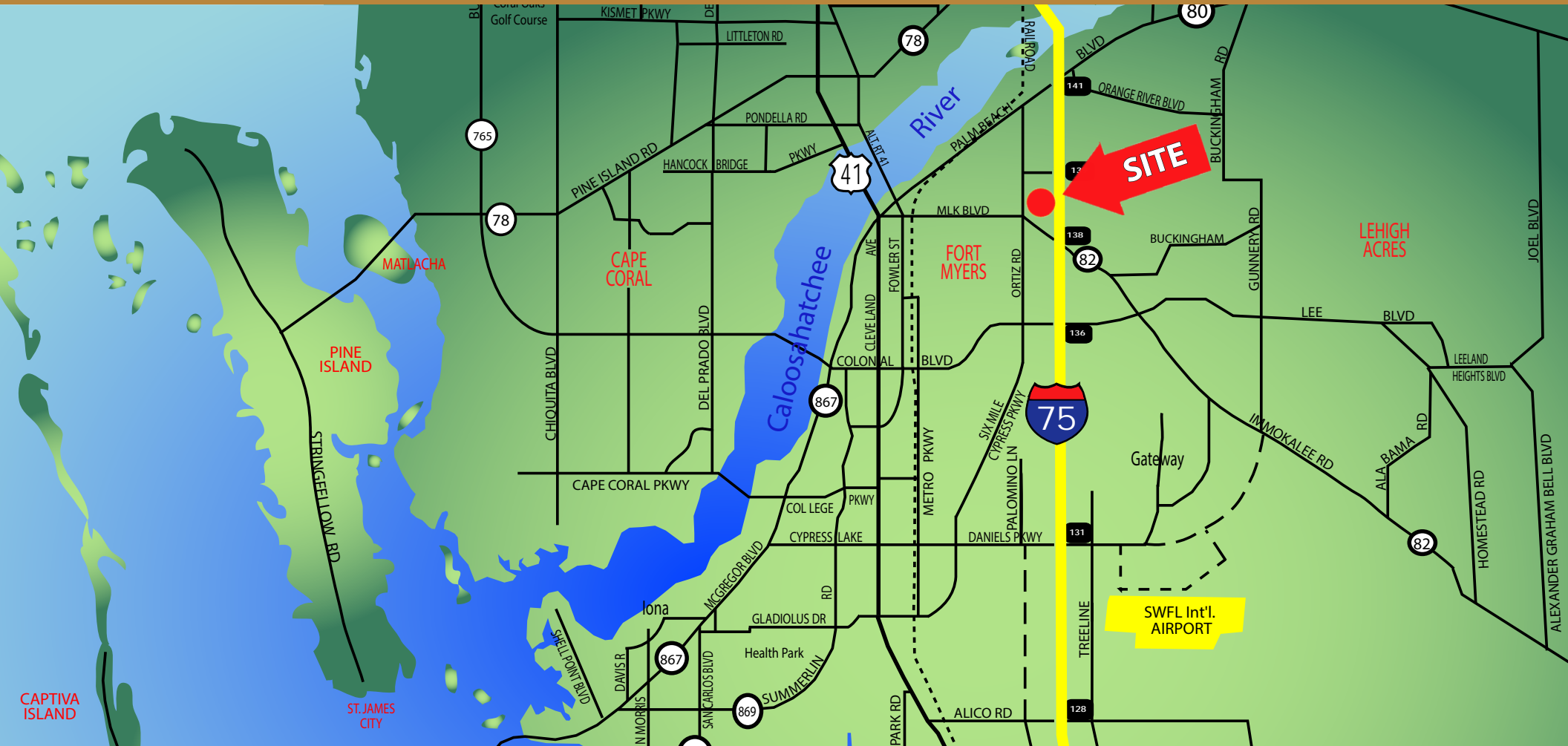
2018 Home Value



DRIVE TIME MAP



8987 HIGH COTTON LANE



LIMITATIONS AND DISCLAIMERS

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