

# NORTH HAVEN

FORT MYERS, FL



## OFFERING SUMMARY

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Address: 12000 Brassie Bend  
Fort Myers, FL 33913

Size: 16.38± Acres  
*5.8± usable acres all  
deemed to be uplands*

Zoning: Gateway DRI/PUD

Utilities: Electric, water, and phone  
available to site

STRAP #: 06-45-26-00-00001.1000

2017 Taxes: \$5,607.50 (March)

Price: \$550,000

MARKETED AND EXCLUSIVELY LISTED BY:



# NORTH HAVEN

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## EXECUTIVE TEAM



Randy Thibaut, ALC  
Owner / CEO



Doug Meschko  
Senior Broker/Analyst

## 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:**

Doug Meschko - [dmeschko@lsicompanies.com](mailto:dmeschko@lsicompanies.com)

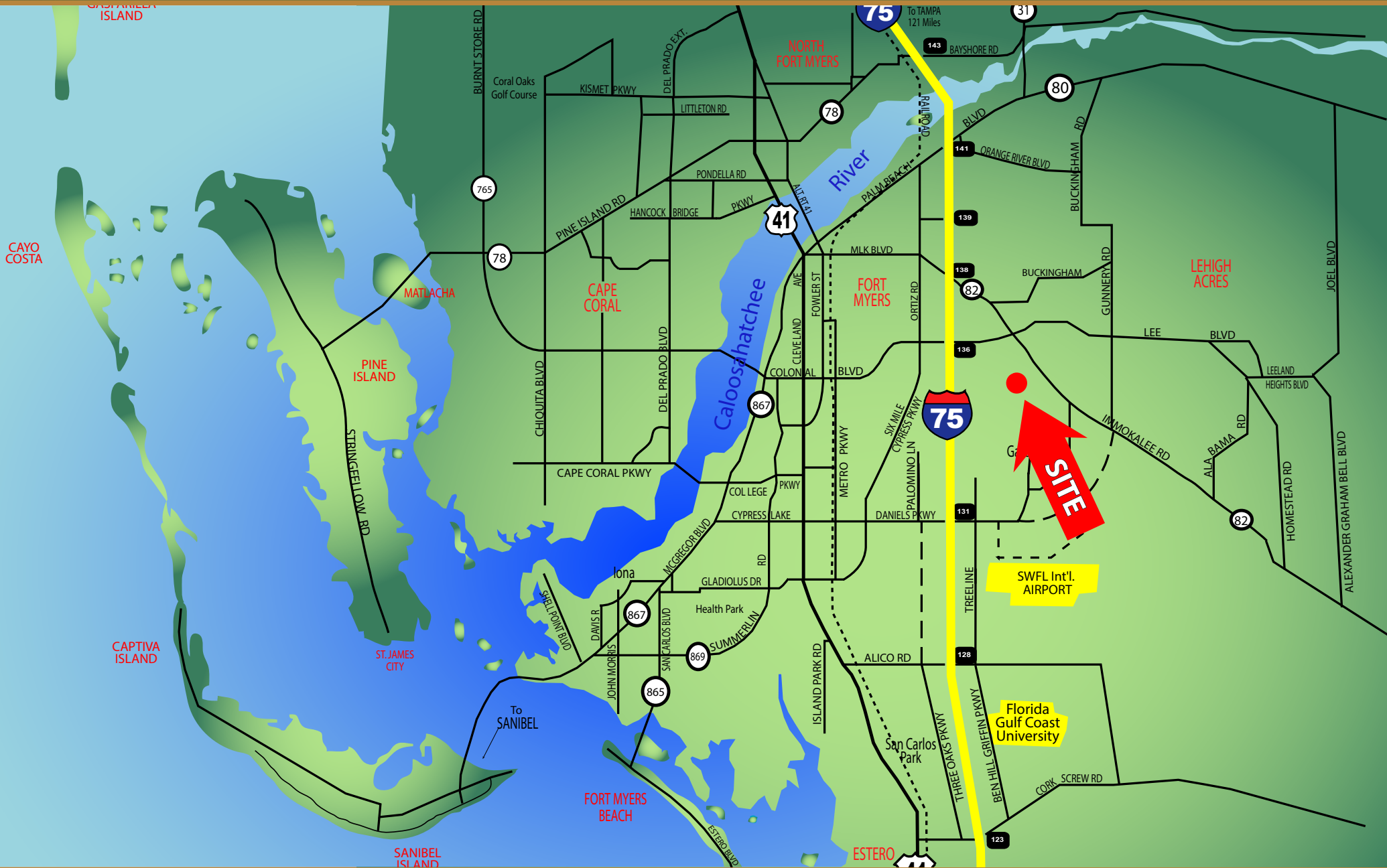
# EXECUTIVE SUMMARY

**North Haven** provides an opportunity for a builder/developer to develop a small project within the highly-desirable master planned community of Gateway. This location offers easy access to Interstate 75, Florida Gulf Coast University, Southwest International Airport and several shops, services, and employment centers. Within two miles of the property are Gartner, one of southwest Florida's largest employers, and Jet Blue Park, the spring training facility of the Boston Red Sox. The property is located within the Gateway Community Development District (CDD), which would allow future ownership access to the Gateway amenities. These include parks, trails and other recreational facilities.

The site is currently designated for single-family attached residential product with minimum lot widths of 20 feet per unit, minimum lot depths of 100 feet and side setbacks of 7 feet. Currently, the Gateway DRI has a surplus of over 700 residential units so it is likely the DRI could be modified to allow for a more dense product, given the user stays within the height and setbacks limitations. The height is limited to three stories. The future land use also allows for various commercial uses, but would require a rezone of the site.



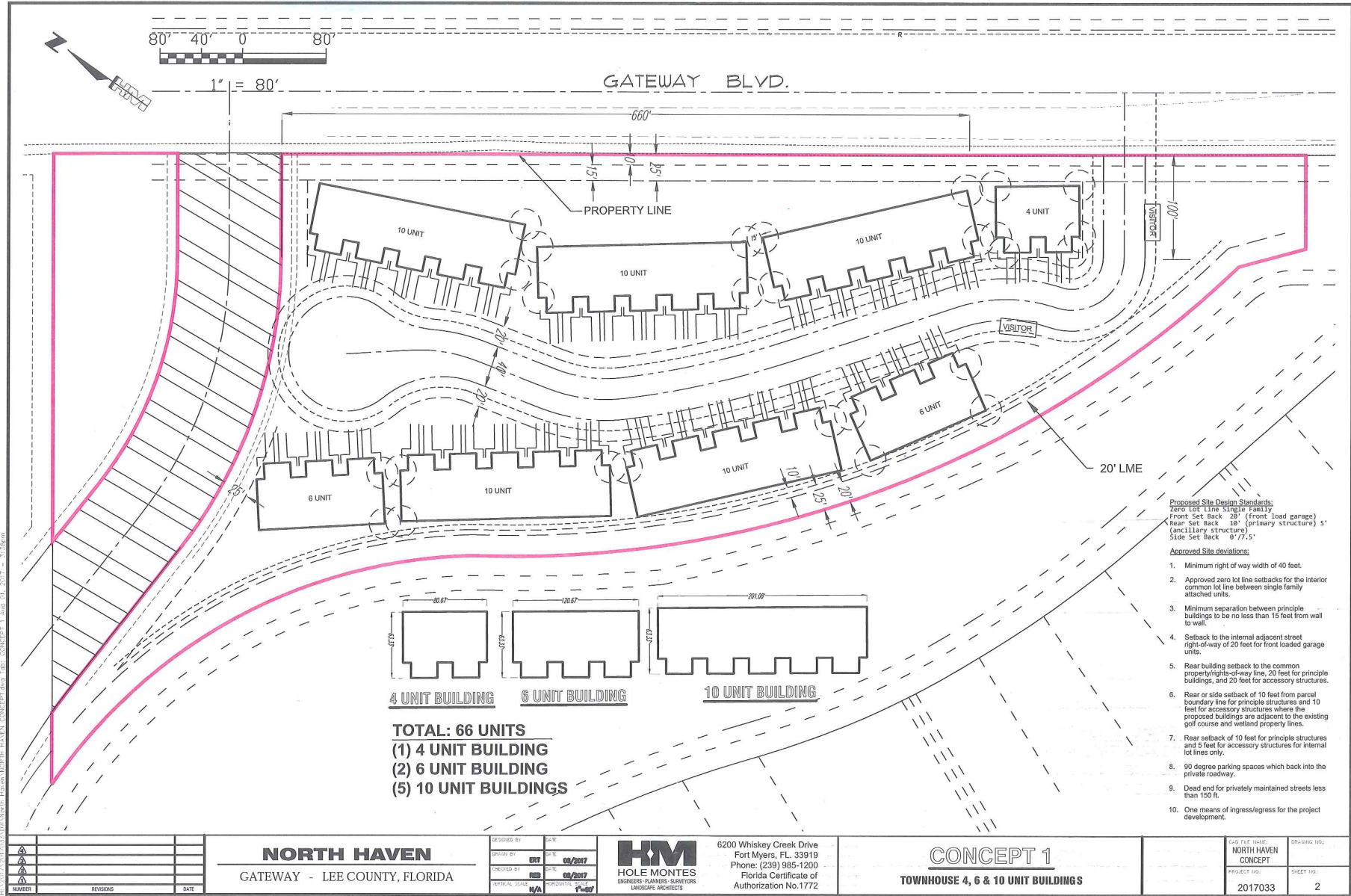
# LOCATION MAP



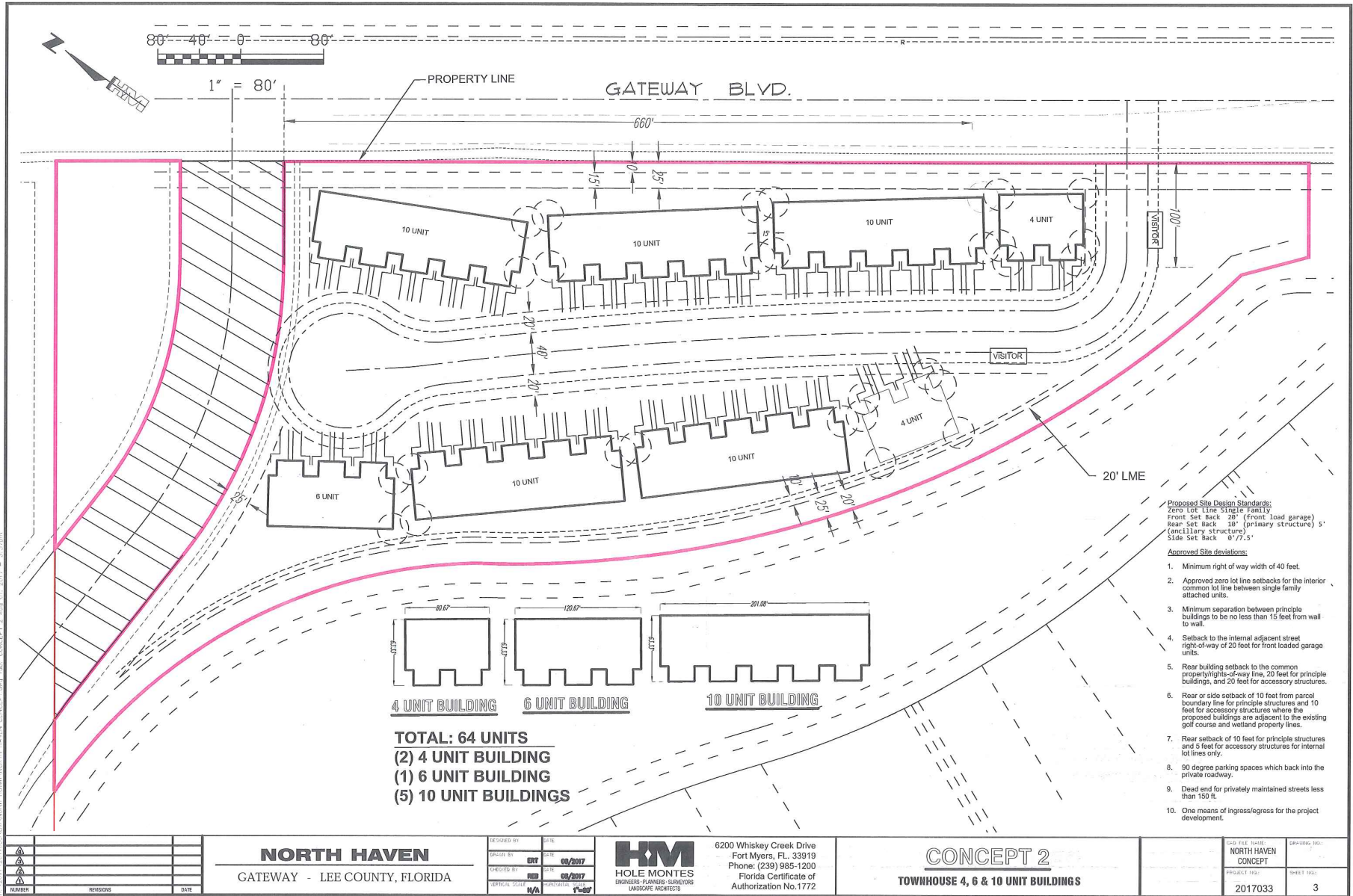
# SITE AERIAL



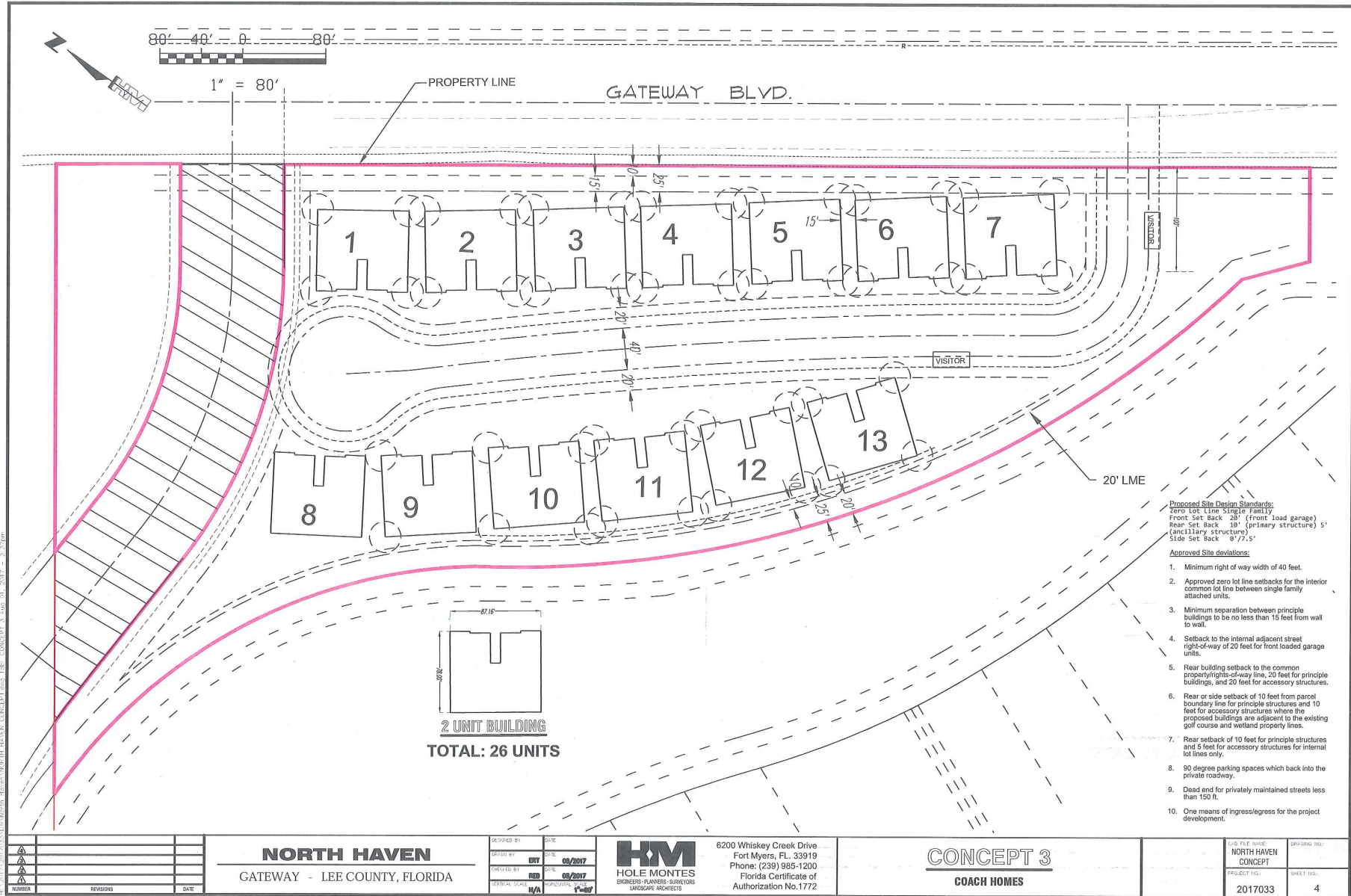
# CONCEPTUAL SITE PLAN



# CONCEPTUAL SITE PLAN



# CONCEPTUAL SITE PLAN



NUMBER	REVISIONS	DATE

**NORTH HAVEN**  
 GATEWAY - LEE COUNTY, FLORIDA

DESIGNED BY	DATE
SP-121	09/2017
REVIEWED BY	DATE
RD	09/2017
VERTICAL SCALE	HORIZONTAL SCALE
1/4" = 1'	1" = 80'



6200 Whiskey Creek Drive  
 Fort Myers, FL 33919  
 Phone: (239) 985-1200  
 Florida Certificate of  
 Authorization No.1772

**CONCEPT 3**  
 COACH HOMES

ADD FILE NAME	DATE
NORTH HAVEN CONCEPT	
PROJECT ID:	SHEET ID:
2017033	4



# RETAIL MAP



# AREA AMENITIES



## SPORTS & RECREATION

The Southwest Florida environment provides excellent weather for enjoying sports and recreation year-round. Golfers can enjoy the nearby Colonial Country Club as it's just one of many golf courses from which to choose in the Fort Myers area. Baseball fans can enjoy two MLB teams during Spring Training season – The Boston Red Sox at JetBlue Park and The Minnesota Twins at CenturyLink Sports Complex (Hammond Stadium). The Fort Myers Miracle baseball team plays during the summer months and a variety of sporting events occur year round at these world-class facilities. Finally, Fort Myers' location on the Gulf of Mexico make it an excellent place to enjoy a variety of water sports such as boating, kayaking and fishing.

## ATTRACTIONS & ENTERTAINMENT

Southwest Florida's greatest attractions and entertainment opportunities offer something for everyone, from festival-goers and theatre lovers to families and college students. Six Mile Cypress Slough Preserve and Calusa Nature Center & Planetarium are two of the closest nature attractions. Each provide wonderful opportunities to explore the Southwest Florida environment and enjoy the beautiful weather. Sun Harvest Citrus is also a very popular outing with a Florida flair, where visitors can purchase grove-fresh oranges and orange juice. Of course, the beaches – including world renowned Sanibel and Captiva Islands and Fort Myers Beach – and other Fort Myers attractions are within a few miles of the property. Additional entertainment can be found throughout the area. From the festivals of The Fort Myers River District to world-class entertainment at Barbara B. Mann Performing Arts Hall and Germain Arena, there is an abundance of cultural and entertainment opportunities for residents to enjoy year-round.

## EDUCATION

A highly respected private educational institution, Hodges University, is located just 5 miles from the property. Other higher education opportunities in Fort Myers include Florida Gulf Coast University and Florida Southwestern State College. These are easily accessible, making the site an excellent location for students. For families with children, the School District of Lee County provides excellent public schools within very close proximity to the property. The District provides busing for those who wish to attend a school outside of the immediate neighborhood.



## SHOPPING & DINING

A plethora of shopping and dining attractions are situated conveniently throughout Fort Myers.

**BELL TOWER SHOPS** is a landmark shopping, dining and entertainment destination centrally located in Fort Myers, Florida. The open-air center offers fine retail shops including eclectic boutiques and shopping favorites Williams-Sonoma, Chico's, White House | Black Market, Victoria's Secret, Scout & Molly's Boutique, and Talbots. Exceptional shopping is complemented by distinctive restaurants such as Bistro 41, Cru, DaRuMa Japanese Steak House, Grimaldi's Pizzeria, Blue Pointe Oyster Bar & Seafood Grill, Cantina Laredo, Mimi's Café, T.G.I. Friday's, and Society. A community partner and pet-friendly destination, Bell Tower Shops hosts special events throughout the year, including concerts, fundraisers, art fairs, and more.

**GULF COAST TOWN CENTER** is a sophisticated contemporary shopping experience with more than 100 stores and restaurants and over a million square feet of business space. The mall hosts special events

throughout the year. Bass Pro Shops, Costco, Regal Cinemas, Super Target, and Best Buy anchor this center.

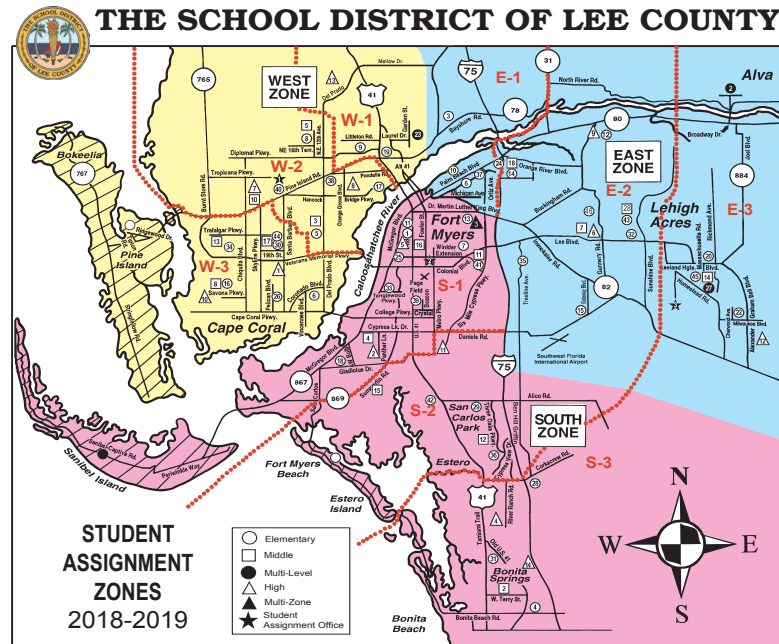
**THE FORUM** is a 458,000± square foot retail property and presents numerous shopping and dining opportunities to Fort Myers residents. Retail stores include Staples, The Home Depot, Bed Bath & Beyond, and Petco. Dining options include Buffalo Wild Wings, Five Guys Burgers and Fries, McAlister's Deli, and Starbucks.

**COCONUT POINT** is a picturesque outdoor mall featuring over 140 stores including Dillard's, Target, Apple Store, Michael Kors, and Barnes & Noble – all surrounding several acres of lakes with a boardwalk. Experience a wide range of dining options, from the elegant Ruth's Chris Steakhouse and South Fork Grille, to family favorites Ted's Montana Grill, Rodizio Grill, Bokamper's Sports Bar and Grill or California Pizza Kitchen. Additionally, the 16 screen Hollywood Theaters is within walking distance of many of the restaurants in this complex.

## LOCATION HIGHLIGHTS

- 5± miles from I-75
- 5± miles from Publix Shopping Center
- 10± miles from Bell Tower Shops
- 10± miles from Gulf Coast Town Center
- 10± miles from Southwest Florida International Airport
- 17± miles from Coconut Point Mall
- 20± miles from Sanibel, Captiva, and Fort Myers Beaches

# SCHOOL DISTRICT MAP



Free school bus transportation is provided for students who live beyond two miles from their assigned school. Students residing in barrier island boundary areas of Fort Myers Beach, and Pine Island will attend their barrier island elementary school. Students residing in barrier island boundary area of Sanibel Island will attend their barrier island elementary and middle school.

WEST ZONE Student Assignment Office	SOUTH ZONE Student Assignment Office	EAST ZONE Student Assignment Office
Cape Coral ..... 1	Fort Myers ..... 2	Lehigh Acres ..... 3
<b>Elementary Schools</b>	<b>Elementary Schools</b>	<b>Elementary Schools</b>
Caloosa (U) ..... 5	Allen Park ..... 1	Alva (K-8) ..... 2
Cape ..... 6	Bonita Springs (A) (U) ..... 4	Bayshore (U) ..... 3
Diplomat (U) ..... 8	Colonial (U) ..... 7	Edgewood Academy (A) (U) ..... 10
Gulf ..... 17	Edison Park (A) ..... 11	G. Weaver Hips ..... 45
Hancock Creek ..... 17	Franklin Park (U) ..... 13	Gateway ..... 15
Hector A. Cafferata, Jr. (U) ..... 40	Heights (IB) ..... 18	Harns Marsh ..... 43
J. Colin English (IB) (U) ..... 19	Orangewood ..... 25	James Stephens Academy (U) ..... 6
Littleton (U) ..... 9	Pinewoods ..... 28	Lehigh ..... 20
NFM Academy for the Arts (K-8) (A) (U) ..... 23	Ray V. Pottorf ..... 41	Manatee (U) ..... 14
Patriot ..... 44	Rayma C. Page (U) ..... 42	Mirror Lakes (U) ..... 22
Pelican ..... 26	San Carlos Park (A) (U) ..... 29	Orange River (U) ..... 24
Skyline ..... 30	Spring Creek (U) ..... 31	River Hall (U) ..... 12
Trafalgar (U) ..... 34	Tanglewood ..... 33	Sunshine ..... 32
Tropic Isles ..... 38	Three Oaks ..... 36	Tee (FL) ..... 37
<b>Middle Schools</b>	Villas ..... 39	Tortuga Preserve (U) ..... 46
Caloosa (CA) ..... 3	<b>Middle Schools</b>	Treeline (U) ..... 35
Challenger ..... 17	Bonita Springs (A) (CA) ..... 2	Veterans Park (K-8) (A) (U) ..... 27
Diplomat ..... 5	Cypress Lake (A) ..... 4	<b>Middle Schools</b>
Gulf ..... 8	Fort Myers Middle Academy (U) ..... 16	Alva (K-8) (CA) ..... 2
Mariner (IB) ..... 10	Lexington (IB) ..... 15	Harns Marsh (CA) (STEAM) (U) ..... 28
NFM Academy for the Arts (K-8) (A) (U) ..... 23	Paul Laurence Dunbar ..... 11	Lehigh Acres (CA) (STEAM) (U) ..... 14
Trafalgar ..... 13	Three Oaks (U) ..... 12	Oak Hammock (A) (U) ..... 18
<b>High Schools</b>	<b>High Schools</b>	Varsity Lakes (U) ..... 7
Cape Coral (IB) ..... 1	Bonita Springs (9th & 10th grades only)	Veterans Park (K-8) (A) (U) ..... 27
Ida S. Baker (CAP) ..... 10	(FC)-S2 & S3 Only ..... 14	<b>High Schools</b>
Island Coast (CAP) ..... 13	Cypress Lake (A) (CAP) ..... 2	Dunbar (IB/S) ..... 3
Mariner (CAP) ..... 7	Dunbar Zone Magnet (IB/S) ..... 3	East Lee County (C) (CA) ..... 12
North Fort Myers (A) (CA) ..... 8	Estero (CA) ..... 4	Lehigh Senior (A) (CA) ..... 6
	Fort Myers (IB) ..... 5	Riverdale (IB) ..... 9
	South Fort Myers (C) (CAP) ..... 11	

(A) Arts Program; (C) Comprehensive Program; (CA) Cambridge Program; (CAP) AP Capstone; (FC) FCU Collegiate; (FL) Foreign Language; (IB) International Baccalaureate; (IB/S) IB/STEM; (STEAM) Science, Technology, Engineering, Arts, Math; (STEM) Science, Technology, Engineering, Math; (U) this school has a uniform clothing policy

# NORTH HAVEN

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## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge.

Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail.

It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property.

The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed.

Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

# NORTH HAVEN

FORT MYERS, FL



**LSI**  
COMPANIES

Land Solutions, a branch of LSI Companies, was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, LSI Companies is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management, and residential/commercial land marketing specialties. The LSI Companies team consists of highly skilled professionals with expertise in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management, and land zoning and planning.

6810 International Center Blvd. • Fort Myers, FL 33912 • 239.489.4066