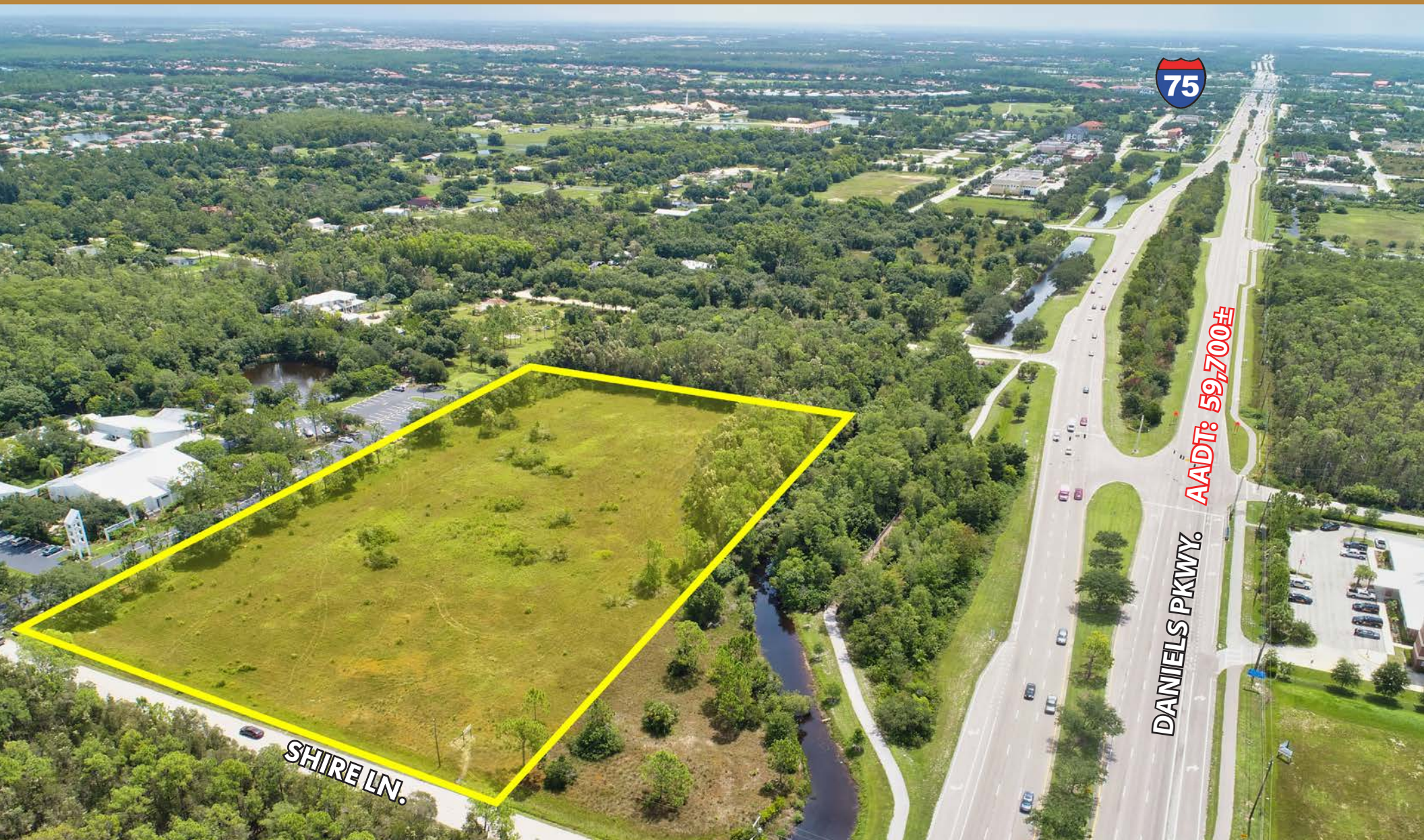


SHIRE LANE

FORT MYERS, FL



OFFERING SUMMARY

Address: 13461 Shire Lane
Fort Myers, FL 33912

County: Lee

Property Size : 4.94± Acres

Zoning: CPD

Permits: ACOE (valid through
May 24, 2021)

Parcel ID: 21-45-25-01-00000.0150

Pricing: \$1,350,000 | \$6.27 PSF

PLEASE DIRECT ALL OFFERS TO:

Justin Thibaut, CCIM
jthibaut@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.

SHIRE LN.

DANIELS PKWY. AADT: 59,700 ±



DANIELS PKWY.

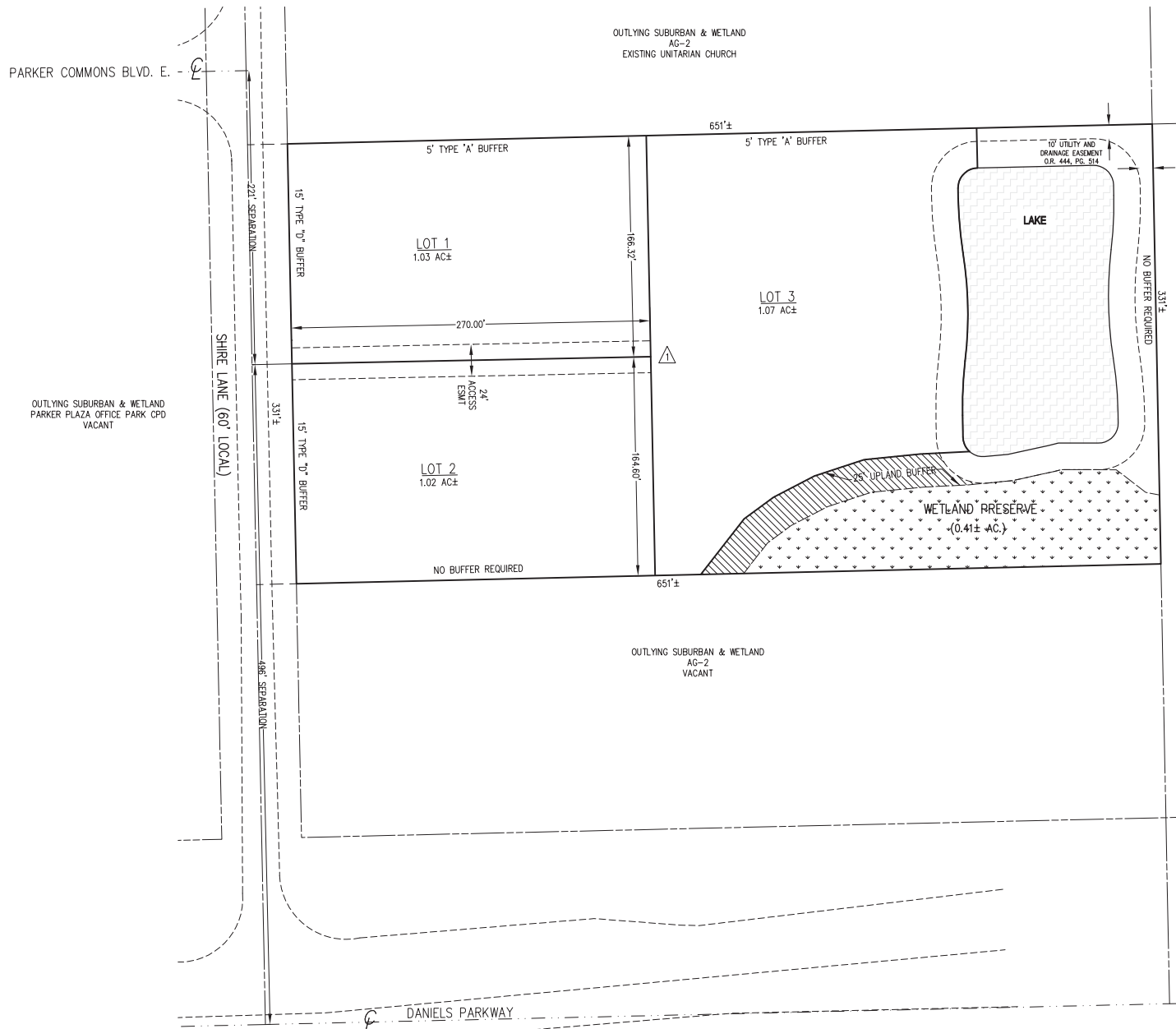
AADT: 59,700±

PROPERTY DETAILS

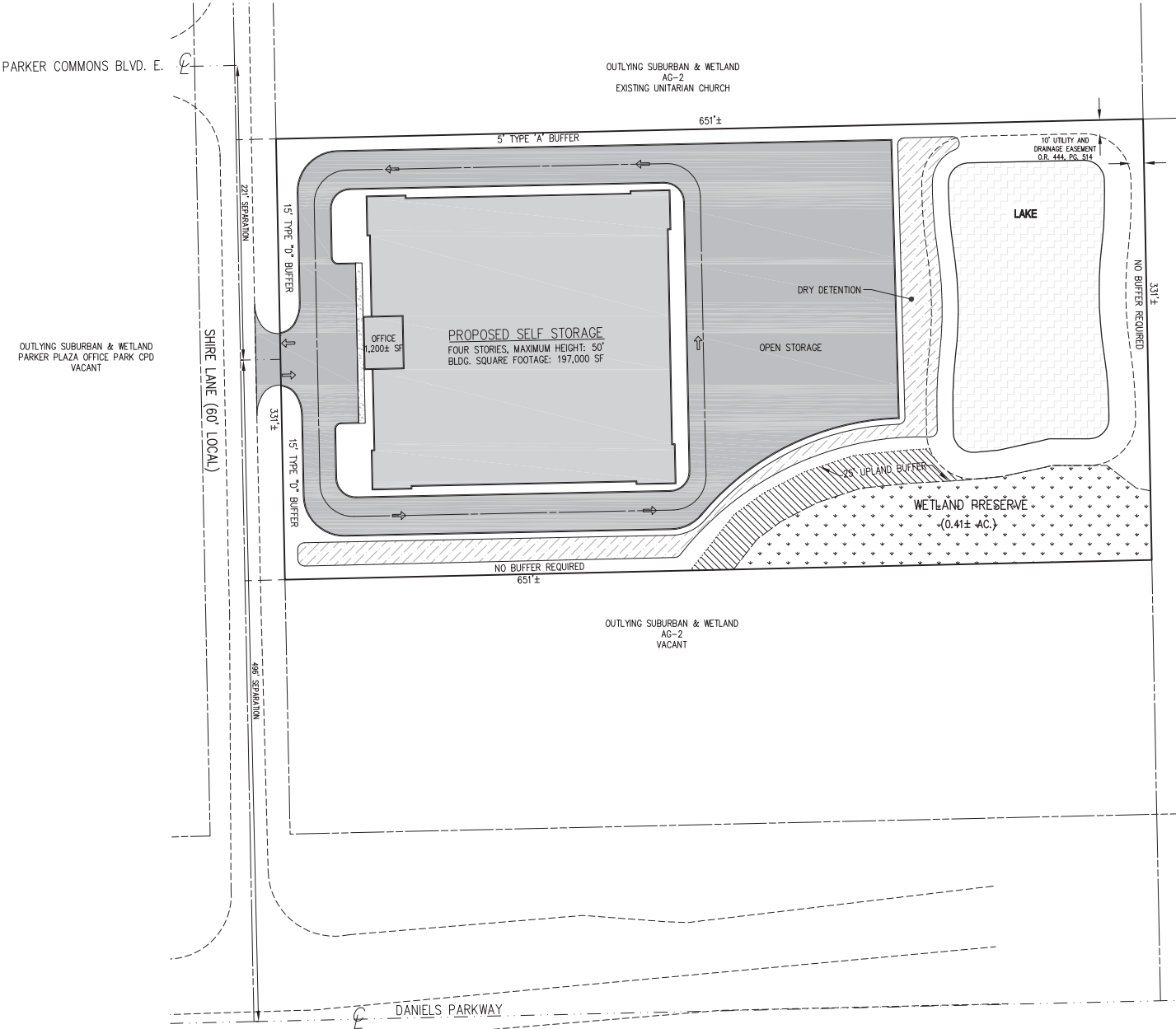
- Property allows for either 50,000 SF of commercial building with up to 30,000 SF of retail with a maximum height of 35 feet or 197,000 SF of self-storage building with a maximum height of 50 feet
- Parcel is situated approximately 1.5 miles west of I-75 and 1.5 miles east of Six Mile Cypress Pkwy.

SHIRE LN.

MASTER CONCEPT PLAN - COMMERCIAL



MASTER CONCEPT PLAN - STORAGE





DANIELS PKWY.

AADT: 59,700 ±

SHIRE LN.

APPROVED USES*

- Administrative/Medical Offices
- ATM
- Auto Parts Store
- Banks and Financial Establishments
- Clothing Store
- Clubs: Commercial, Private
- Day Care Center
- Drive-thru for any permitted use
- Drugstore/Pharmacy
- Food Stores
- Healthcare Facility: Group III
- Laundry and Dry Cleaning
- Self Storage
- Restaurants
- Warehouse

* Contact us for a complete list of approved uses

RETAIL MAP



SHIRE LANE



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.