

# ALICO WAYSIDE MPD

MIXED USE COMMERCIAL AND INDUSTRIAL PARCEL OFFERING





## OFFERING SUMMARY

**Address:** Domestic Ave. & Alico Rd.  
Fort Myers, FL 33912

**County:** Lee

**Size:** 62.7± Total Acres  
2,731,212 Sq. Ft.

**Zoning:** MPD

**Utilities:** Water, Sewer, Electric

**Parcel ID:** 04-46-25-00-00001.0100  
04-46-25-00-00001.0190

**Price:** \$9,940,000 (Front Parcel)  
\$7,840,000 (Rear Parcel)  
*Call for bulk pricing*

### 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.

# EXECUTIVE SUMMARY

**Alico Wayside MPD** is a 62.7± acre mixed use planned development, approved for both commercial and industrial users. Positioned with over 1,700 feet of frontage on Alico Road, which boasts AADT traffic counts of 48,000+, zoning in place and location have created an opportunity for distribution, retail, commercial, hotel, office, industrial, manufacturing, and many more uses.

This property is located in the center of tri-county area of Lee, Collier, and Charlotte counties and is in close proximity to I-75 and Southwest Florida International Airport. The site is adjacent to an existing RaceTrac fuel station which is scheduled to add canopies to accommodate tractor trailers.

Given the unique size and locational characteristics of the site, this offering provides an opportunity for a mixed-planned development, corporate headquarters, large scale industrial distribution facility, or a variety of comparable uses for those seeking quick access to major thoroughfares, I-75, and Southwest Florida International Airport.

The property was rezoned in 2018 from IPD to MPD, increasing allowable commercial square footage to 255,375 square feet and total square footage to 799,592 square feet.



# PURCHASE OPTIONS

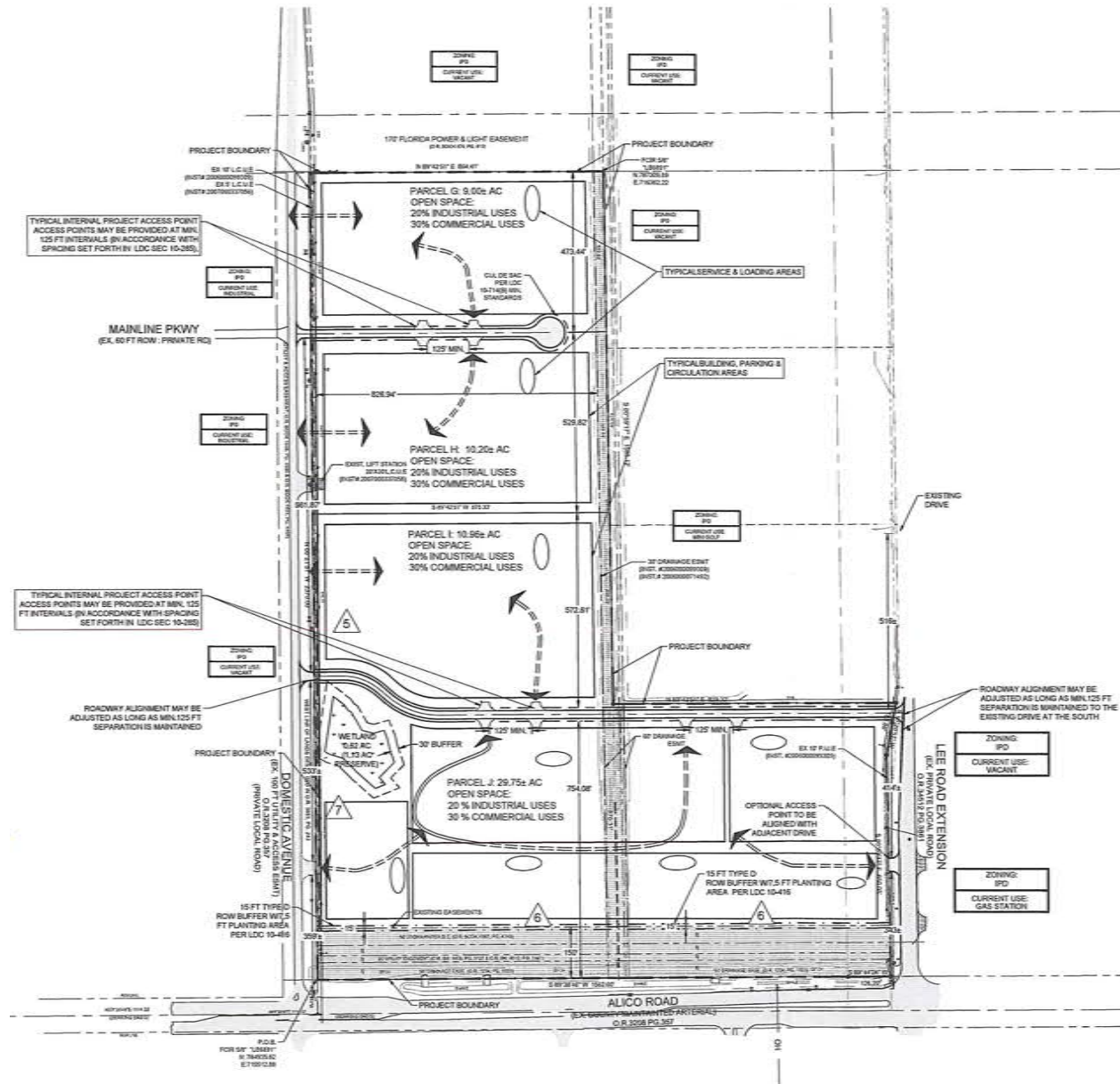


	Acres	Sq. Ft.	Price	Total
<b>REAR PARCEL</b>	30.0±	1,306,800	\$6/Sq. Ft	\$7,840,000
<b>FRONT PARCEL</b>	32.6±	1,420,056	\$7/Sq. Ft.	\$9,940,000

**LOCATION HIGHLIGHTS**

- 1± mile from I-75
- 3.1± miles from RSW Airport
- 1.6± miles from US-41/Tamiami Trail
- 1.3± miles from Michael G. Rippe Pkwy
- 3.4± miles from Florida Gulf Coast University

# MASTER CONCEPT PLAN



# APPROVED USES



## INDUSTRIAL APPROVED USES \*

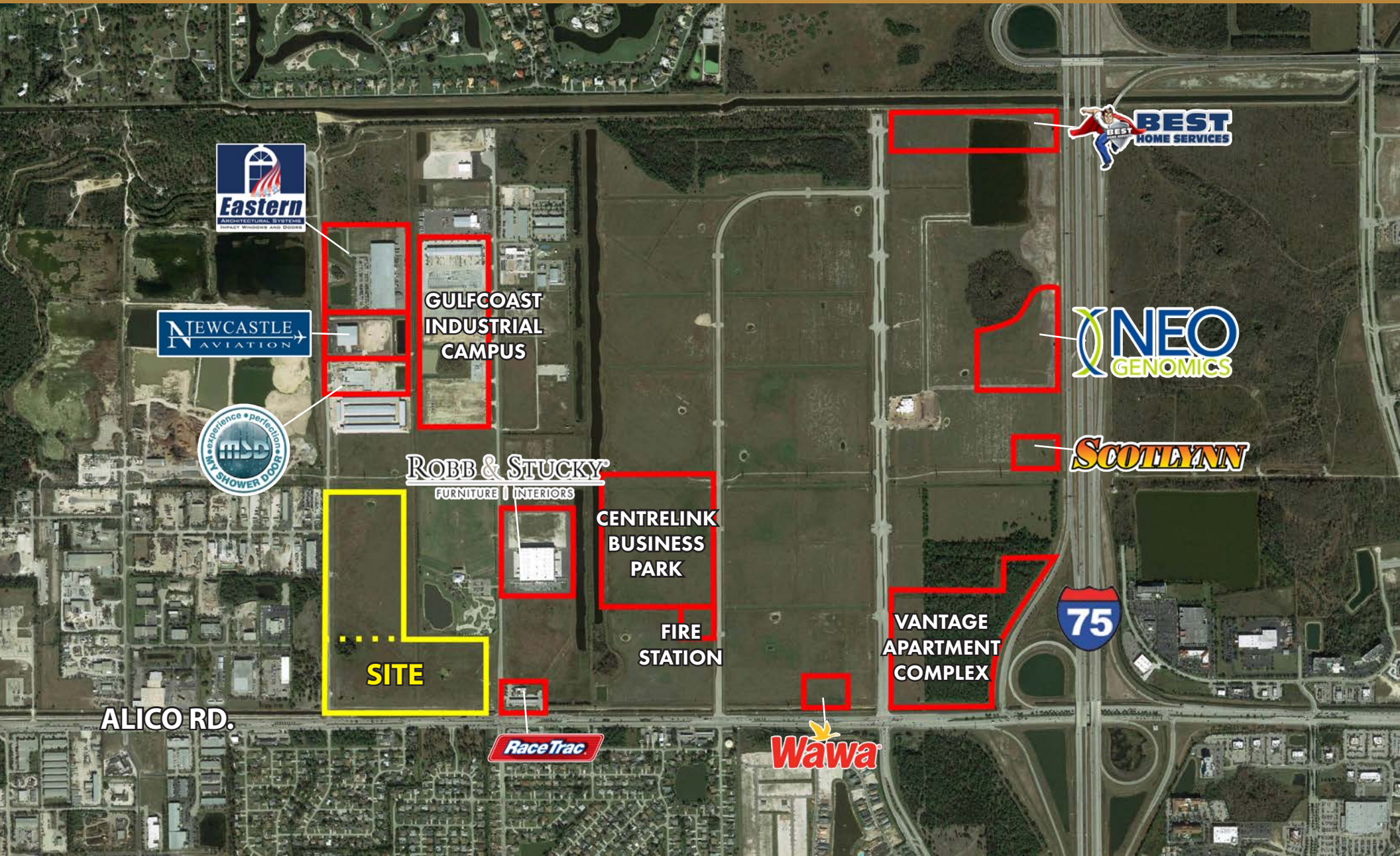
- Administrative Offices
- Agricultural Services
- Auto Repair/Service
- Building Material Sales
- Cleaning and Maintenance Services
- Cold Storage, Pre-Cooling Warehouse
- Computer Data and Processing Services
- Contractors and Builders (Groups I, II, and III)
- Distribution
- Drive Through Facility
- Essential Services
- Farm Equipment Sales
- Freight and Cargo Handling
- Gasoline Dispensing System
- Manufacturing (Various)
- Printing and Publishing
- Recycling Facility
- Repair Shops
- Research and Development Laboratories
- Schools
- Storage (Indoor/Open)
- Vehicle and Equipment Dealers
- Warehouse
- Wholesale Establishments

## COMMERCIAL APPROVED USES \*

- Auto Parts Store
- Auto Repair and Service
- Boat Rental/Repair/Service
- Clothing Stores
- Consumption on Premises
- Convenience Food and Beverage Store
- Day Care (Adult/Child)
- Department Store
- Drive-Through Facility
- Drugstore/Pharmacy
- Food Stores (Fast Food, Groups I, II, III, and IV)
- Factory Outlet Stores
- Gasoline Dispensing System/ Self-Service Fuel Pumps
- Health Care Facilities
- Hotel/Motel (130 Rooms)
- Lawn and Garden Store
- Manufacturing (Various)
- Medical Office
- Nightclubs
- Package Store
- Retail
- Storage (Indoor/Outdoor)
- Theater
- Vehicle & Equipment Dealers

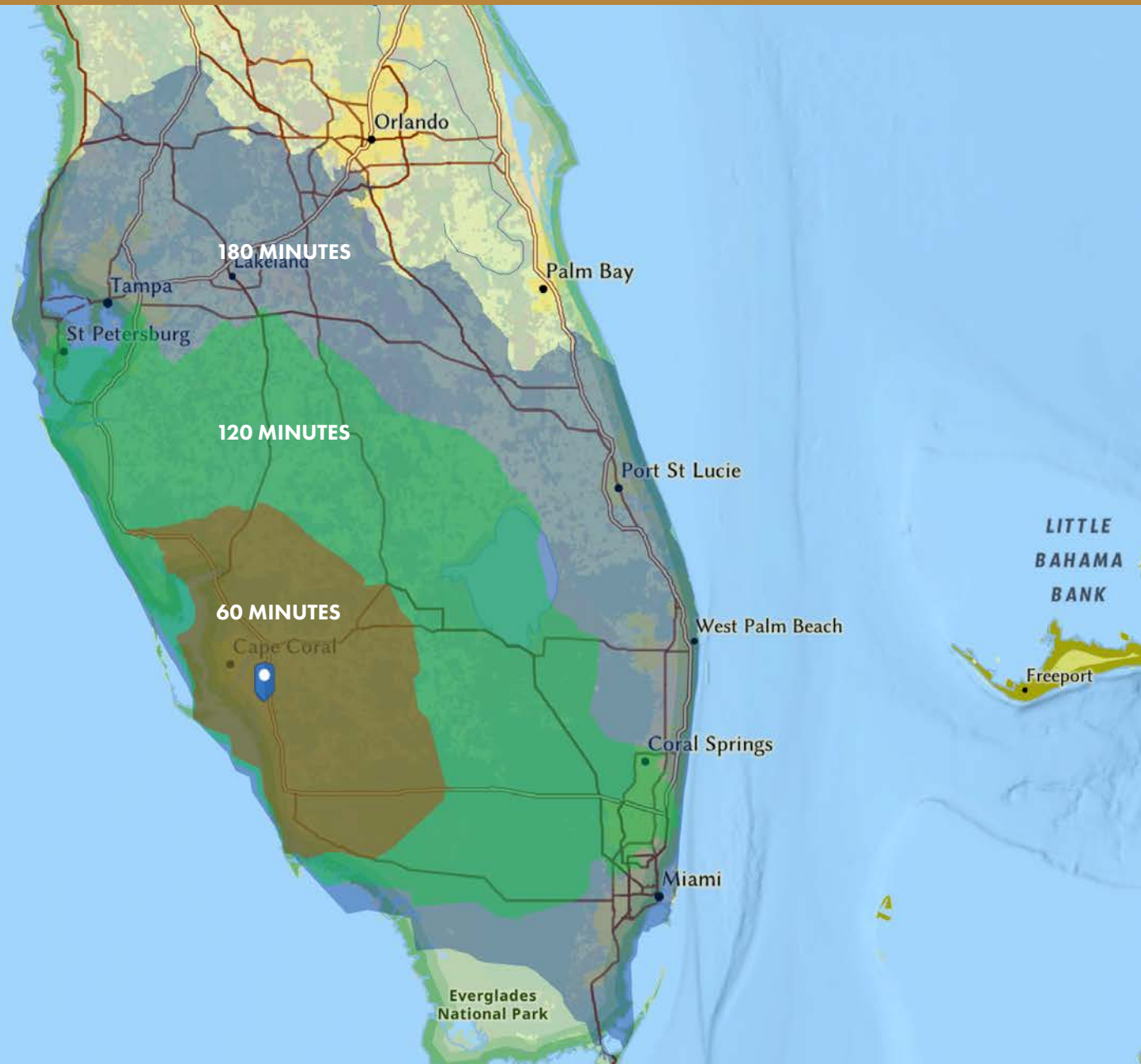
*\*A full list of approved uses is available upon request*

# ALICO CORRIDOR



# DISTRIBUTION RADIUS

62% of the Florida population is accessible within a 3± hour drive from the property.



Source: ©2020 Esri.



# RETAIL MAP

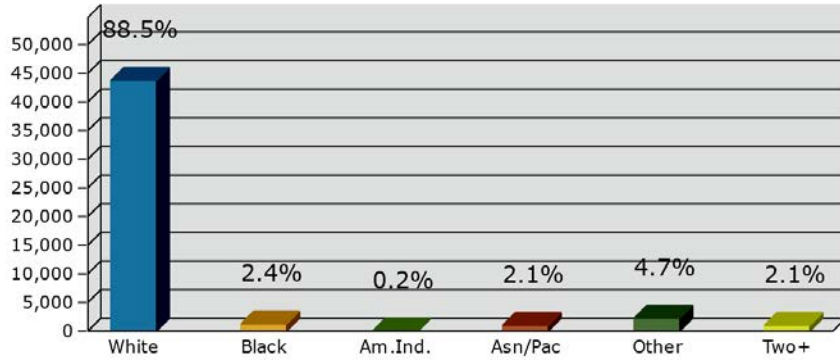


# CONCEPTUAL SITE PLANS

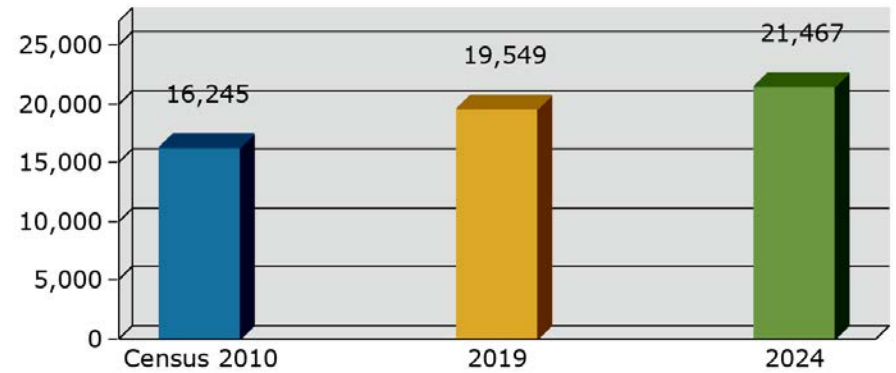


# GRAPHIC PROFILE – 10 MIN. RADIUS

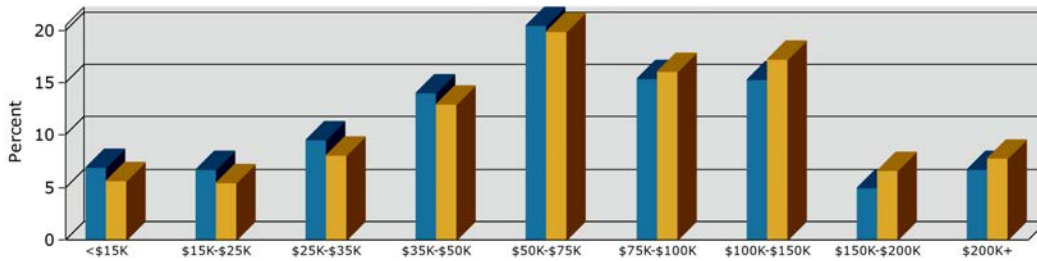
### 2019 POPULATION BY RACE



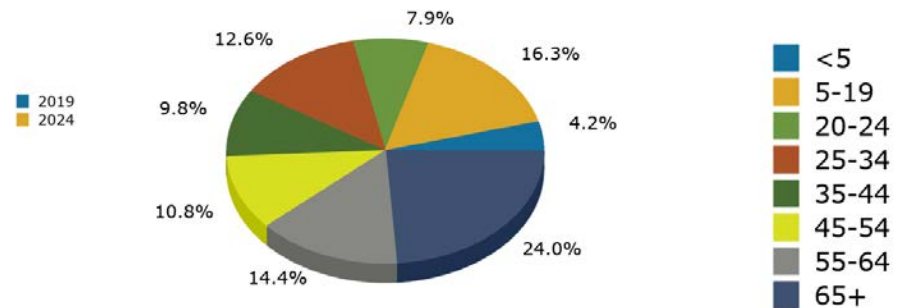
### HOUSEHOLDS



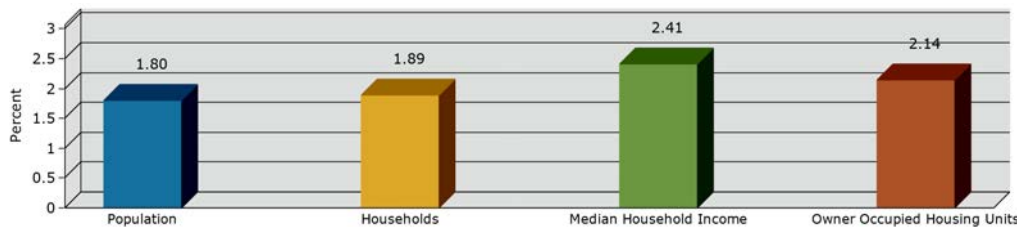
### HOUSEHOLD INCOME



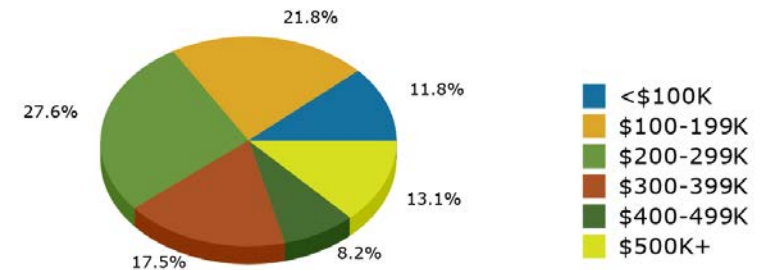
### 2019 POPULATION BY AGE



### 2019-2024 ANNUAL GROWTH RATE



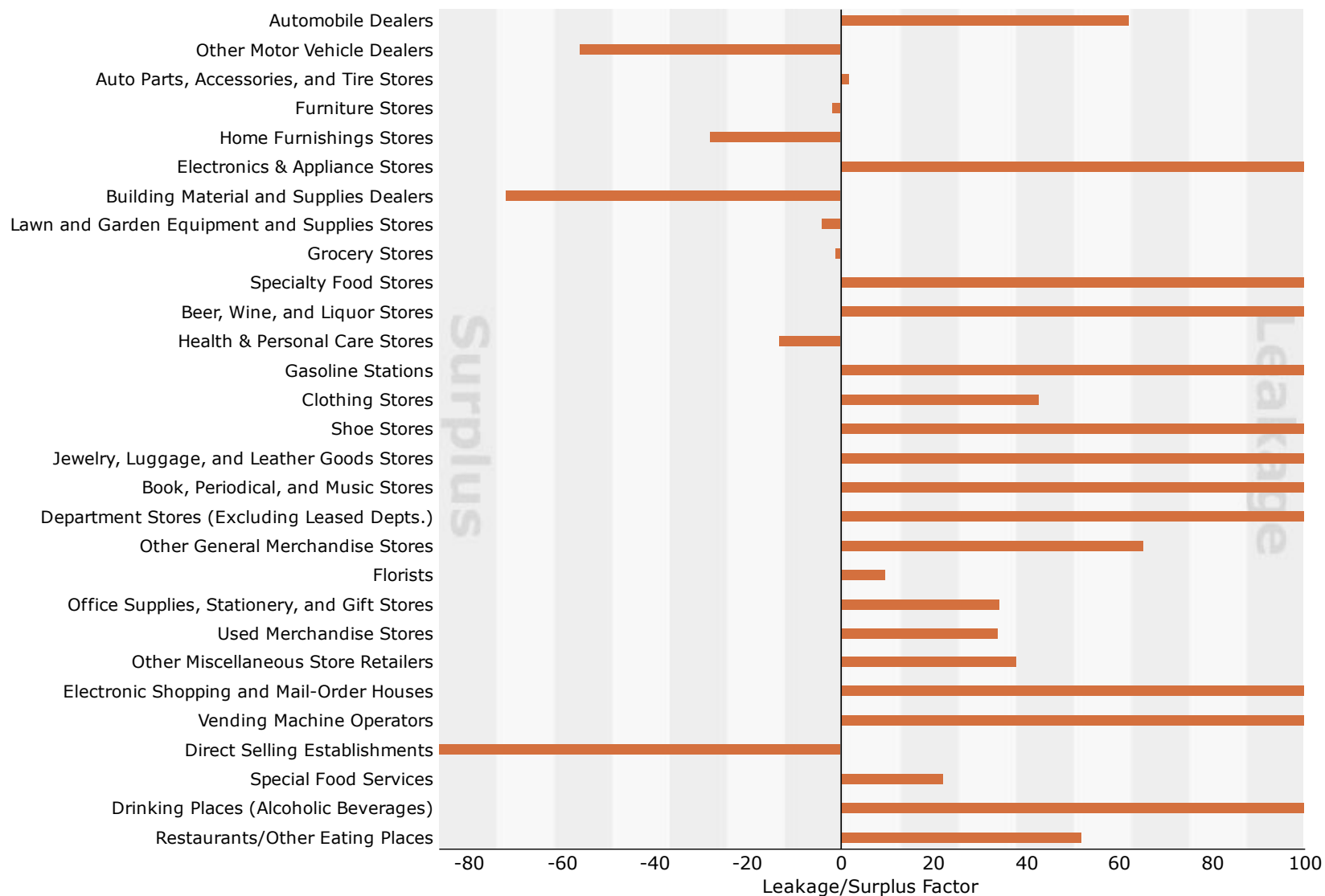
### 2019 HOME VALUE



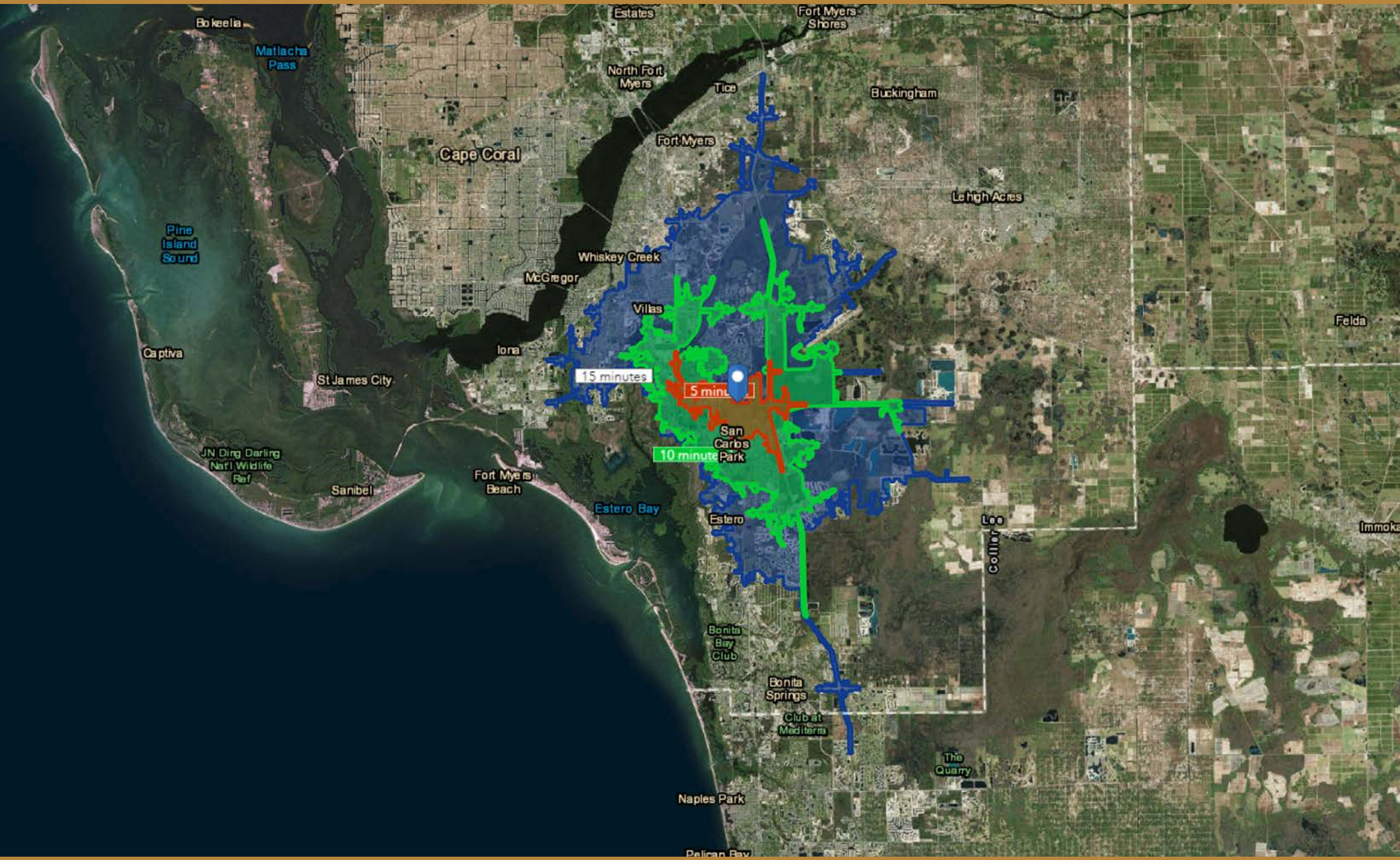
# RETAIL MARKETPLACE PROFILE – 5 MIN. RADIUS



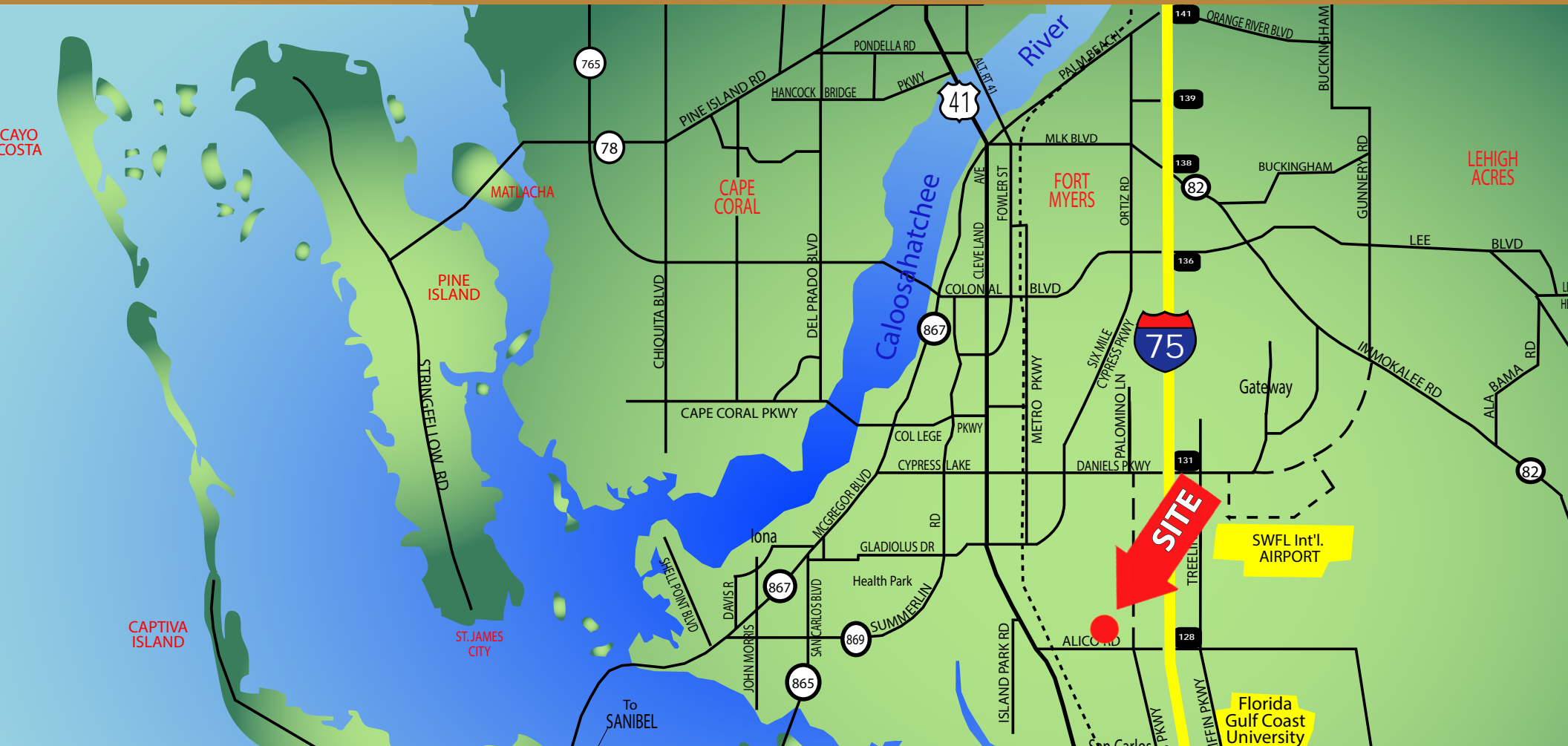
2017 LEAKAGE/SURPLUS FACTOR BY INDUSTRY GROUP



# DRIVE TIME MAP



# ALICO WAYSIDE MPD



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