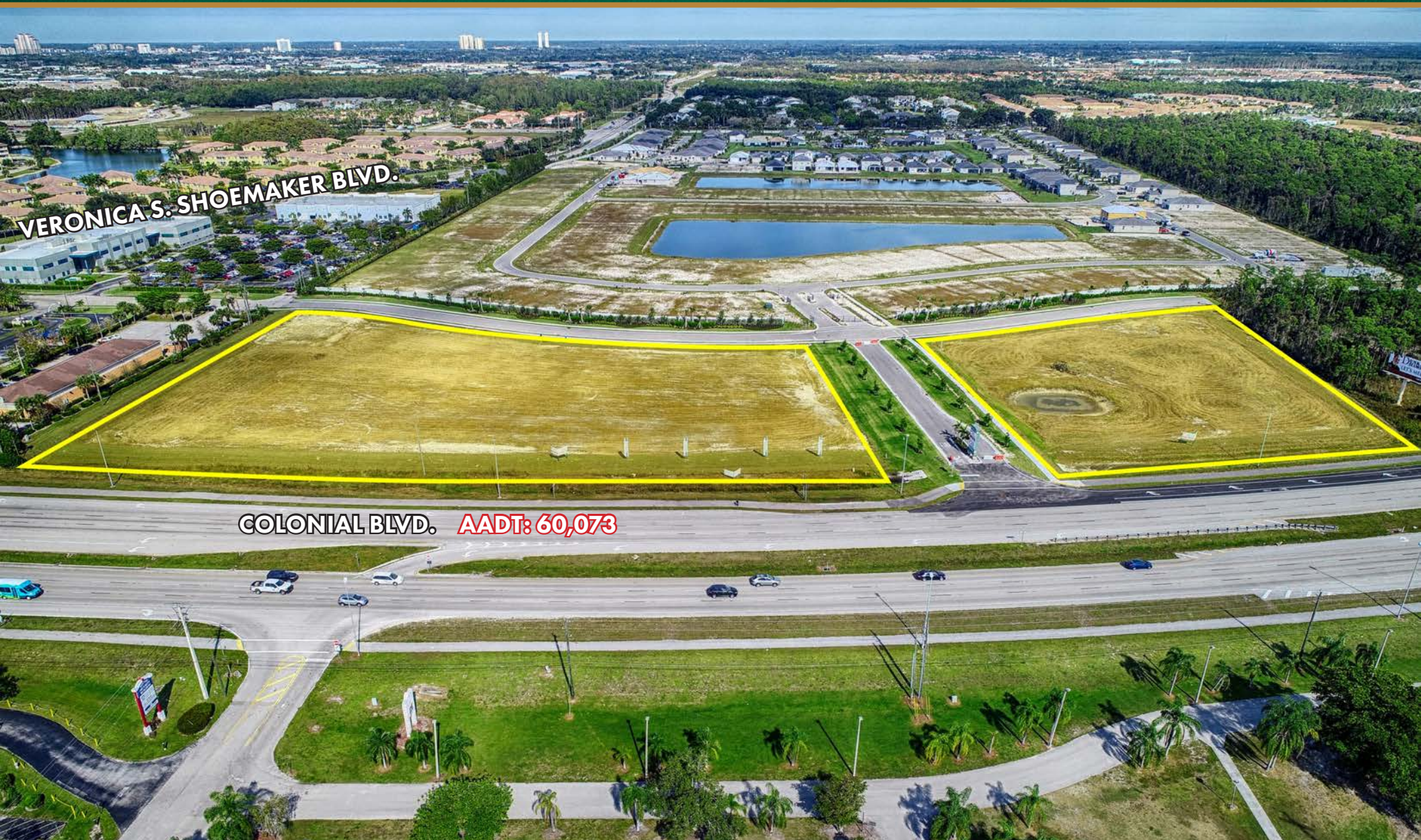


# CASTALINA COMMERCIAL

OUTPARCELS FROM 1.33± TO 4.70± ACRES



VERONICA S. SHOEMAKER BLVD.

COLONIAL BLVD. AADT: 60,073



## OFFERING SUMMARY

**Location:** Castalina C/E  
Fort Myers, FL 33916

**Size:** 7.26± Total Acres  
East Parcel: 2.56± Acres  
West Parcel: 4.70± Acres

**Zoning:** PUD  
Outparcels subject to CG  
Zoning - City of Fort Myers

**Permits:** Irrigation, ERP, ACOE

**Utilities:** Electric, water, sewer

**Parcel ID:** 32-44-25-P4-030F1.0000  
32-44-25-P4-030F2.0000

**2018 Taxes:** \$24,603.88 & \$13,364.84

**Price:** \$12.50 - \$14.00 PSF  
(See pricing exhibit on pg. 4)

**PLEASE DIRECT ALL OFFERS TO:**  
Justin Thibaut - [jthibaut@lsicompanies.com](mailto:jthibaut@lsicompanies.com)

### 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.

COLONIAL BLVD. AADT: 60,073

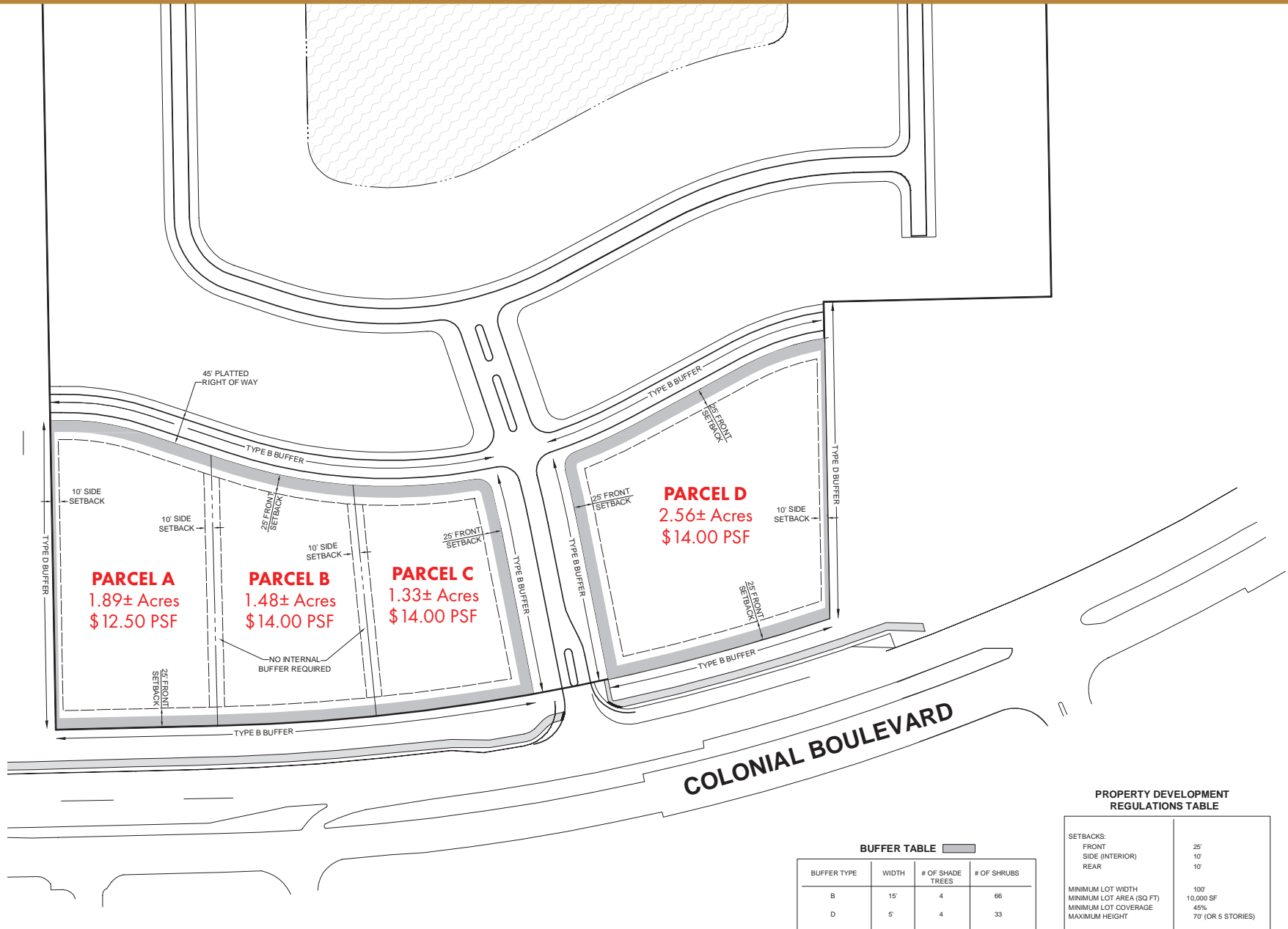
## PROPERTY HIGHLIGHTS

- Approved for up to 80,000 SF of medical uses, 50,000 SF of office, and 55,000 SF of retail uses (subject to CG zoning)
- Frontage parcels to "Castalina", a Lennar Homes community consisting of 246 residential homesites
- Master Water Retention in place
- Reverse Frontage Road infrastructure in place, spine road connector to Colonial Blvd under construction
- Monument Signage available via planned shared monument at entrance on Colonial Blvd.

## LOCATION HIGHLIGHTS

- FDOT Traffic Counts on Colonial Blvd of 60,073 (AADT)
- Located within a submarket which includes 4,000+ under construction or planned residential units
- Located on major arterial roadway connecting I-75 to Lee County and the City of Fort Myers
- Close proximity to schools, medical facilities, I-75, Downtown Fort Myers, planned TopGolf facility, and much more

# SITE PLANS & PRICING



**BUFFER TABLE**

BUFFER TYPE	WIDTH	# OF SHADE TREES	# OF SHRUBS
B	15'	4	66
D	5'	4	33

**PROPERTY DEVELOPMENT REGULATIONS TABLE**

SETBACKS:	
FRONT	25'
SIDE (INTERIOR)	10'
REAR	10'
MINIMUM LOT WIDTH	100'
MINIMUM LOT AREA (SQ FT)	10,000 SF
MINIMUM LOT COVERAGE	45%
MAXIMUM HEIGHT	70' (OR 5 STORIES)

# SITE AERIAL



# MAIN ENTRANCE TO SITE



# UNDER CONSTRUCTION PROJECTS IN THE PAST 12 MONTHS



# UNDER CONSTRUCTION PROJECTS IN THE PAST 12 MONTHS



**Castalina, by CalAtlantic** is a 60-acre subdivision that started development in October 2017. The community is planned to have 246 single family homes. Sales in the community started in April 2018.

**Portofino Cove** is a 262 unit apartment complex that is currently under construction. 56 units were built in 2008 and construction on the remaining 206 units started in March 2018. The first building of the remaining 206 units was completed in December 2018.

**Cypress Walk, by Neal Communities** is a 49 acre development planned for a total of 114 homes. Neal Communities was issued permits for 21 new homes in 2018. There are 11 homes left to build in the community as of 12/31/2018.

**Watermark, by Neal Communities** is a 108 acre development planned for a total of 329 homes. Neal Communities was issued permits for 19 new homes in 2018. There are 24 homes left to build in the community as of 12/31/2018.

**Marbella at Cypress, by Lennar Homes** is a townhome and condominium community planned for a total of 264 units. Lennar was issued permits for 58 new units within the community in 2018. There are 18 units left to build in the community as of 1/1/2018.

**Lindsford** is a 256 acre community being developed by Ronto Group for a total of 982 residential units. DR Horton is building in the community and they were issued permits for 153 new homes in 2018. There are 317 residential units left to build in the community as of 12/31/2018.

**Venetian Apartments** is a recently completed (October 2018) 432-unit apartment community that is currently in lease-up. Approximately 315 units remain to be leased as of January 16, 2019 and are leasing 40 units per month.

**Mattamy Homes** has recently started construction on their planned 238-unit attached villa project and is expected to start sales in February 2019.

**Mosaic at the Forum** is a 252-unit apartment community that was completed in early 2018 and fully occupied soon after. The project was then sold in November 2018 for \$49,725,000 or \$197,321 per unit.

**Top Golf** is a new state of the art driving range which blends technology and entertainment, for golfers and non-golfers, children and adults. It will to create an experience that makes socializing a sport for everyone.

**NEAL**COMMUNITIES

Building. Home. Life.

**D·R·HORTON**<sup>®</sup>  
*America's Builder*

  
**CALATLANTIC**  
HOMES<sup>SM</sup>

  
**LINDSFORD**  
FORT MYERS, FLORIDA

  
**WATERMARK**



# RETAIL MAP

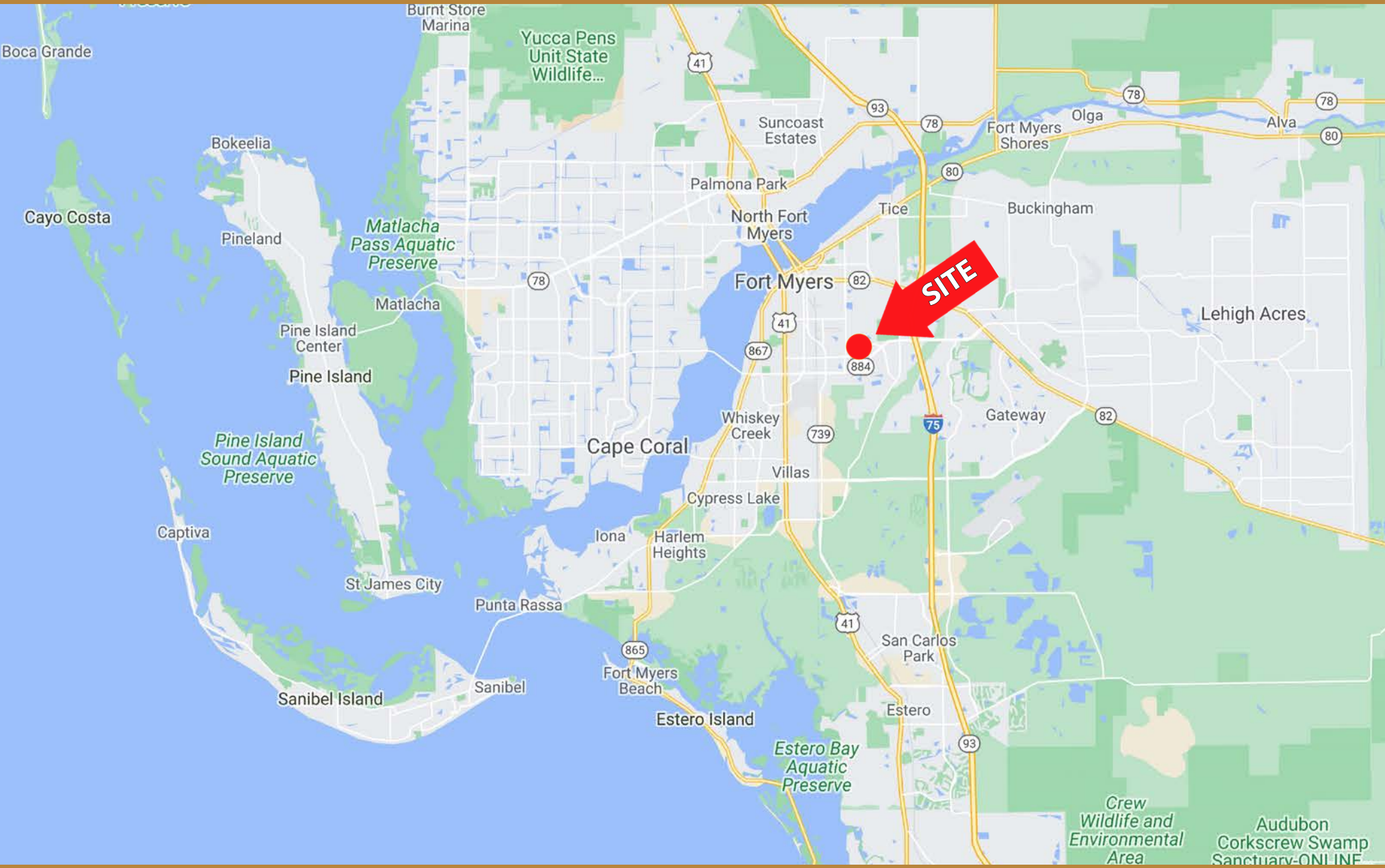
## APPROVED USES\* UNDER CG ZONING INCLUDE BUT NOT LIMITED TO:

- Auto Repair/Service
- Business Services
- Car Wash
- Convenience Food and Beverage
- Day Care
- Drive-Through Facility
- Food Stores
- Hardware Stores
- Healthcare Facility (Group III)
- Laundromat/Dry Cleaning
- Medical Offices
- Package Store
- Personal Services
- Pharmacy
- Restaurant/Fast Food
- Self-Service Fuel Pumps
- Indoor/Open Storage
- Supermarket
- Vehicle and Equipment Sales

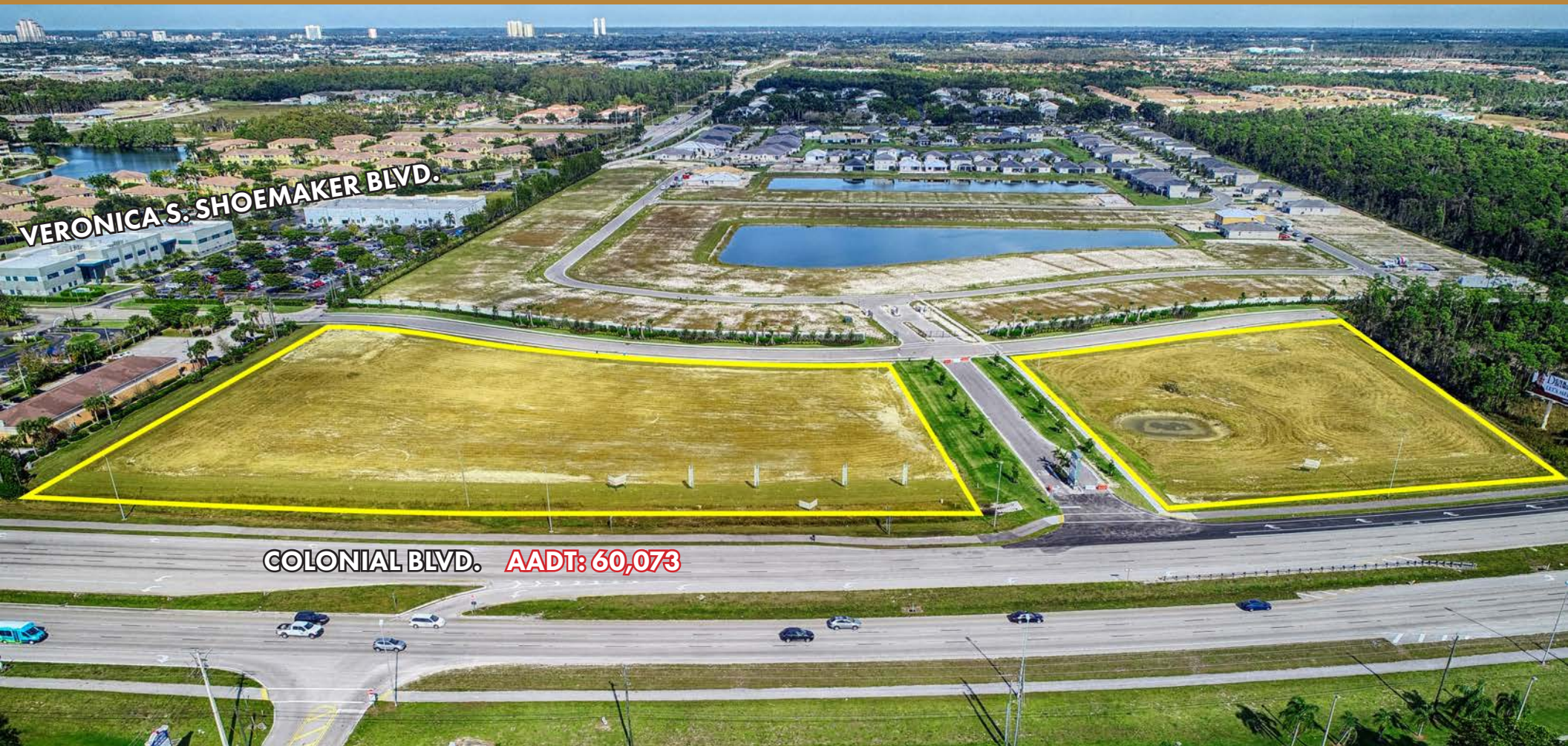
\* Please inquire for a full list of approved uses



# LOCATION MAP



# CASTALINA COMMERCIAL



## 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.

[WWW.LSICOMPANIES.COM](http://WWW.LSICOMPANIES.COM)