

THREE OAKS OUTPARCEL

LEE COUNTY, FL



OAKS CENTER DRIVE

OAKS TOWN CENTER LN.

THREE OAKS PKWY.

OFFERING SUMMARY

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Property Address: Three Oaks Pkwy & Oaks Town Center Ln., Fort Myers, FL

Property Size: 1.5± Acres

Property Type: Vacant Commercial

Zoning: CPD

Future Land Use: Urban Community

Utilities: All available

Parcel ID: 15-46-25-L3-18000.0020

2020 Taxes: \$15,790.63

Price: \$965,880 | \$15.00 PSF

PLEASE DIRECT ALL OFFERS TO:

Justin Thibaut - jthibaut@lsicompanies.com
Alexis North - anorth@lsicompanies.com
(239) 489-4066

OFFERING PROCESS

Offers should be sent by Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



PROPERTY DETAILS

TENANTS - THREE OAKS TOWN CENTER

1. Alico Liquor
2. Three Oaks Hair Salon
3. Tideline Staffing
4. Sakura Chinatown
5. Dos Sabores Restaurant
6. Gateway Vapor
7. Marv's Pak / Ship
8. Arcade - SLB
9. Metro By T-Mobile
10. Oasis Nails

LOCATION HIGHLIGHTS

- Prime site to locate your business in the heart of the Three Oaks community between the Alico Rd corridor & Estero Parkway
- Surrounded by numerous communities, recreational facilities and schools
- 3.2± miles to I-75
- 3.4± miles to Florida Gulf Coast University
- 4.2± miles to US41
- 7.0± miles to NCH & Lee Health Facilities



THREE OAKS PKWY.

CPD APPROVED USES

- Administrative Offices
- Pet Services/ Animal Clinic
- Bank
- Car Wash
- Retail
- Medical Office
- Restaurant

**Full list of approved uses available upon request*



THREE OAKS PKWY EXTENSION MAP

Three Oaks Parkway currently connects from Livingston Rd. in South Naples, through Imperial Pkwy in Bonita Springs and ends one mile north of Alico Road in Fort Myers. The 4-lane, divided highway is ultimately planned to extend to Daniels Parkway in Fort Myers.

This will alleviate increasing congestion due to the rise of developments and influx of residents the area is experiencing.

Phase 1 segment of the extension will begin North of Alico Road in Fort Myers and will end at Indian Pony Drive. Phase 1 is estimated to be completed by 2023.

Phase 2 segment of the expansion will begin at Indian Pony Drive and will lead to Daniels Parkway. Daniels Parkway will be widened from a 6-lane divided highway to an 8-lane divided highway. Phase 2 is estimated to be completed by 2025-2026.



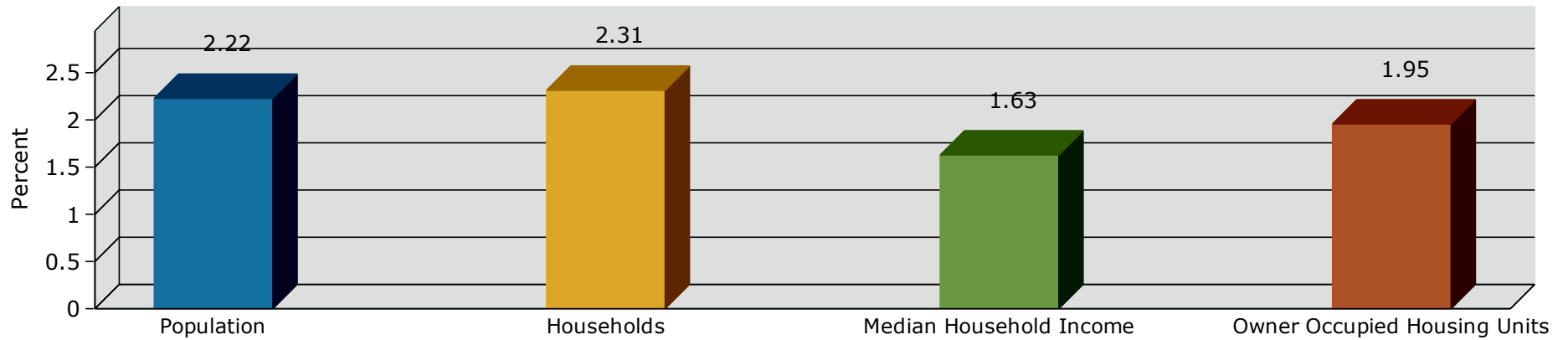
NOTABLE AND NEW DEVELOPMENTS



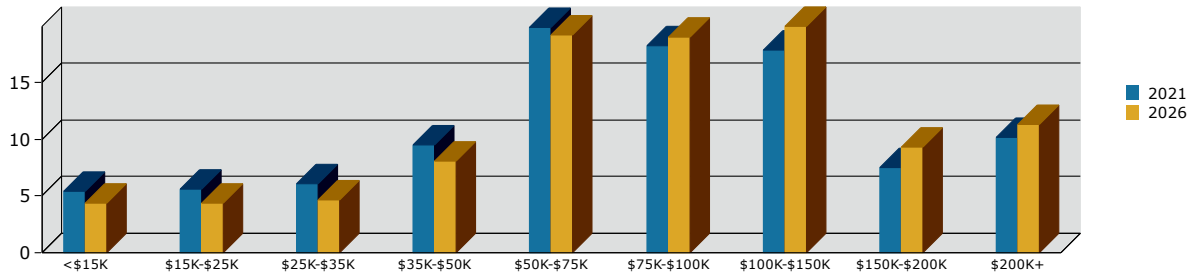
AREA HIGHLIGHTS

1. FLORIDA GULF COAST UNIVERSITY
2. ATHENIAN CHARTER SCHOOL
3. THREE OAKS MIDDLE SCHOOL
4. GULF COAST TOWN CENTER
5. PORTOFINO VINEYARDS (106 SF & 360 MF Units upon completion)
6. MIROMAR LAKES (EXPANSION) (40 Carriage Homes)
7. ESPLANADE LAKE CLUB (653 Units upon completion)
8. MURANO AT THREE OAKS (318 MF Units)
9. RESIDENCE AT CAPRI (110 Condo Units upon completion)
10. THREE OAKS COMMUNITY PARK (38± Acres - Community Recreational Park)

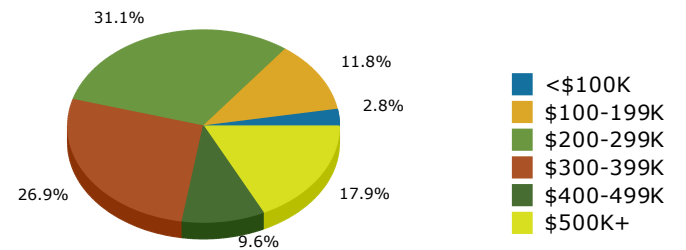
2021-2026 Annual Growth Rate



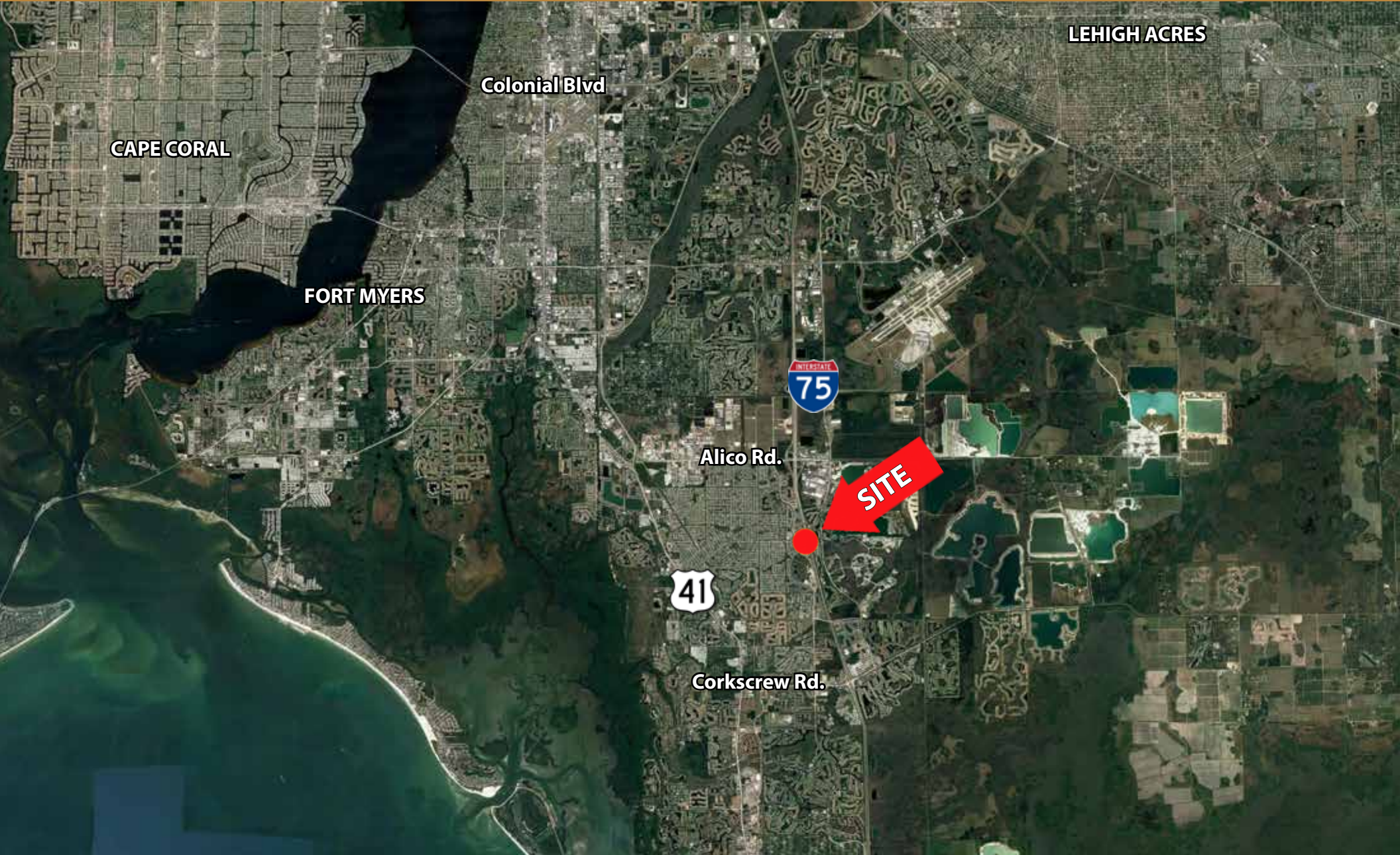
Household Income



2021 Home Value



LOCATION MAP



THREE OAKS OUTPARCEL

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.

THREE OAKS OUTPARCEL

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.