

8500 ALICO ROAD

COMMERCIAL LAND OPPORTUNITY, FORT MYERS, FL



OFFERING SUMMARY

Address: 8500 Alico Road
Fort Myers, FL 33967

County: Lee

Property Type: Unimproved Commercial

Property Size: 4.55± Acres
Parcel 1 West: 2.39± Acres
Parcel 2 East: 2.16± Acres

Zoning: CPD
Urban Community

Future Land Use:
All available

Utilities Available:
0946251000000A000

Parcel ID:
2

Number of Parcels:
Parcel 1 West: 2.39± Acres - \$1,457,518 (\$14 PSF)
Price: Parcel 2 East: 2.16± Acres - \$1,317,254 (\$14 PSF)

MARKETED AND EXCLUSIVELY LISTED BY:

LSI
COMPANIES

WWW.LSICOMPANIES.COM

8500 ALICO RD.

EXECUTIVE TEAM



Justin Thibaut, CCIM
President / Partner



Alexis North
Sales Associate

DIRECT ALL OFFERS TO:

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(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.

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PROPERTY HIGHLIGHTS

- Pending lot split:
 - West parcel: 2.39± acres
 - East parcel: 2.16± acres
- Zoned CPD
 - Part of the Caloosa Trace Planned Development
- Max building height of 35 feet
- 617 linear feet of frontage on Alico Rd.
 - Located in the epicenter of distribution hubs, various local brands and national corporate headquarters (see page 7 for more details)
 - The significant growth of the Alico Corridor has brought hundreds of day-time workers to the area making this a prime location to deliver retail space, restaurant or professional office to accommodate consumer needs in the area



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LEE ROAD

APPROVED USES

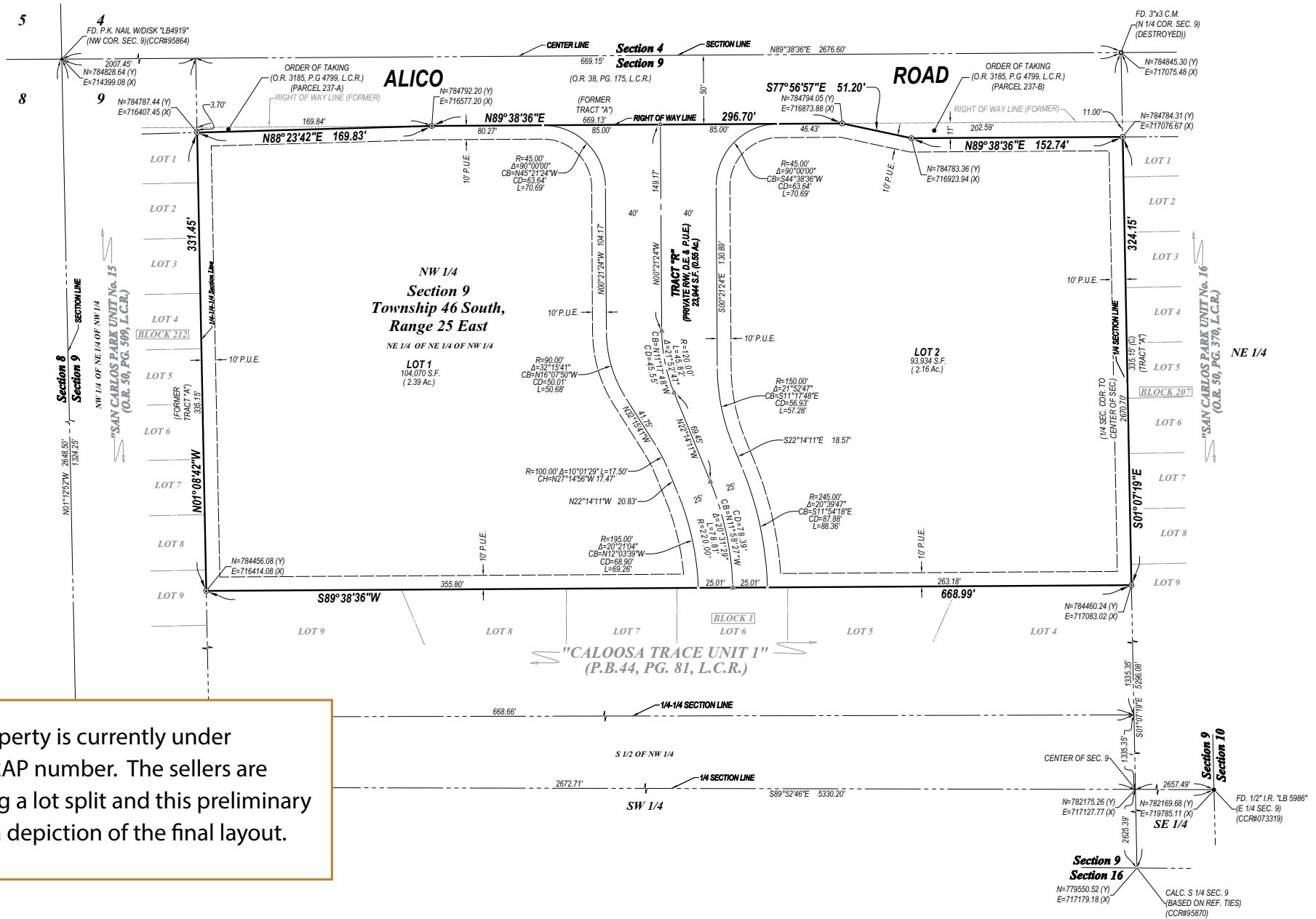
Parcel is zoned CPD and is approved for uses under CN-2:

- Various Office and Medical uses
- Boat Parts store
- Business Services
- Pharmacy
- Restaurant
- Consumption on Premises
- Drive Thru Facility (accessory to permitted use)
- Personal Services (Group II)
- Repair Shops (Group II)

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

ALICO ROAD AADT 47,000

PRELIMINARY PLAT



The property is currently under one STRAP number. The sellers are pursuing a lot split and this preliminary plat is a depiction of the final layout.

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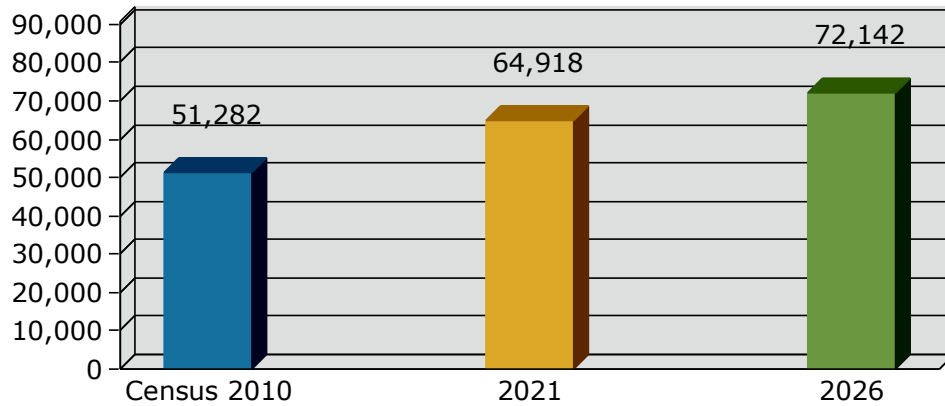


ALICO CORRIDOR

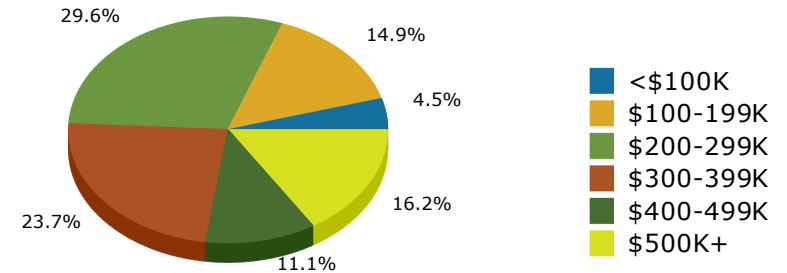


DEMOGRAPHICS DRIVE TIME 15 MINUTE RADIUS

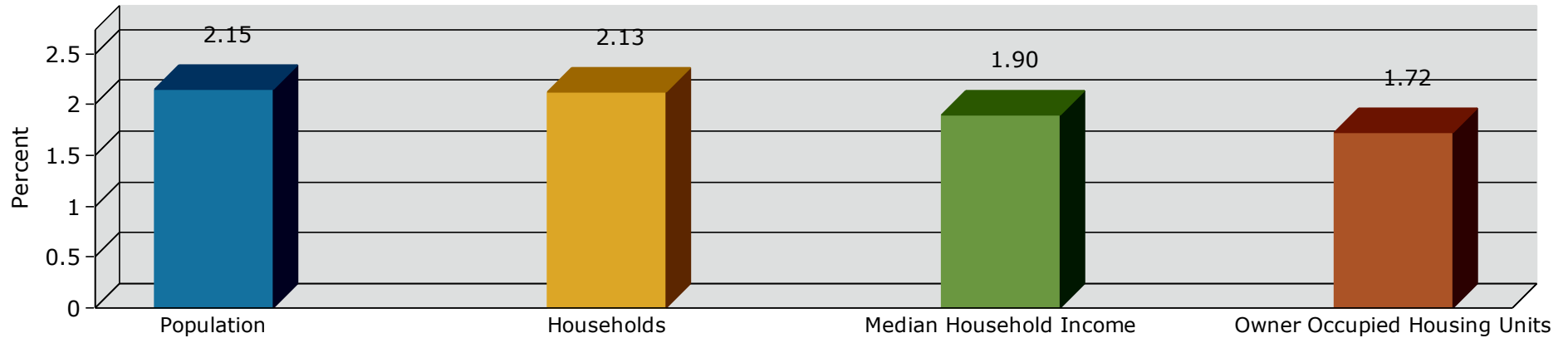
Households



2021 Home Value

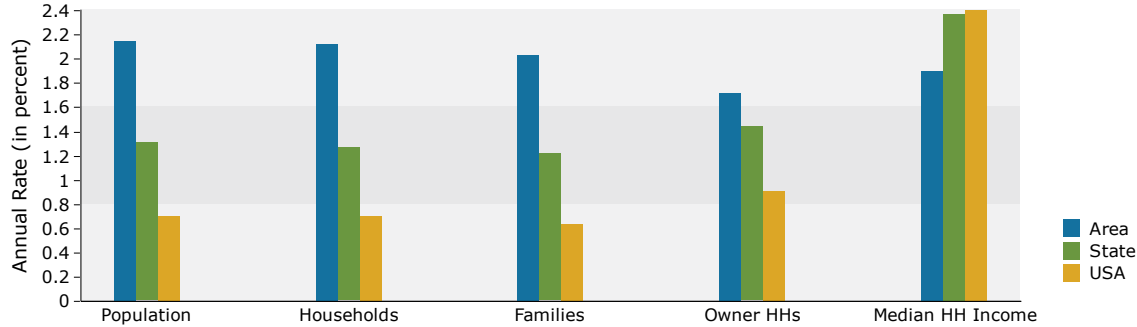


2021-2026 Annual Growth Rate

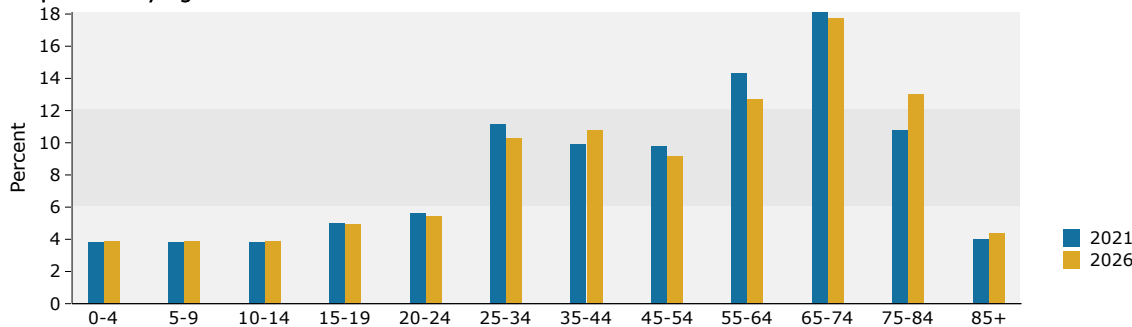


GRAPHIC AND INCOME PROFILE DRIVE TIME 15 MINUTE RADIUS

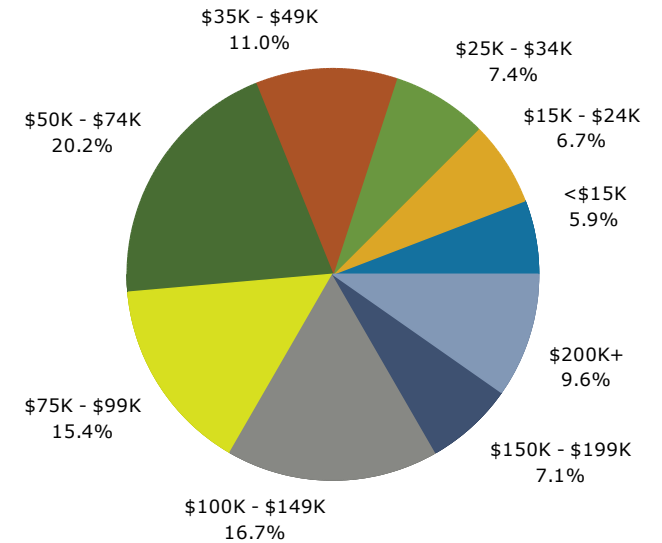
Trends 2021-2026



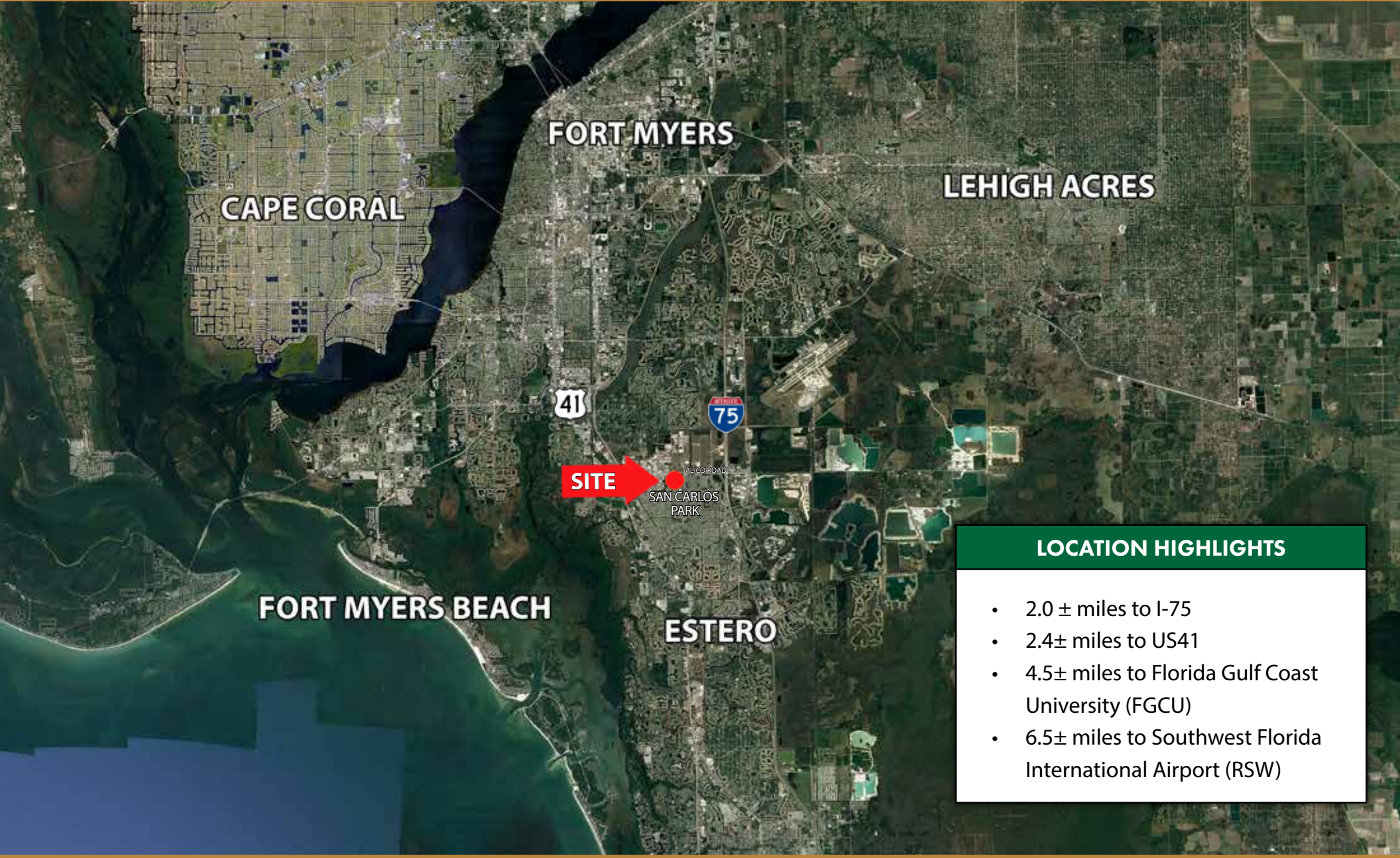
Population by Age



2021 Household Income



LOCATION MAP



LOCATION HIGHLIGHTS
<ul style="list-style-type: none">• 2.0 ± miles to I-75• 2.4± miles to US41• 4.5± miles to Florida Gulf Coast University (FGCU)• 6.5± miles to Southwest Florida International Airport (RSW)

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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.

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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.