

**OFFERING MEMORANDUM**  
Lightner Contracting  
and Jack Queen  
Construction Business  
and Land

**211 NORTH 9TH STREET**  
Immokalee, FL 34142

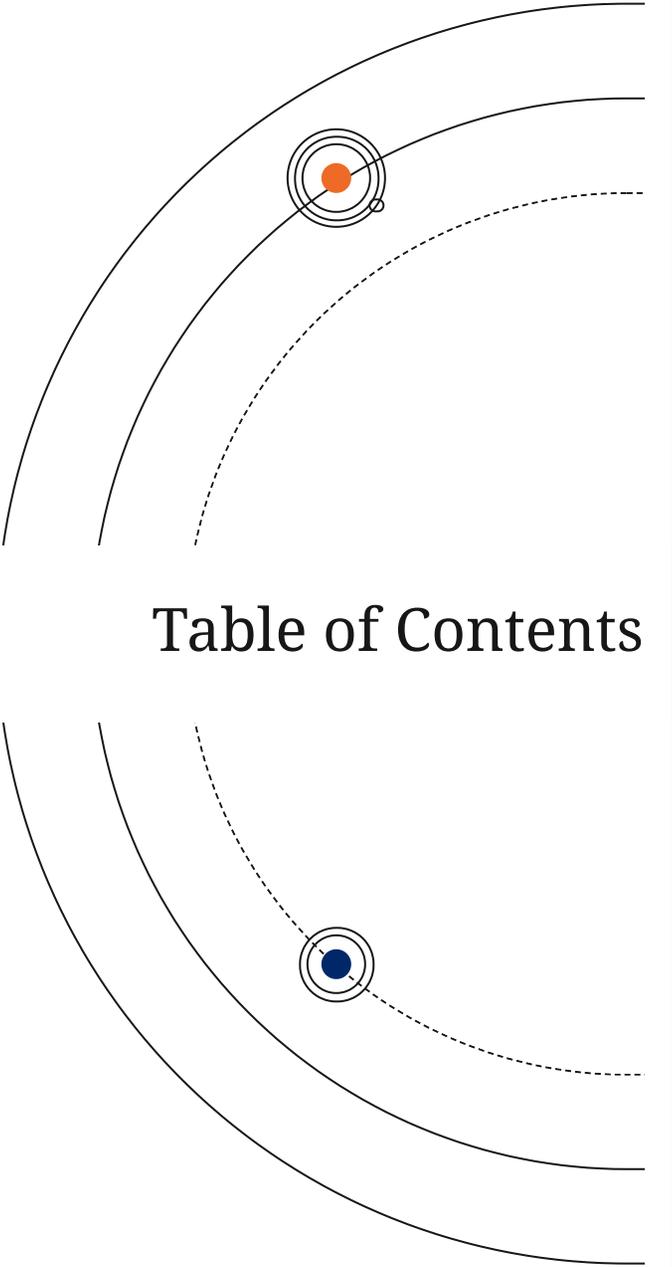
**PRESENTED BY:**

**ROB HENRY**  
O: 352.631.4200  
rob.henry@svn.com

**MATT FLEMING**  
O: 239.872.7665  
matt.fleming@svn.com



**NORTH 9TH ST.**



# Table of Contents

|           |                             |    |           |                           |    |
|-----------|-----------------------------|----|-----------|---------------------------|----|
| <b>4</b>  | <b>PROPERTY INFORMATION</b> |    | <b>15</b> | <b>DEMOGRAPHICS</b>       |    |
|           | Property Summary            | 5  |           | Demographics Map & Report | 16 |
|           | Property Description        | 6  |           |                           |    |
|           | Additional Photos           | 7  | <b>17</b> | <b>ADVISOR BIOS</b>       |    |
|           | Additional Photos           | 8  |           | Advisor Bio 1             | 18 |
|           | Additional Photos           | 9  |           | Advisor Bio 2             | 19 |
| <b>10</b> | <b>LOCATION MAPS</b>        |    |           |                           |    |
|           | Regional Map                | 11 |           |                           |    |
|           | Location Map                | 12 |           |                           |    |
|           | Aerial Map                  | 13 |           |                           |    |
|           | Survey                      | 14 |           |                           |    |

## DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

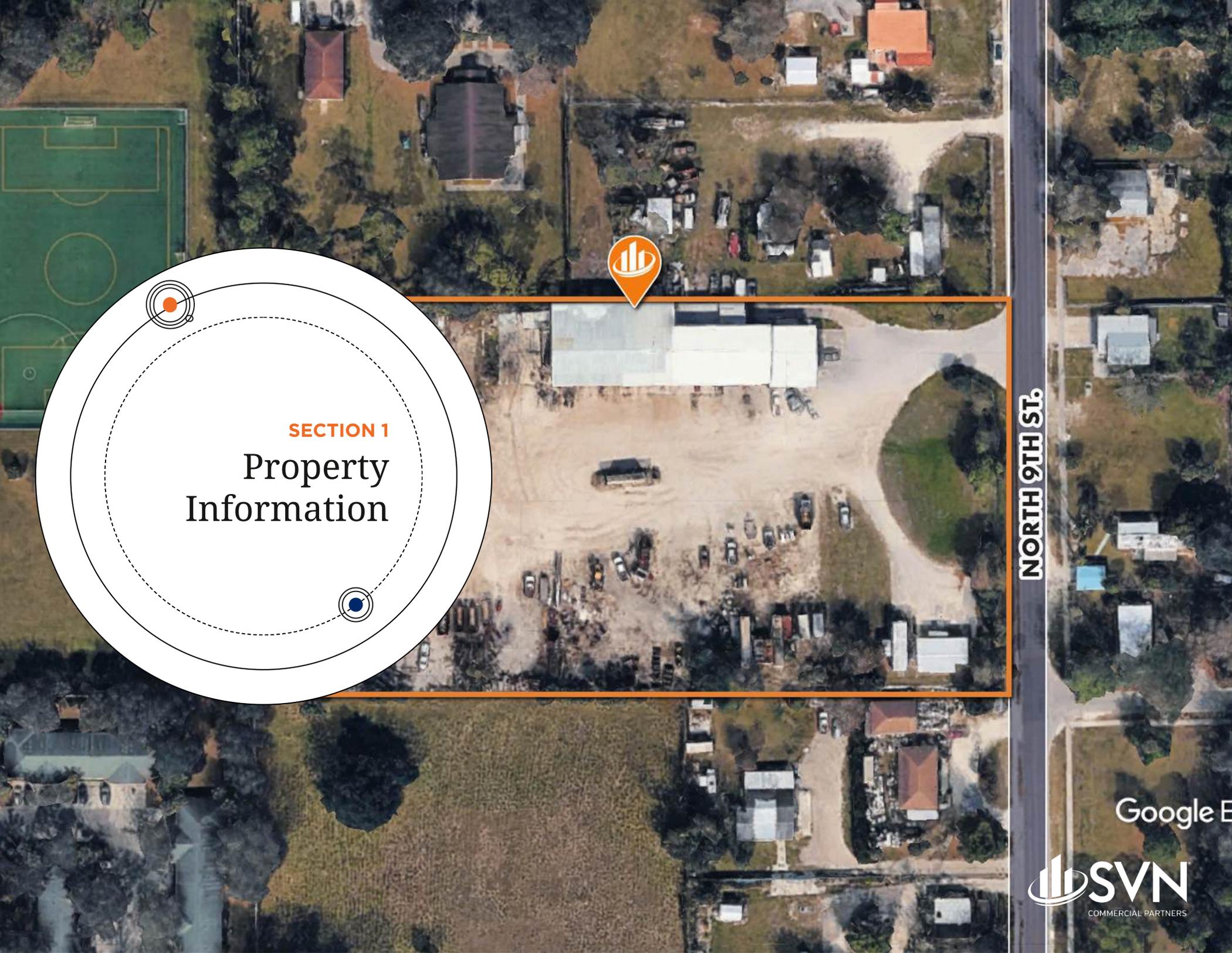
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

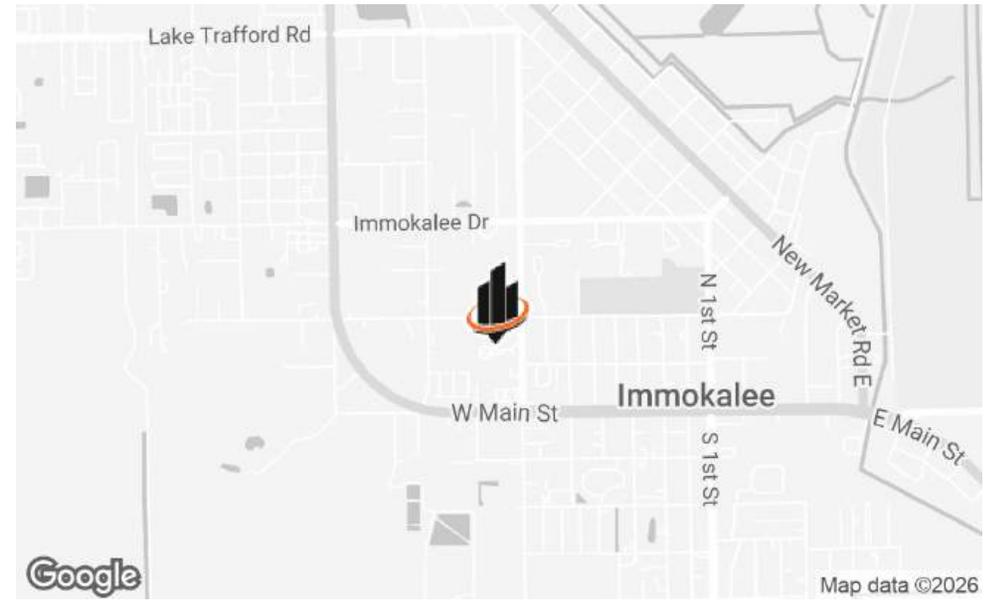


**SECTION 1**  
**Property  
Information**

**NORTH 9TH ST.**

Google E

## PROPERTY SUMMARY



## OFFERING SUMMARY

|                                 |   |
|---------------------------------|---|
| <b>SALE PRICE:</b>              | \$3,000,000                             |
| <b>ADDRESS:</b>                 | 211 N 9TH ST, IMMOKALEE 341425<br>Acres |
| <b>PARCEL ID:</b>               | 00122520002                             |
| <b>ACREAGE:</b>                 | 5 Acres                                 |
| <b>BUSINESS:</b>                | \$1M+ in Equipment Value                |
| <b>BUILDING SQUARE FOOTAGE:</b> | 6,151sf                                 |
| <b>MARKET:</b>                  | Immokalee                               |
| <b>ZONING:</b>                  | RSF-3 / C-1                             |
| <b>FUTURE LAND USE:</b>         | Urban Residential                       |

## PROPERTY DESCRIPTION

Explore the exceptional investment potential of this prime property and well-known business, strategically located in Immokalee. Boasting a coveted zoning classification inside the commercial overlay district, this parcel presents a unique opportunity for a wide range of land development and business opportunities. This strategic location within Immokalee provides unparalleled access to local amenities and high visibility for prospective ventures. With its unparalleled zoning and strategic positioning, this property is an ideal choice for investors looking to capitalize on the dynamic opportunities within the Immokalee market. Don't miss the chance to unlock the full potential of this unparalleled investment opportunity.

## PROPERTY HIGHLIGHTS

- Commercial Overlay District Zoning
- Strategic location in Immokalee
- Versatile business and development potential
- High visibility for prospective ventures
- Ideal for continued business operations with all equipment included

## LOCATION DETAILS



## LOCATION DESCRIPTION

Immokalee, Florida is an emerging area known for its growth opportunities and development potential. Immokalee is renowned for its agricultural heritage and strategic location, offering convenient access to major transportation routes. Situated in close proximity to the region's popular attractions, including Seminole Casino Hotel Immokalee and Immokalee Pioneer Museum at Roberts Ranch, the area attracts visitors and investors alike. The diverse local economy, combined with upcoming infrastructure projects, makes this location an enticing investment opportunity for prospects seeking land or other real estate ventures. Don't miss the chance to become part of Immokalee's evolving landscape.

# SHOP PHOTOS



# YARD PHOTOS



# OFFICE PHOTOS



**SECTION 2**  
Location Maps

**IMMOKALEE DR.**  
(+/-)9,100 AADT

**IMMOKALEE  
REGIONAL AIRPORT**

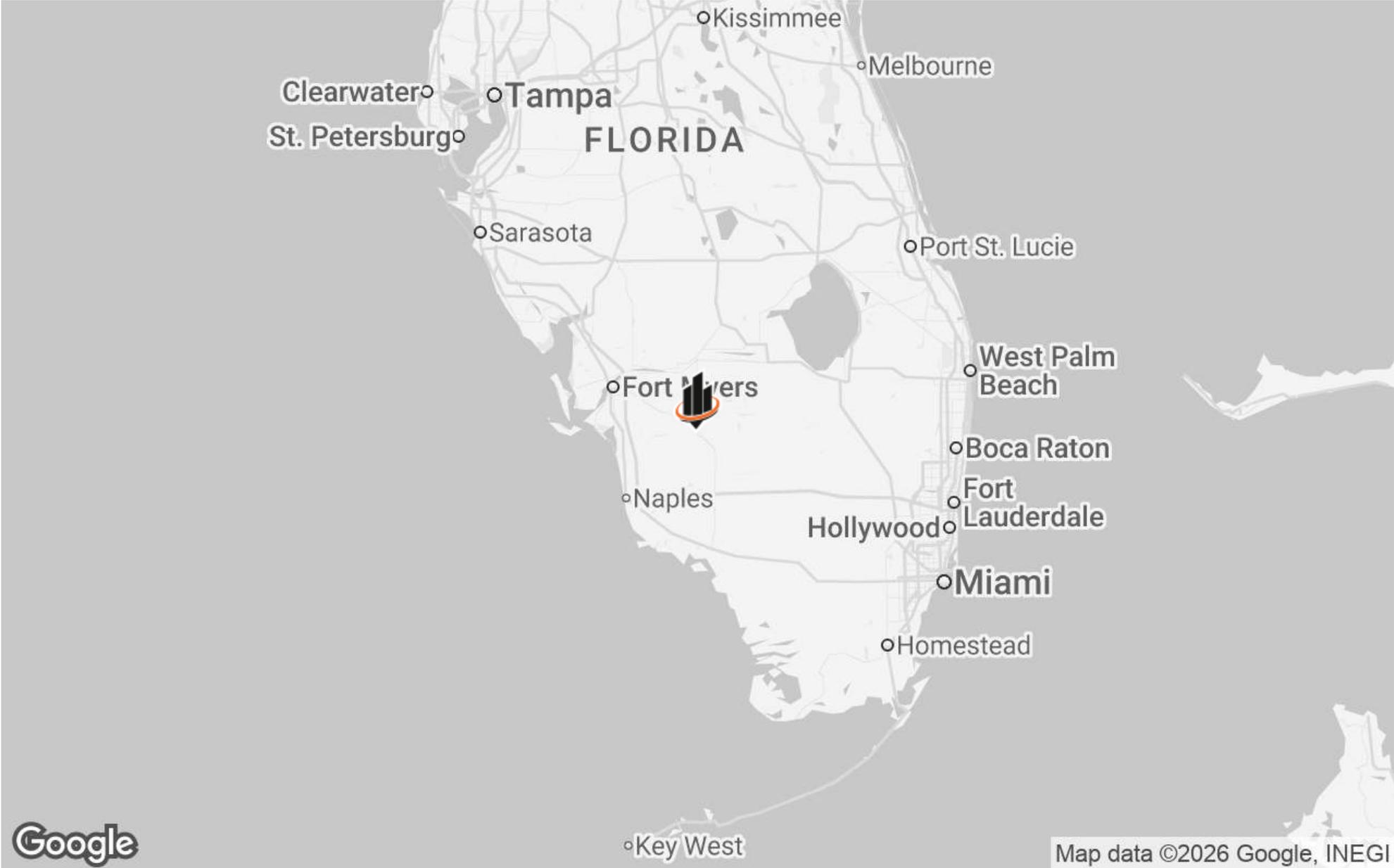
**NORTH 1ST ST.**  
(+/-)12,500 AADT

**WEST MAIN ST.**  
(+/-)19,900 AADT

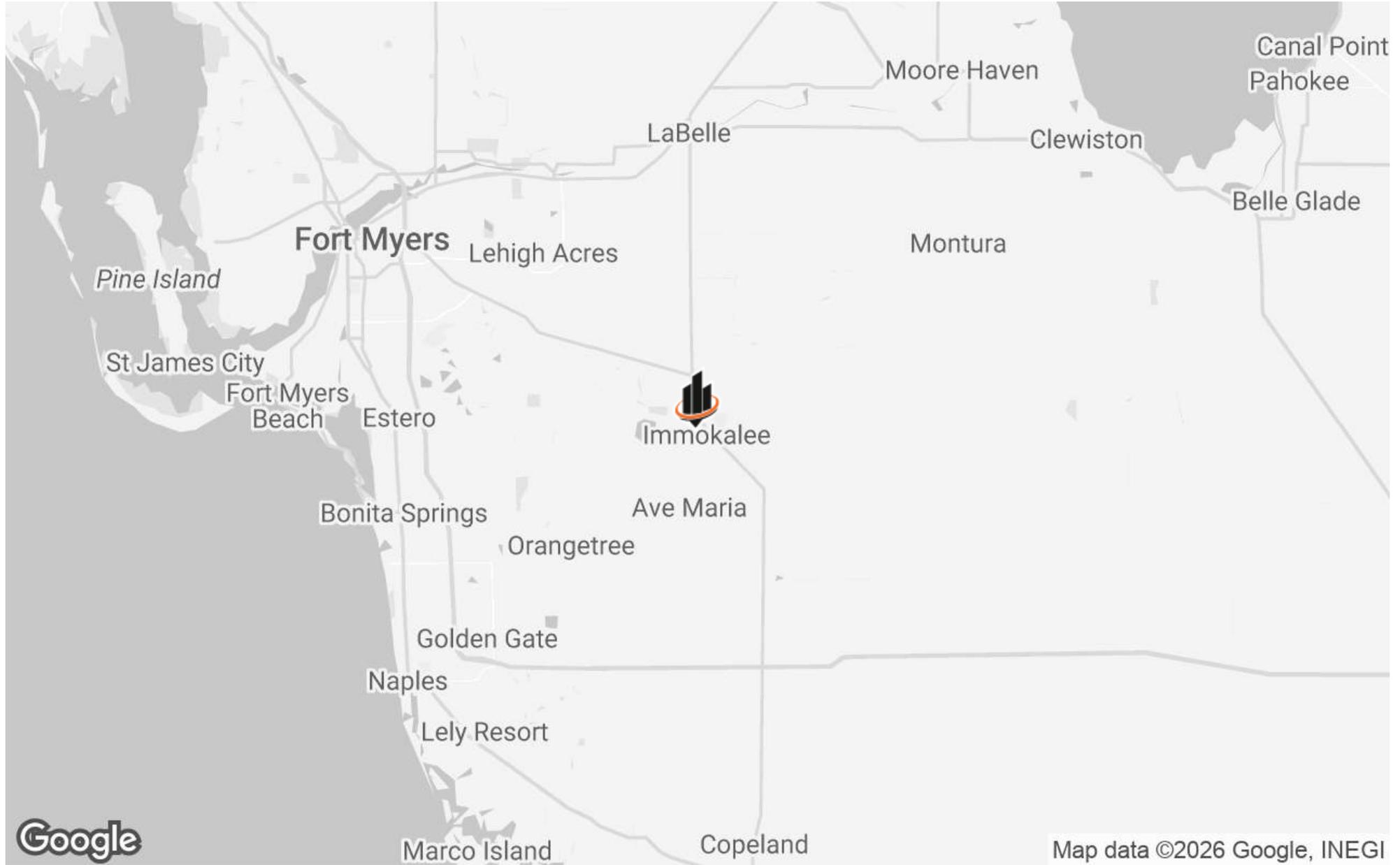


Google E

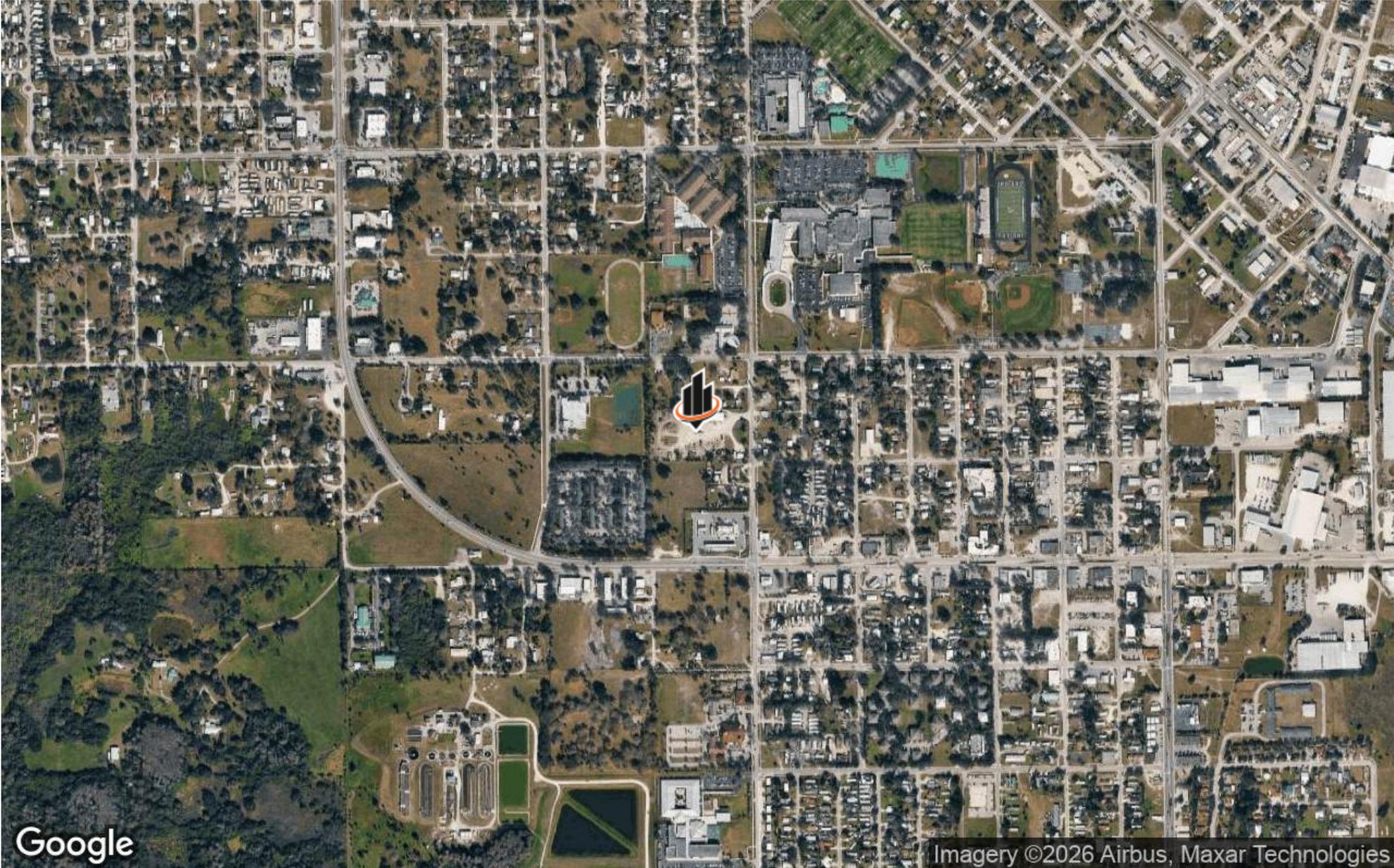
REGIONAL MAP



# AREA MAP

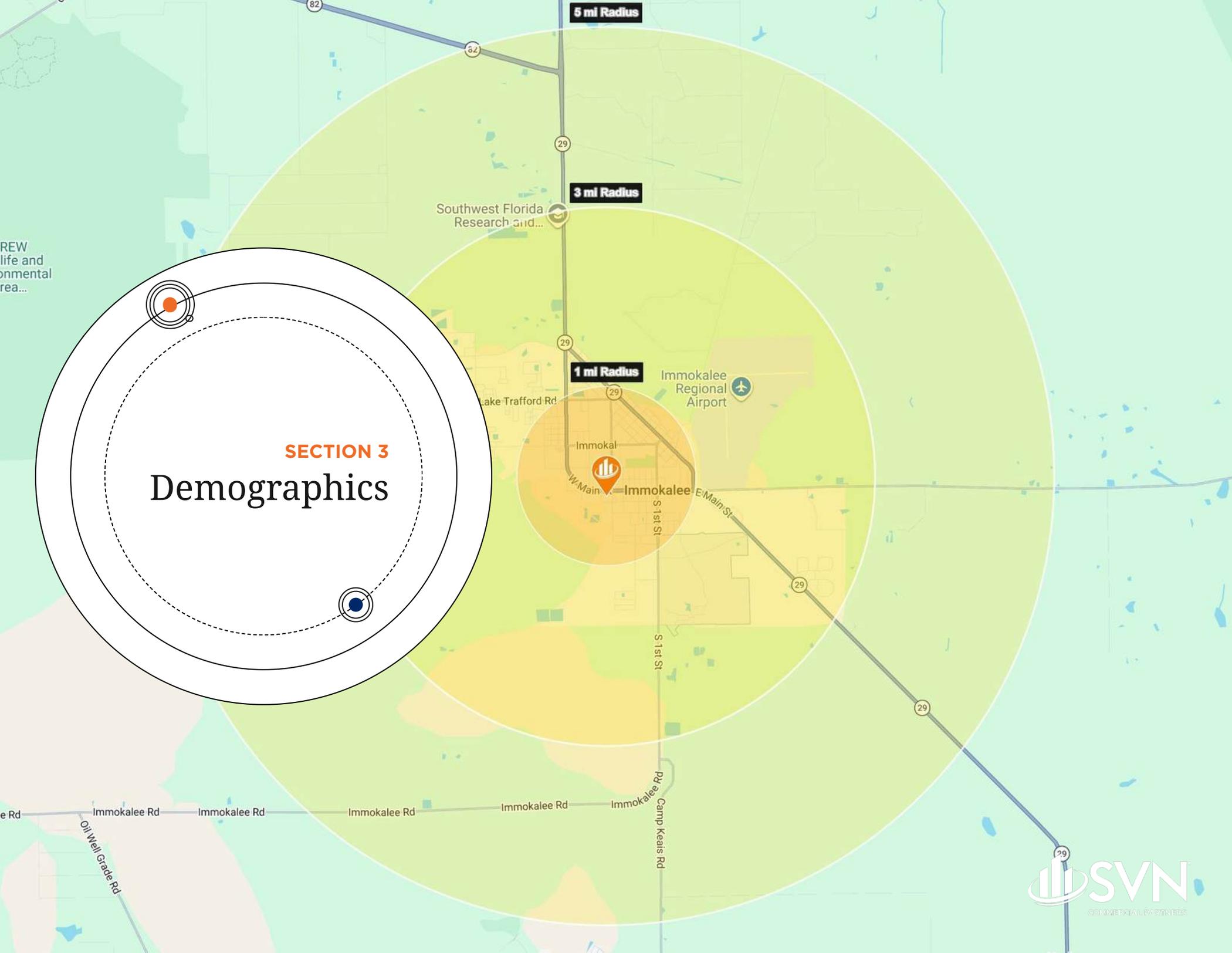


AERIAL MAP





**SECTION 3**  
**Demographics**



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

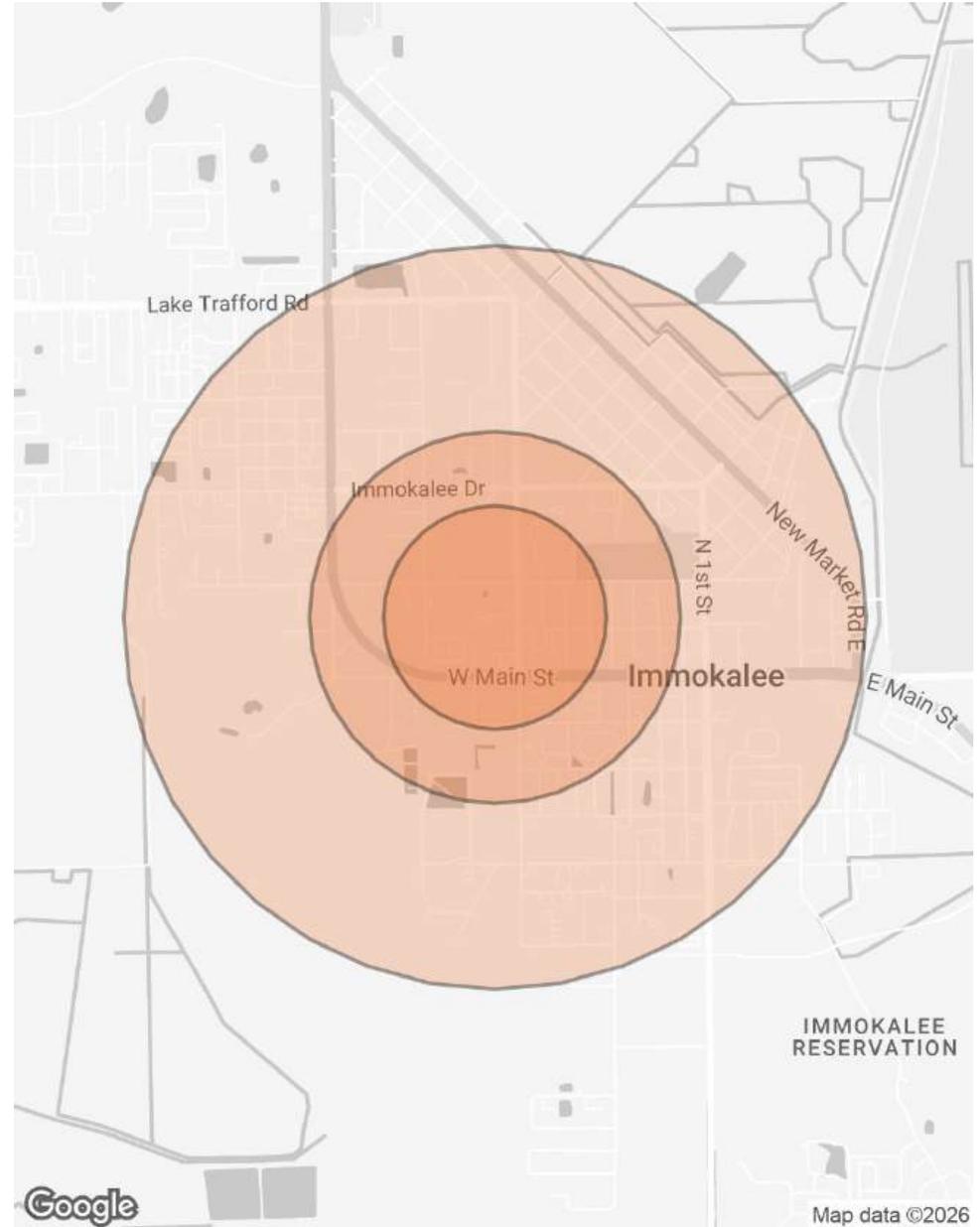
|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION     | 853       | 3,189     | 9,607  |
| AVERAGE AGE          | 32        | 33        | 34     |
| AVERAGE AGE (MALE)   | 32        | 33        | 33     |
| AVERAGE AGE (FEMALE) | 32        | 32        | 34     |

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 206       | 826       | 2,580     |
| # OF PERSONS PER HH | 4.1       | 3.9       | 3.7       |
| AVERAGE HH INCOME   | \$74,860  | \$66,515  | \$68,374  |
| AVERAGE HOUSE VALUE | \$233,953 | \$237,159 | \$244,149 |

Demographics data derived from AlphaMap





**SECTION 4**  
**Advisor Bios**

## ROB HENRY BIO



### ROB HENRY

Senior Advisor

rob.henry@svn.com

Direct: **352.631.4200** | Cell: **352.631.4200**

## PROFESSIONAL BACKGROUND

Rob Henry joined SVN Commercial Partners in 2018 and has seen significant growth in his practice while the SVN Commercial Partners team has expanded from four advisors in one office to over fifty advisors in six offices throughout South Florida.

Prior to joining SVN, Henry worked in the sports and entertainment field as a recruiter and business development manager working directly with professional athletes. That role was preceded by time spent with Calton and Associates, Inc where he obtained his General Securities Representative License. Henry helped manage more than \$25M in funds dedicated to real estate investment trusts and limited partnership investments. Henry grew up in West Tennessee where his family continues to buy, sell and develop land for agricultural purposes.

Henry attended college at Purdue University where he was a two-time captain on the football team and majored in Building Construction Management. With an education background in construction management, real estate investment experience and a network of affluent individuals and developers, the SVN culture and national platform allows Henry to help land owners, developers and investors accomplish their goals.

## EDUCATION

Purdue University - 2013

Bachelor of Science in Building Construction Management

Minor in Organizational Leadership

**SVN | Commercial Partners**  
2044 Constitution Boulevard  
Sarasota, FL 34321  
941.366.1004

## MATT FLEMING BIO



### MATT FLEMING

Advisor

matt.fleming@svn.com

Direct: **239.872.7665** | Cell: **239.872.7665**

### PROFESSIONAL BACKGROUND

Matt moved to Fort Myers Florida in 1984 from Indianapolis, Indiana with his family. He is a graduate of Cypress Lake High School of Fort Myers. Matt continued his education at Florida State University and graduated with a Bachelor's Degree in Social Science. Out of college, Matt worked as an environmental consultant with Passarella and Associates, Inc. Matt has also had experience as a project manager at Barraco and Associates. For the past 13 years Matt has been highly successful as a sales person in the commercial trucking industry. In each of these roles it is safe to say Matt has gained valued relationships with his customers and has built great trust with South West Florida's development and agriculture industry.

Matt has been a Realtor since 2004 and prides himself on customer service, integrity and going that extra mile for his customers. He is knowledgeable with the area of Southwest Florida and is highly qualified to handle all of your commercial real estate needs. Matt is a family man and spends his after-work hours with his wife and three beautiful children. Matt has dedicated many years of coaching the kids of Lee County. With such a diverse background, outstanding character and loyalty, Matt will always make sure his client's needs are met.

Sale Specialties

Land, Agriculture and Recreational properties

**SVN | Commercial Partners**  
12761 World Plaza Lane  
Fort Myers, FL 33907