



TOPGOLF

**EASTWOOD RESERVE
325-UNIT APARTMENT COMPLEX**

FUTURE (2) 20,000 SF
INDUSTRIAL FLEX BUILDINGS

FUTURE 13,500 SF
RETAIL PLAZA

EASTWOOD COMMONS DRIVE

2± ACRES
UNDER CONTRACT

1.1± ACRES
AVAILABLE

LEASED
National Pre-School

ORTIZ AVE. AADT 20,600±

HANSON STREET

LSI
COMPANIES

OFFERING MEMORANDUM
EASTWOOD COMMONS OUTPARCELS
COMMERCIAL DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 5050-5070 Eastwood Commons Dr.
Fort Myers, FL 33905

County: Lee County

Property Type: Vacant Commercial Land

Size: $3.02\pm$ Acres | $131,551\pm$ Sq. Ft.

Zoning: Commercial General (CG)

Future Land Use: Traditional Community

Utilities: Delivered to site

Strap Number: 28-44-25-P2-02000.0060;
28-44-25-P2-02000.0070

PLEASE INQUIRE FOR PRICING:
For Sale | Ground Lease | Build-to-Suit

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Eric Edwards, CCIM
Senior Broker Associate



Drew Davis
Research & Sales Associate



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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



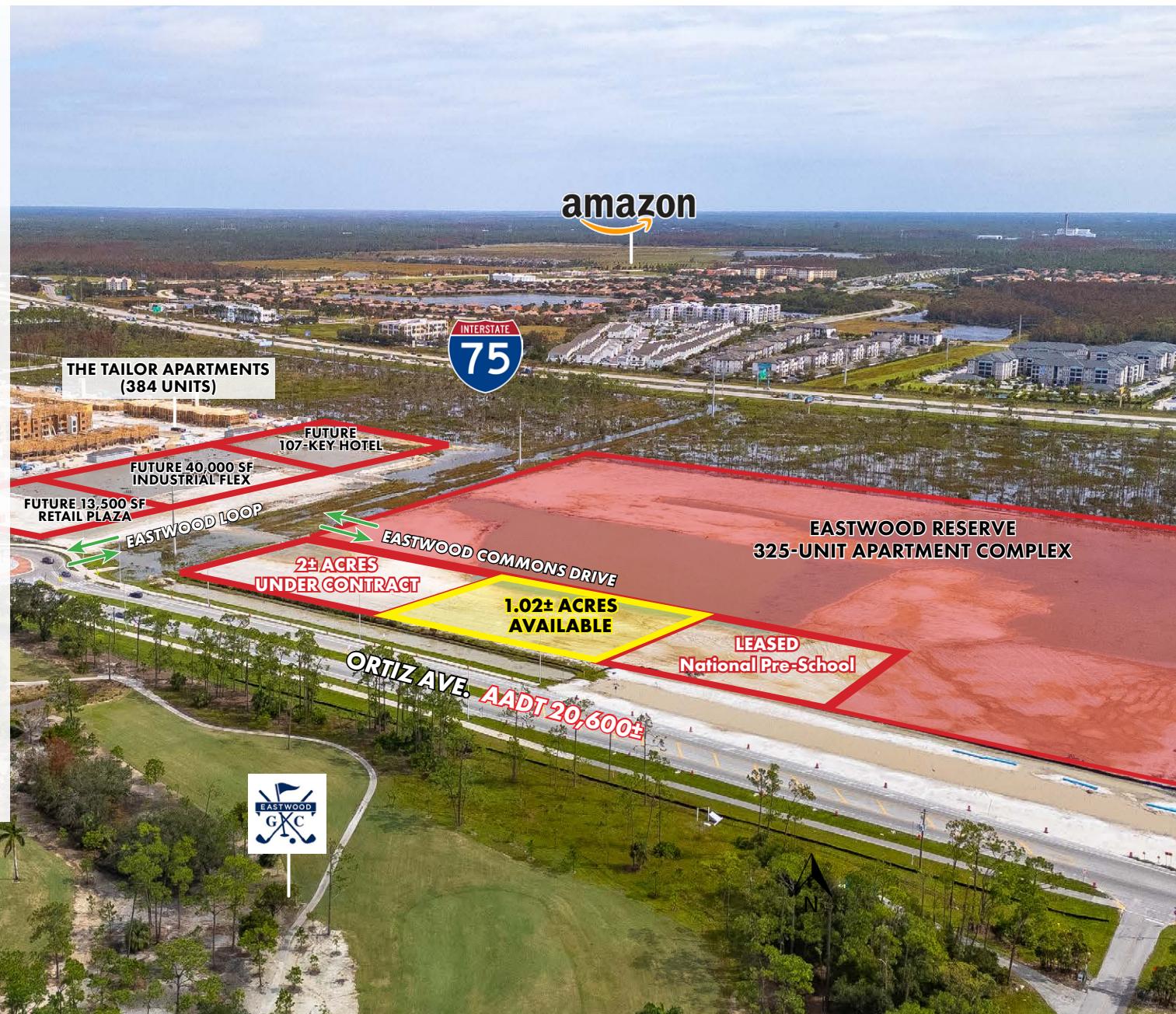
LSI Companies is pleased to present Eastwood Commons Outparcels, a prime $3.02\pm$ acre development opportunity in the City of Fort Myers, FL, available for sale or ground lease and Build-to-Suit.

This expansive property is situated between the highly trafficked thoroughfares of Colonial Boulevard and State Road 82, featuring direct access from Ortiz Avenue and Hanson Street, offering exceptional investment potential for builders, developers and retailers to capitalize on the shortage of larger commercial tracts and the demand from a rapidly growing sub-market.

The Eastwood Commons Outparcels is strategically positioned near the I-75 and Colonial Boulevard interchange, offering convenient access to a multitude of commercial centers anchored by several prominent national retailers, including Publix, Walmart, Target, BJ's Wholesale Club, Lowe's, Home Depot, and TopGolf. This property's wide variety of permissible uses and high densities alongside its strong visibility and connectivity to thriving commercial hubs presents an ideal opportunity for future development or investment.

PROPERTY HIGHLIGHTS

- 3.02± acres of premier commercial land
- CG zoning permits a wide variety of commercial and residential uses
- Over 740± linear feet of frontage on Ortiz Avenue
- Direct access to Hanson Street (AADT 15,200±) & Ortiz Avenue (AADT 20,600±)
- Close proximity to State Road 82 (AADT 53,000±) & Colonial Boulevard (AADT 77,500±)
- Positioned less than 4± miles from Downtown Fort Myers
- Situated in a high growth corridor and surrounded by amenities, attractions, and recreational activities
- The Traditional Community future land use designation allows for a base density of 25 DU/Acre and a maximum density of 35 DU/Acre



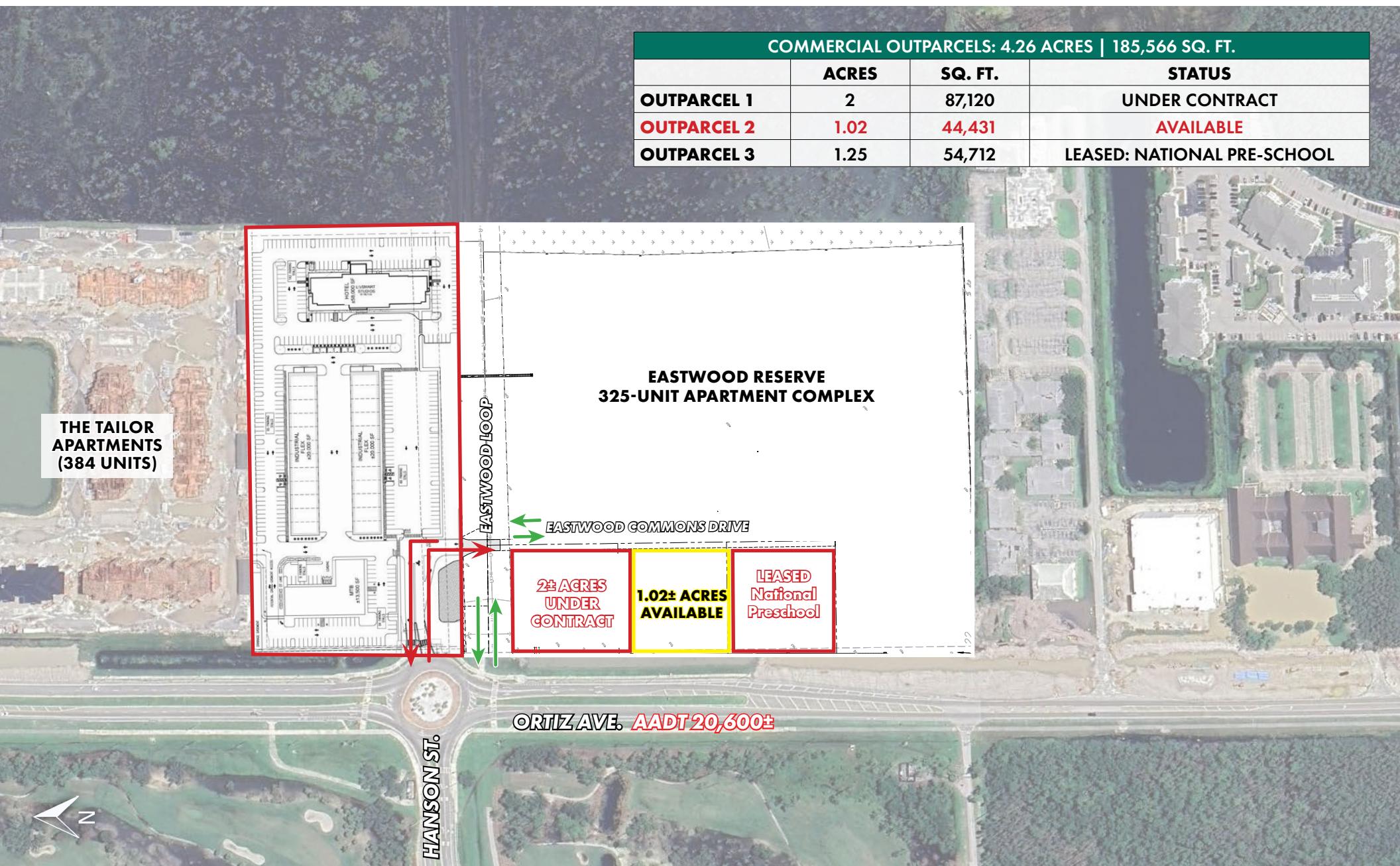
APPROVED USES

COMMERCIAL

- Animal Hospital
- Assisted Living
- Bank
- Car Wash
- College
- Convenience Store/Fuel Stations
- Day Care
- Garden Center
- Health Club
- Hotel
- Indoor Commercial Recreation
- Medical Centers
- Medical Office
- Parks
- Pharmacy
- Professional Office
- Repair Services
- Residential - Multifamily
- Residential - Townhouse
- Research Testing/Labs
- Restaurant
- Retail
- Self-Storage
- Surgery Centers



CONCEPT PLAN



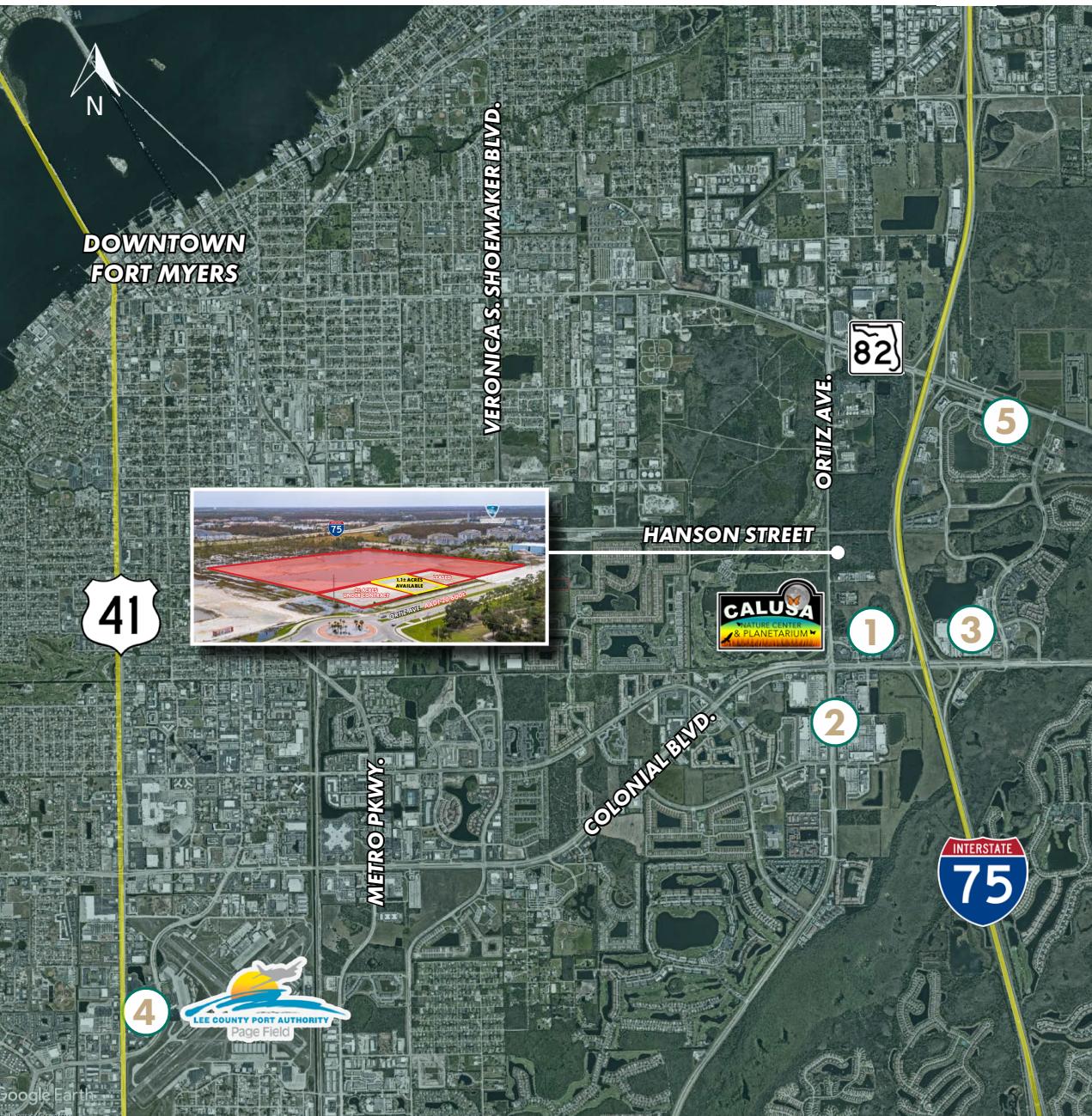
PROPERTY AERIAL



AREA NOTABLE DEVELOPMENTS



RETAIL MAP



SURROUNDING NOTABLE RETAIL

1. COLONIAL CENTER



2. CYPRESS WOODS & COLONIAL SQUARE



3. THE FORUM



4. PAGE FIELD COMMONS



LOCATION



AREA DEMOGRAPHICS

2 MILE RADIUS

POPULATION


23,370

HOUSEHOLDS


9,268

MEDIAN INCOME


\$61,764

5 MILE RADIUS

POPULATION


141,341

HOUSEHOLDS


56,064

MEDIAN INCOME


\$58,856

10 MILE RADIUS

POPULATION


457,740

HOUSEHOLDS


187,478

MEDIAN INCOME


\$61,897

LOCATION HIGHLIGHTS

- 1.2± miles to I-75
- 1.6± miles to The Forum Fort Myers
- 3.6± miles to Downtown Fort Myers
- 3.8± miles to US-41
- 4.2± miles to Lee Memorial Hospital
- 6.2± miles to SWFL International Airport (RSW)



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.