



**EASTWOOD RESERVE  
288-UNIT APARTMENT COMPLEX**

**LEASED  
National Pre-School**

**1.1± ACRES  
AVAILABLE**

**2± ACRES  
AVAILABLE**

**FUTURE (2) 20,000 SF  
INDUSTRIAL FLEX BUILDINGS**

**FUTURE 13,500 SF  
RETAIL PLAZA**

**FUTURE ACCESS ROAD**

**ORTIZ AVE. AADT 20,600±**

**HANSON STREET**

**LSI  
COMPANIES**

OFFERING MEMORANDUM

**EASTWOOD COMMONS OUTPARCELS**

COMMERCIAL DEVELOPMENT OPPORTUNITY



## OFFERING SUMMARY

**Location:** Ortiz Ave. North of Colonial Blvd.  
Fort Myers, FL 33905

**County:** Lee County

**Property Type:** Vacant Commercial Land

**Size:** 3.1± Acres | 135,036± Sq. Ft.

**Zoning:** CG (Commercial General)

**Future Land Use:** Traditional Community

**Utilities:** Delivered to site

**Strap Number:** 28-44-25-P2-01000.0050

**CALL FOR PRICING**

**LSI**  
**COMPANIES**

Land  
Solutions

LSI  
COMMERCIAL

Development  
Solutions

## SALES EXECUTIVES



**Eric Edwards, CCIM**  
Senior Broker Associate



**Drew Davis**  
Research & Sales Associate



## 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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**Drew Davis** - ddavis@lsicompanies.com | (239) 489-4066

**LSICOMPANIES.COM**



## EXECUTIVE SUMMARY

LSI Companies is pleased to present Eastwood Commons Outparcels, a prime 3.1± 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.

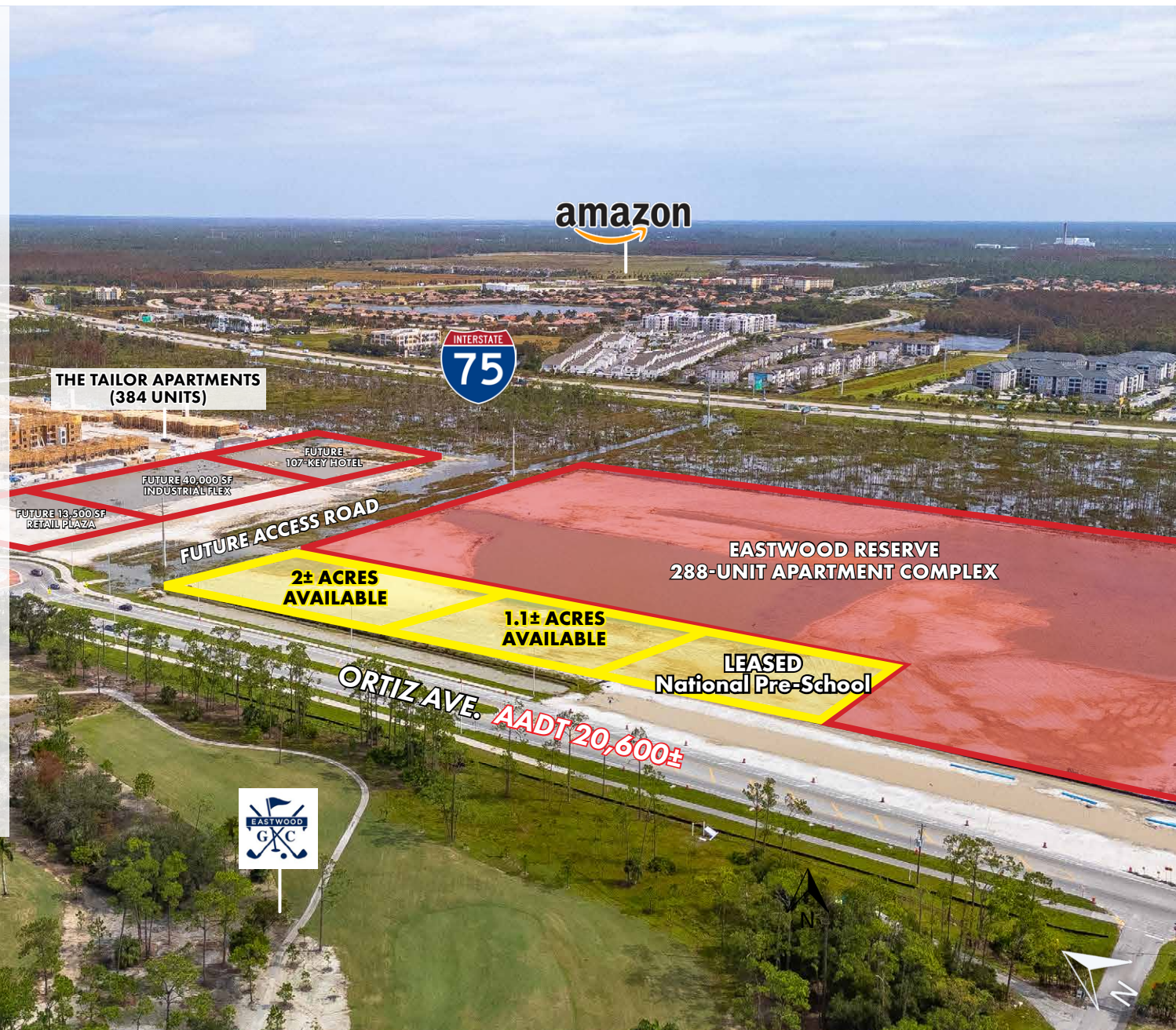
The Eastwood Commons Outparcels is strategically positioned near the I-75 and Colonial Boulevard interchange, offering convenient access to a multitude of commercial centers anchored by several prominent national retailers, including Publix, Walmart, Target, BJ's Wholesale Club, Lowe's, Home Depot, and TopGolf. This properties 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

- 3.1± 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

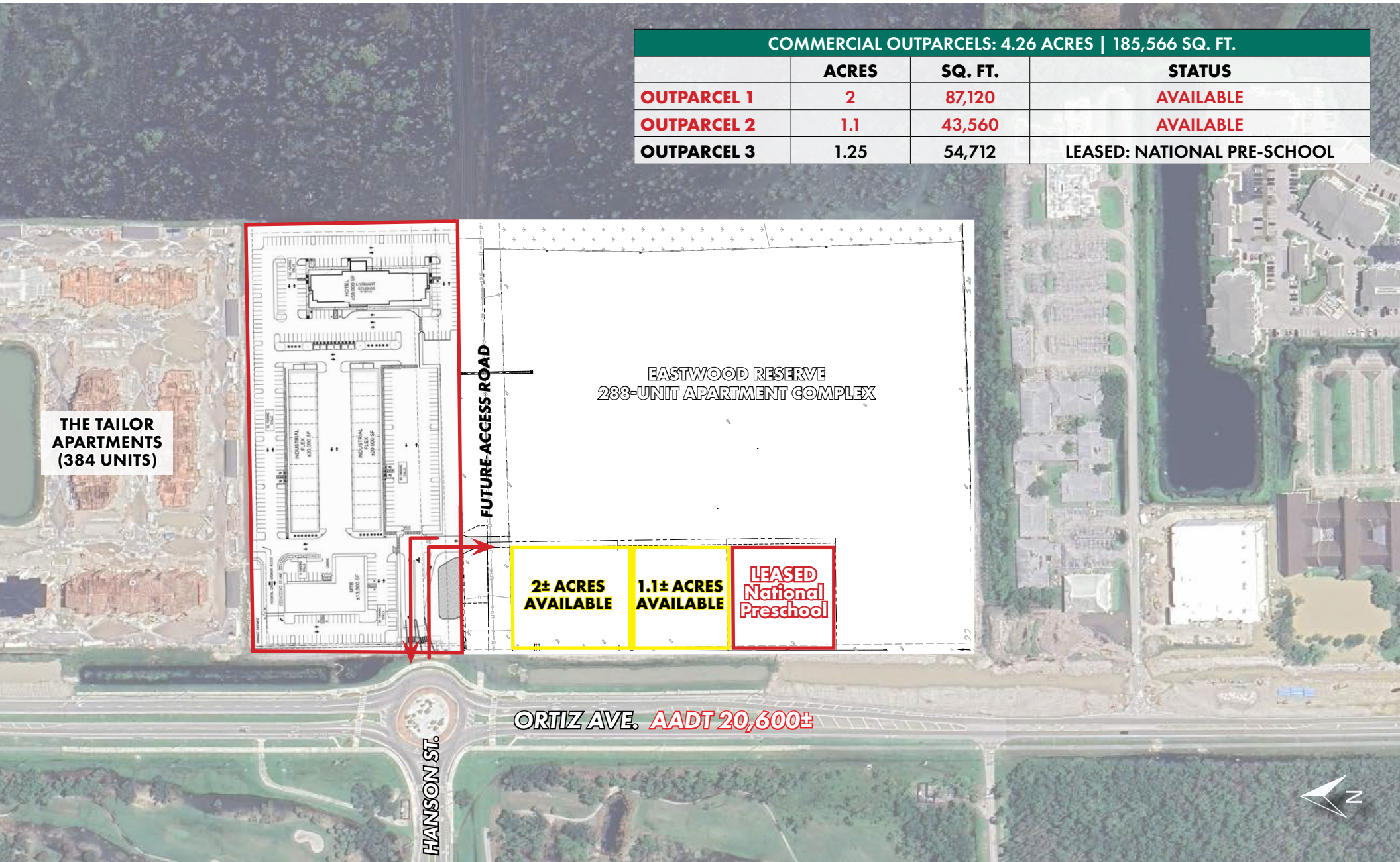
### COMMERCIAL

- 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



COMMERCIAL OUTPARCELS: 4.26 ACRES | 185,566 SQ. FT.

	ACRES	SQ. FT.	STATUS
<b>OUTPARCEL 1</b>	<b>2</b>	<b>87,120</b>	<b>AVAILABLE</b>
<b>OUTPARCEL 2</b>	<b>1.1</b>	<b>43,560</b>	<b>AVAILABLE</b>
<b>OUTPARCEL 3</b>	<b>1.25</b>	<b>54,712</b>	<b>LEASED: NATIONAL PRE-SCHOOL</b>



## PROPERTY AERIAL





## AREA NOTABLE DEVELOPMENTS





## RETAIL MAP

### SURROUNDING NOTABLE RETAIL

#### 1. COLONIAL CENTER



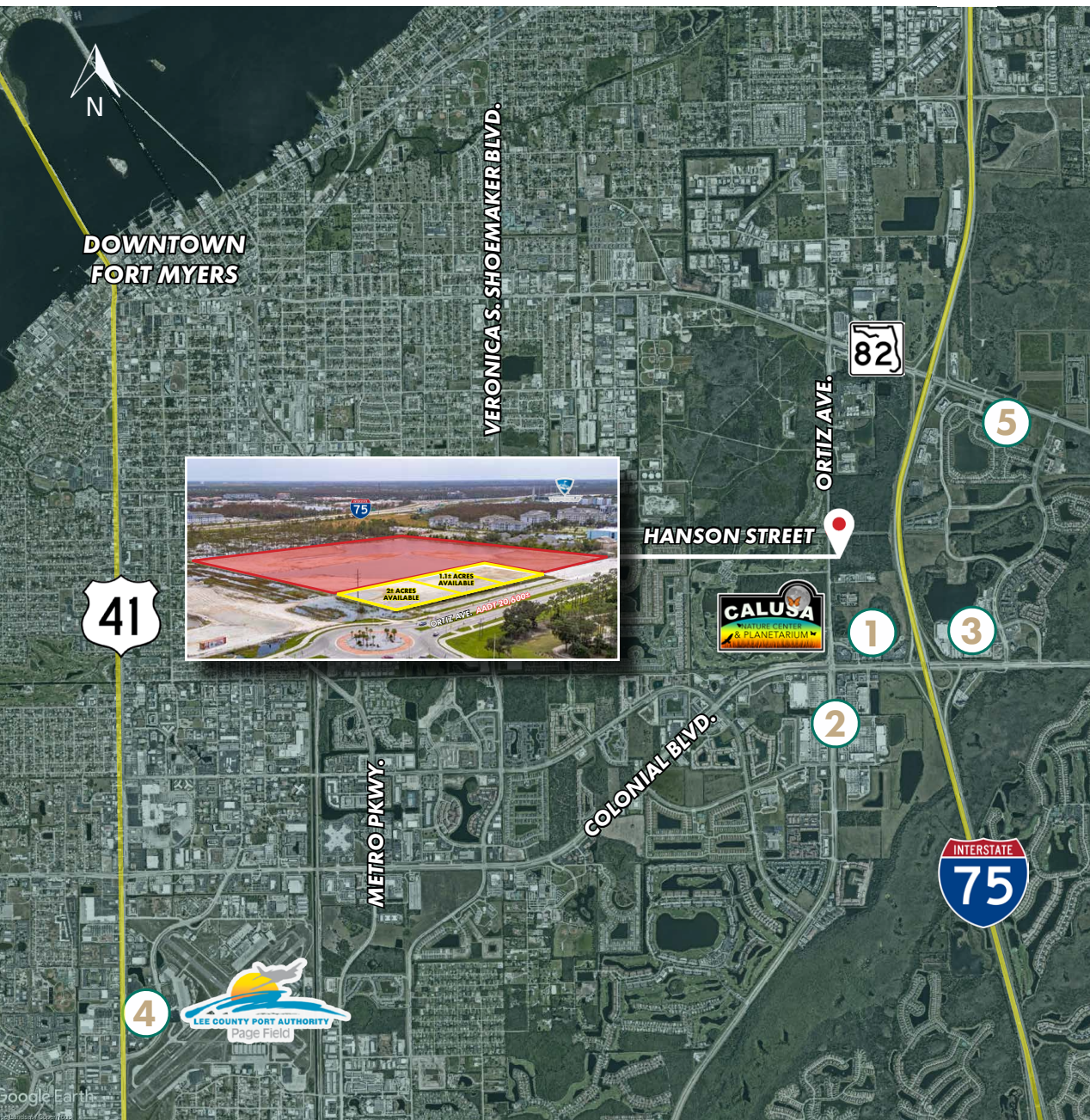
#### 2. CYPRESS WOODS & COLONIAL SQUARE



#### 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

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