

15901 HENRY LAKE WAY

OFFERING MEMORANDUM | LSI COMPANIES, INC.

PROPERTY SUMMARY

Property Address: 15901 Henry Lake Way
Fort Myers, FL 33908

County: Lee

Property Type: Industrial, Vacant Land

Parcel Size: 5± Acres | 217,800 Sq. Ft.

Zoning: IPD

Future Land Use: Urban Community

Utilities: Water, sewer and electric
in close proximity

STRAP Number: 32-45-24-00-00026.0020

LIST PRICE:
\$1,500,000

LSI
COMPANIES

WWW.LSICOMPANIES.COM



SALES EXECUTIVE



Alec Burke
Sales Associate



DIRECT ALL OFFERS TO:

Alec Burke
aburke@lsicompanies.com
o: (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.

EXECUTIVE SUMMARY

- Rare 5± acre industrial and/or RV and boat storage development opportunity located just off Pine Ridge Road
- Strategically located in a major growth corridor with easy access to the barrier islands, Cape Coral, US-41, and greater Fort Myers
- Directly adjacent 4.88± acres (zoned Light Industrial) that could also be purchased for a total of 9.88± acres
- Development Order nearing completion will have entitlements for 56,100 sq. ft. of RV/boat storage under roof
- One of the last remaining industrial development opportunities in the Summerlin corridor, the main thoroughfare connecting Lee County to Fort Myers Beach and the Barrier islands
- Access easement via Leeco Court in place
- Utilities in close proximity to the site



KELLY ROAD
SOGGER COMPLEX

PROPERTY AERIAL



PINE RIDGE ROAD

LEECO COURT

Caloosahatchee River

Storage Quarters

YOUNGQUIST BROTHERS

Every Little Detail

GLADIOLUS DRIVE

PINE RIDGE RV & BOAT STORAGE

**ADDITIONAL 4.88± ACRES
AVAILABLE FOR SALE
UNDER SEPARATE OWNERSHIP**

KELLY ROAD
SOGGER COMPLEX



PROPERTY AERIAL



Caloosahatchee River

CAPE CORAL BRIDGE

Storage Quarters

YOUNGQUIST BROTHERS

Every Little Detail

GLADIOLUS DRIVE - AADT 18,300±

United Way

PINE RIDGE ROAD

PINE RIDGE RV & BOAT STORAGE

KELLY ROAD SOGGER COMPLEX

LEECO COURT

**ADDITIONAL 5± ACRES
AVAILABLE FOR SALE
UNDER SEPARATE OWNERSHIP**



PROPERTY AERIAL



SUMMERLIN ROAD - AADT 23,000±



Fort Myers Beach



PINE RIDGE ROAD

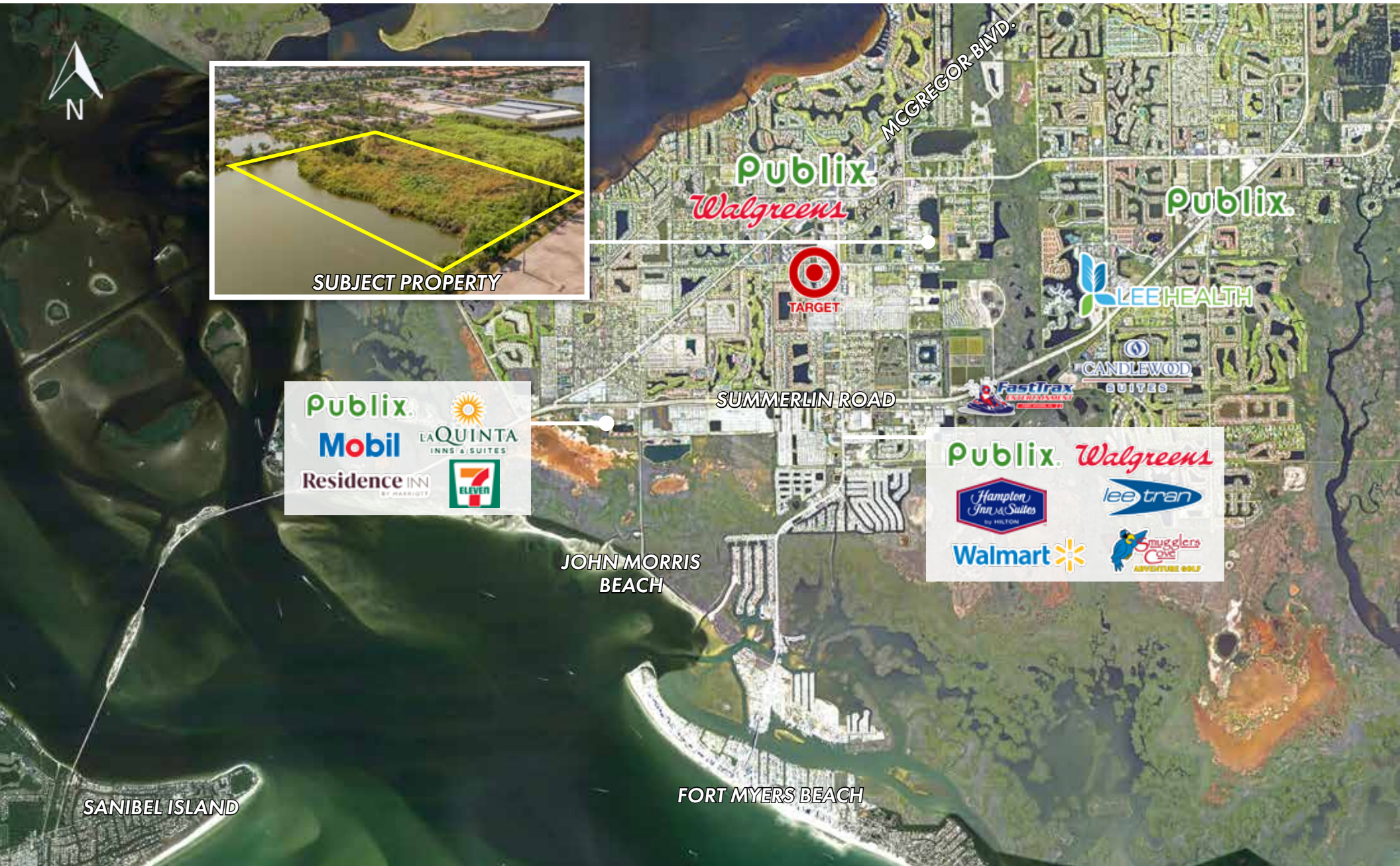


KELLY ROAD

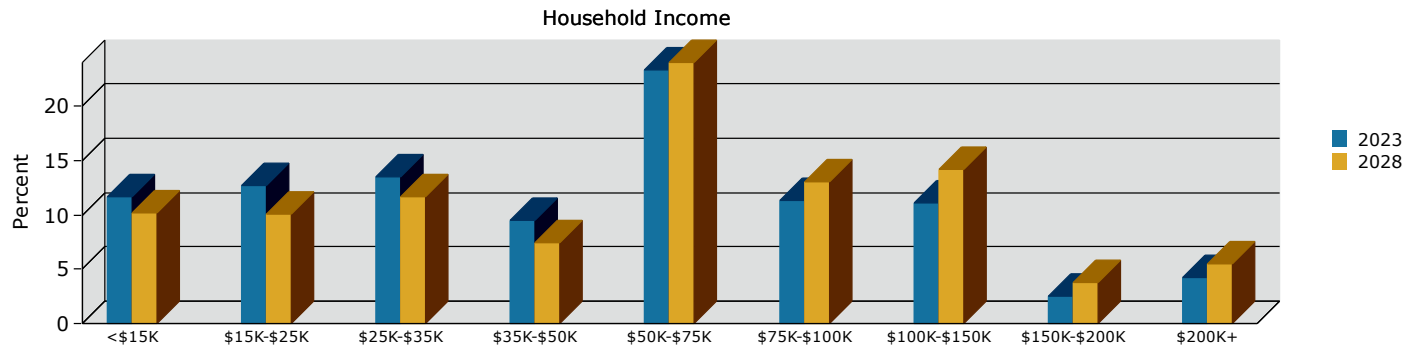
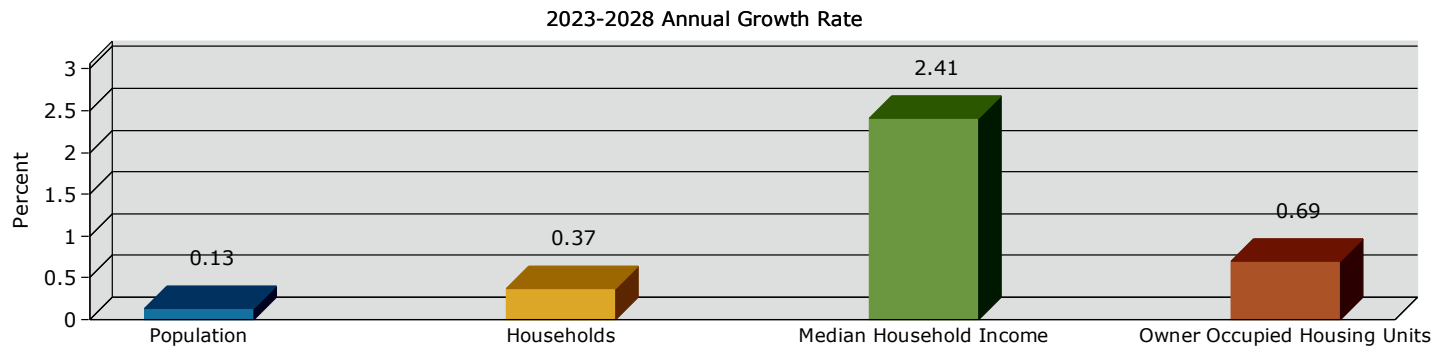
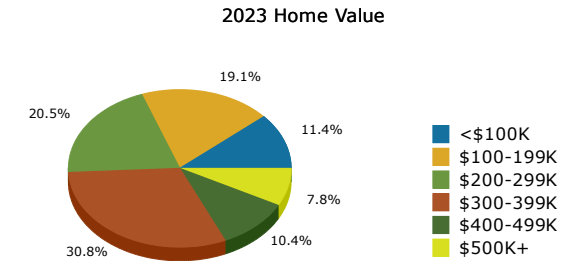
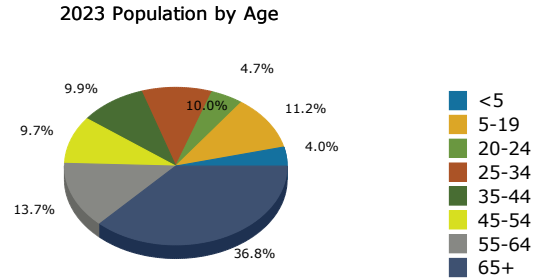
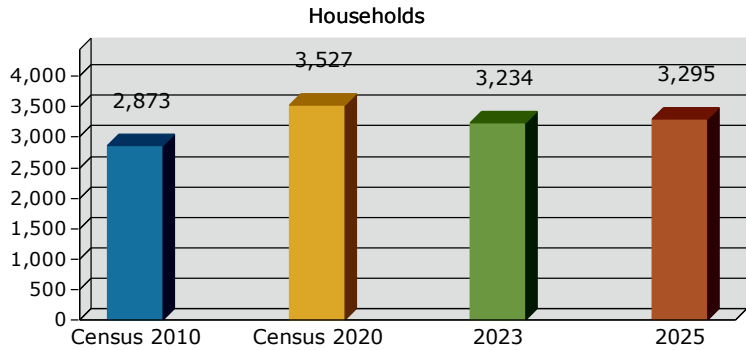
KELLY ROAD SOCCER COMPLEX



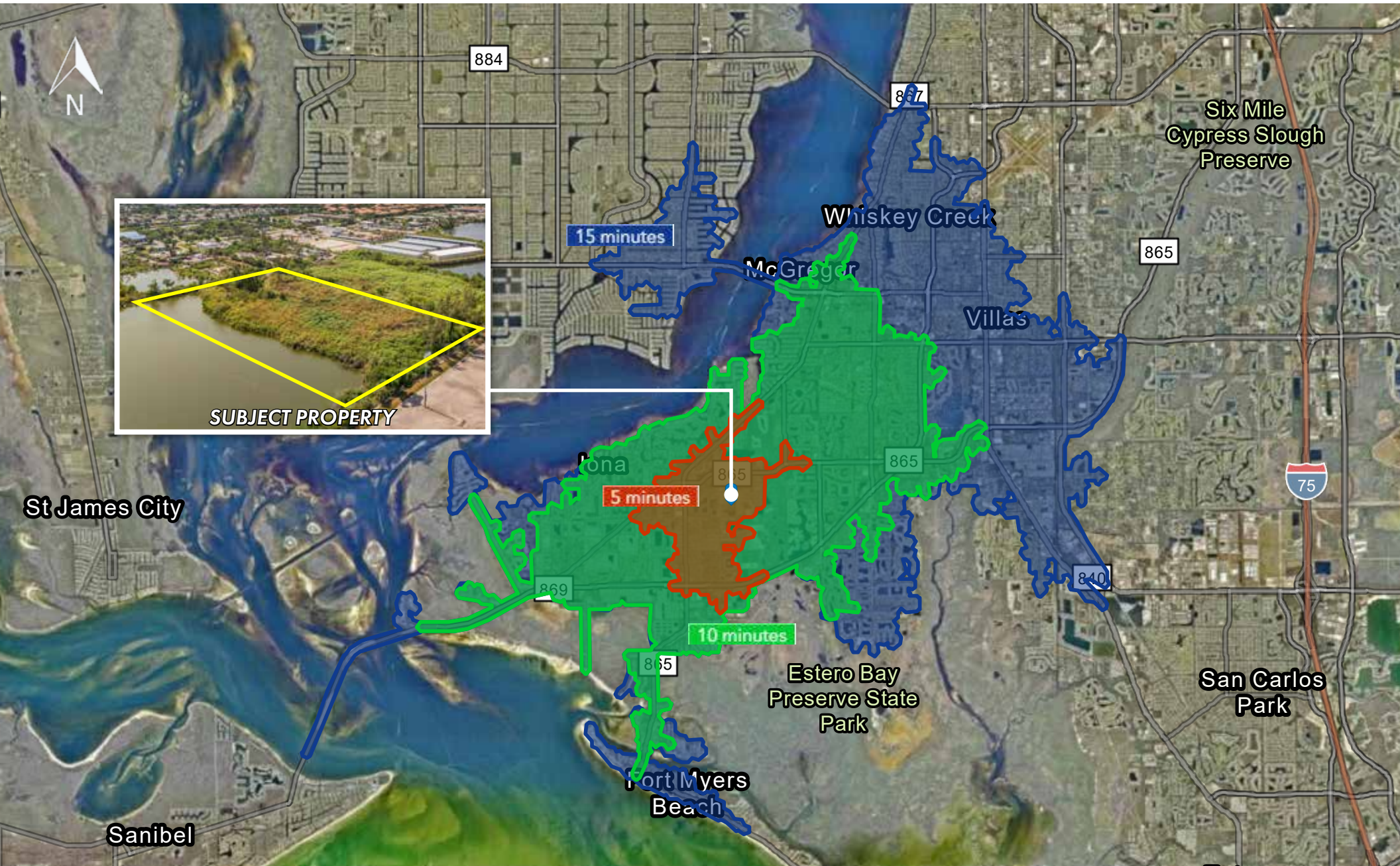
RETAIL MAP



AREA DEMOGRAPHICS



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

1. Salty Sam's Marina - 2± Miles
2. Tarpon Point Marina - 2± Miles
3. Port Sanibel Marina - 3± Miles
4. Punta Rassa Boat Ramp - 5± Miles
5. Sanibel Boat Ramp - 10± Miles

- 0.1± miles to Lighthouse Marina
- 0.6± miles to Summerlin Rd.
- 0.6± miles to Walmart
- 0.7± miles to Publix at San Carlos
- 2.3± miles to McGregor Blvd.
- 2.4± miles to Margaritaville Resort
- 2.5± miles to Fort Myers Beach
- 6.0± miles to US-41
- 7.7± miles to Sanibel
- 11.5± miles to I-75
- 16.2± miles to Southwest Florida International Airport (RSW)



LSI COMPANIES

www.lsicompanies.com

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.