



Offering Memorandum

**MARTIN LUTHER
KING BLVD**
(+/-) 17,700 AADT

ORTIZ AVENUE
(+/-) 17,700 AADT

HIGH COTTON LANE

9039 High Cotton | Land Lease

9039 HIGH COTTON LANE, FORT MYERS, FL 33905

PRESENTED BY:

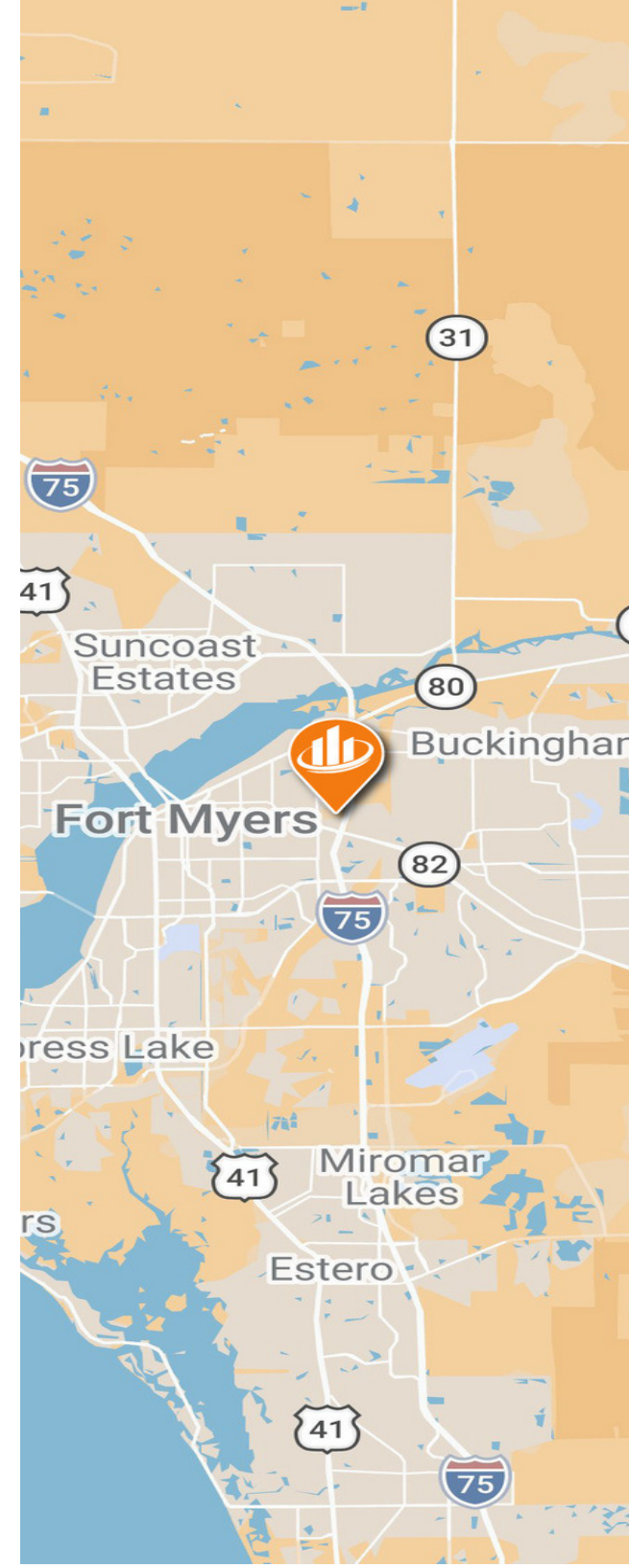
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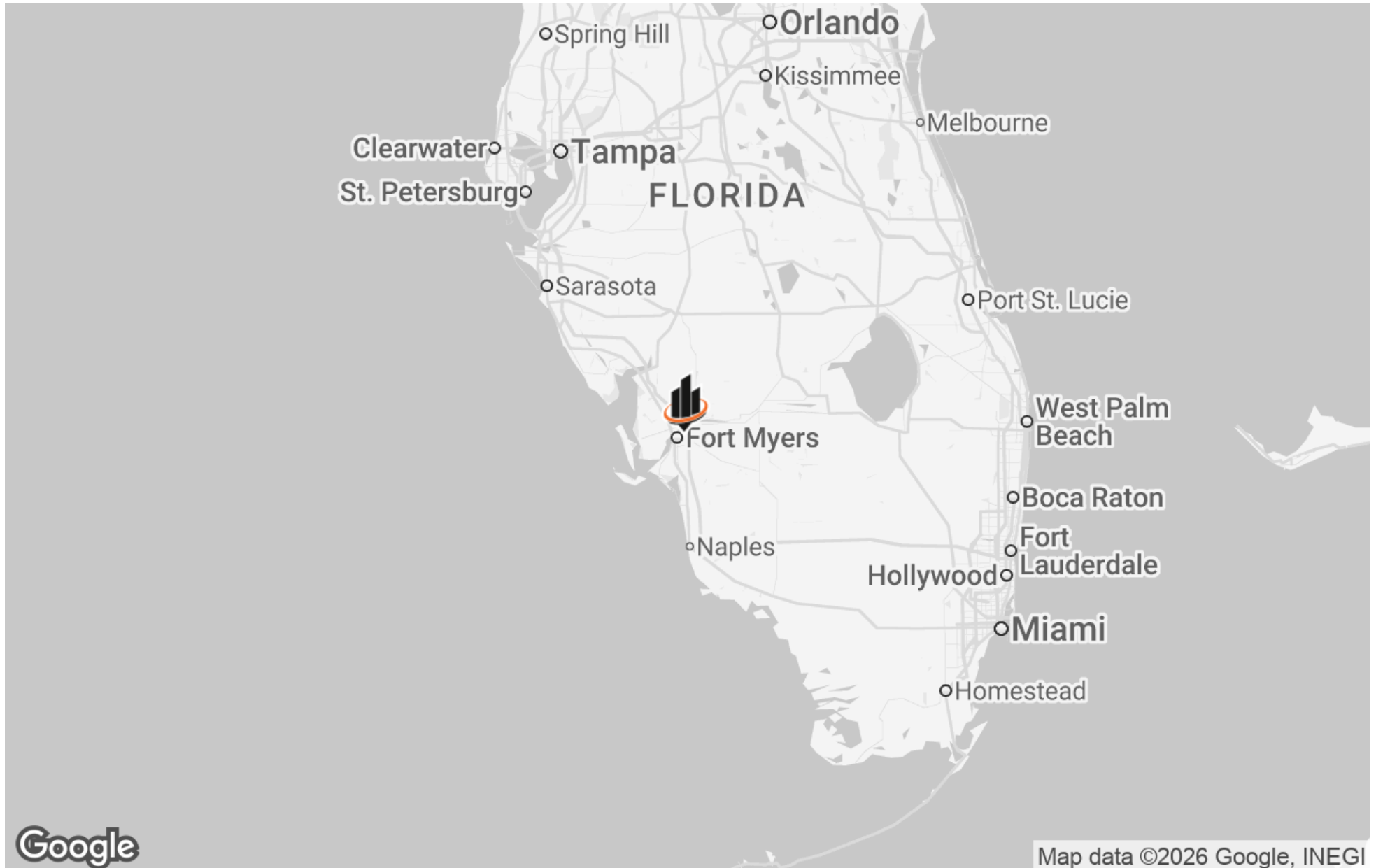
THE TEAM





Location Information

LOCATION MAP



LOCATION DESCRIPTION

SR 75 18,000 AADT

COLONIAL BLVD
700 AADT

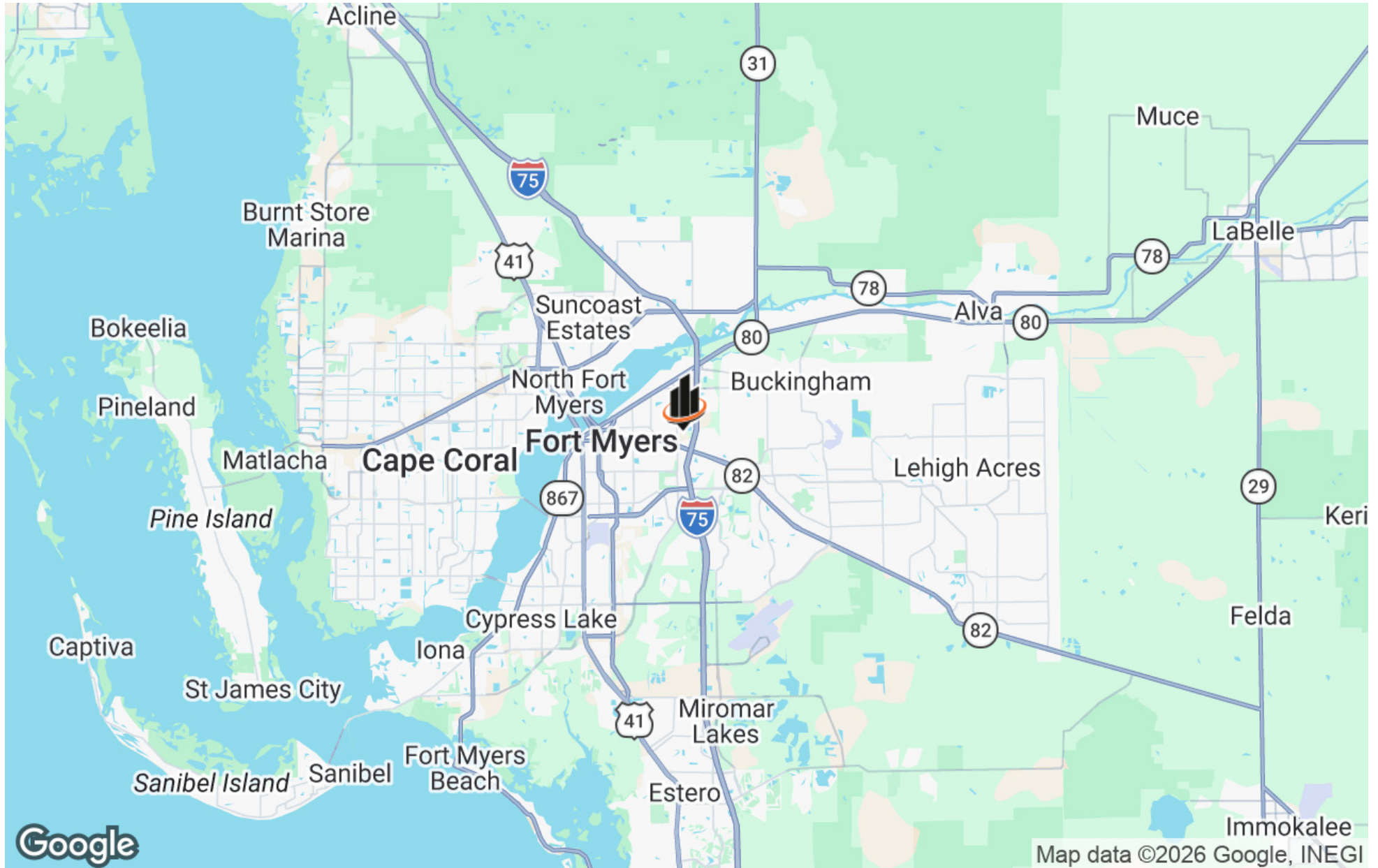
HIGH COTTON LANE



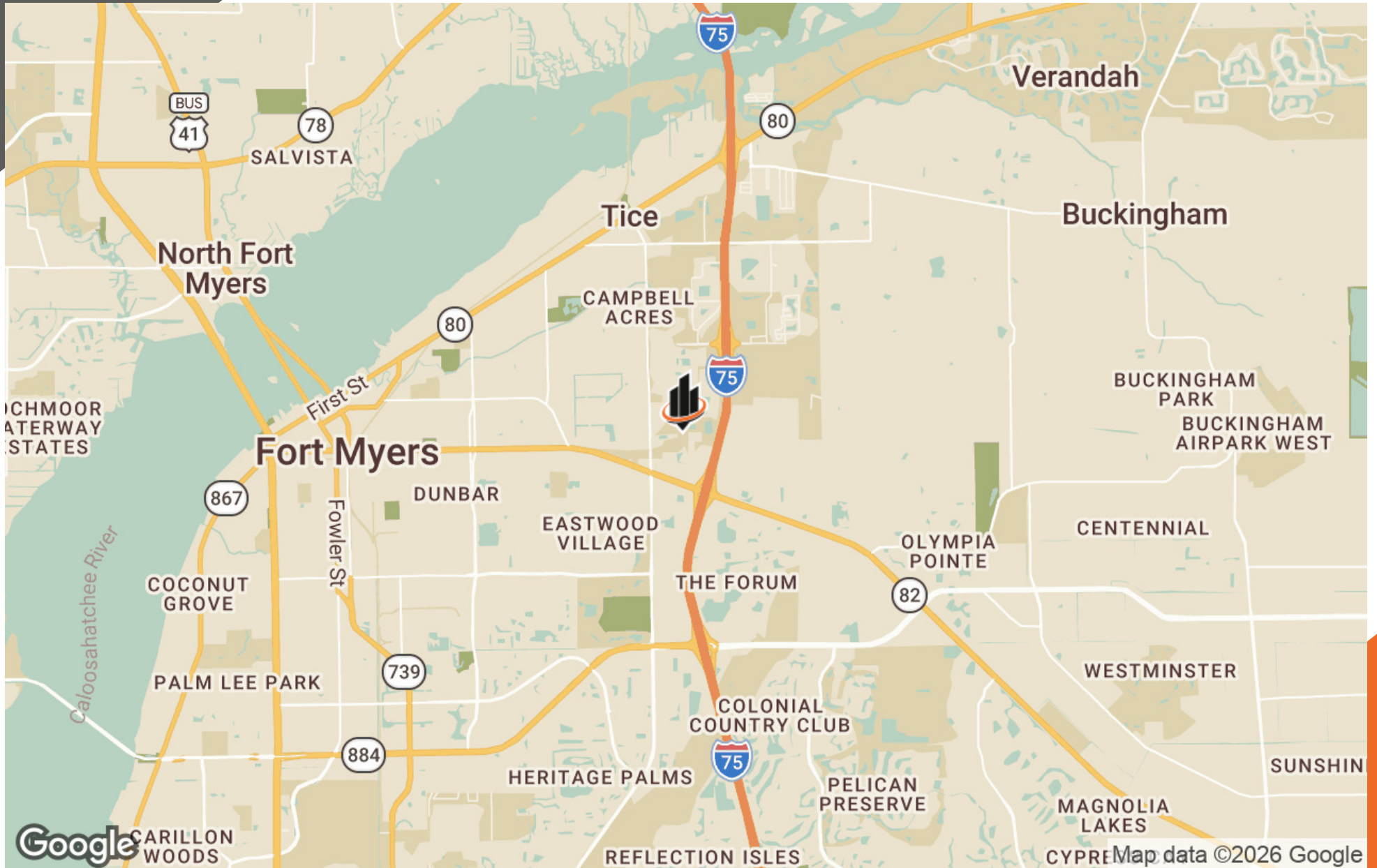
9039 High Cotton Lane is strategically located in the heart of Fort Myers, positioned just off Lockett Road between Colonial Boulevard and Lockett Road, providing convenient north-south and east-west connectivity. The property is approximately 1.5 miles from Interstate 75 (Exit 141 - SR 80/Palm Beach Boulevard), offering quick regional access throughout Southwest Florida.

Its central location allows for efficient access to Downtown Fort Myers, Lehigh Acres, and the broader Lee County market. The proximity to I-75 places the property within minutes of major commercial corridors, distribution routes, and key employment hubs, making it ideal for businesses seeking strong logistical positioning with convenient commuter access.

LOCATION MAP

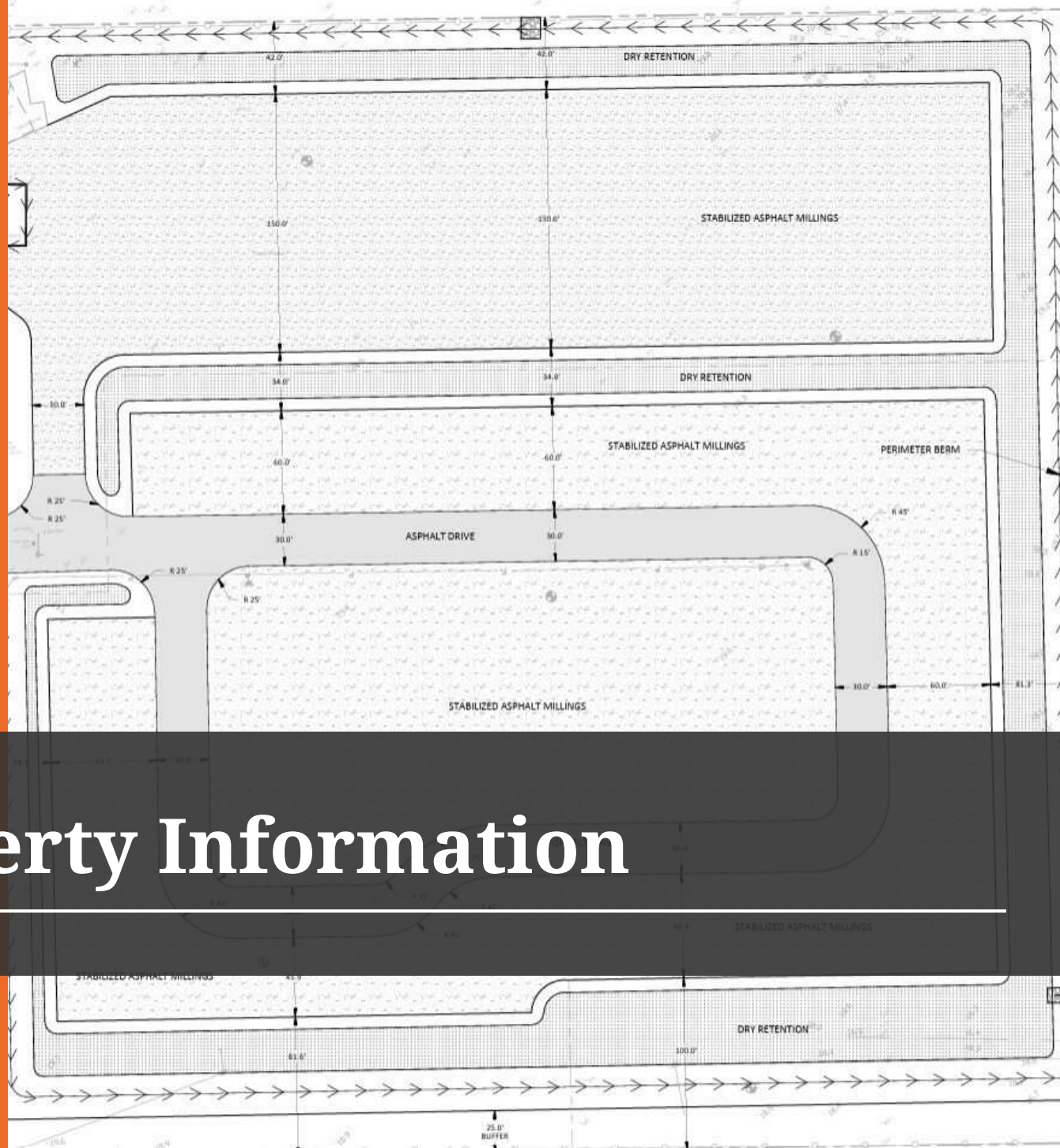


INTERCHANGE LOCATION MAP



AERIAL MAP





Property Information

PROPERTY SUMMARY

9039 HIGH COTTON

9039 HIGH COTTON LANE
FORT MYERS, FL 33905

OFFERING SUMMARY

LEASE RATE:	\$1.00 SF/yr (Gross)
AVAILABLE SF:	217,800SF
LOT SIZE:	6.85 AC Gross Land Area
SITE CONDITIONS:	Fenced, Paved
ZONING:	Heavy Industrial (IH)
MUNICIPALITY:	City of Fort Myers



PROPERTY SUMMARY

9039 High Cotton Lane is a versatile, well-located commercial/industrial property in Fort Myers, Florida. Situated on a generous site with excellent ingress and egress, the property offers functional space suitable for light industrial, warehouse, flex, or service-oriented use. The building features clear span interiors with adaptable floor plans that accommodate a variety of business operations, including manufacturing, distribution, storage, and contractor support.

Constructed with durable materials and thoughtful design, the facility includes high-bay warehouses with roll-up door access, generous ceiling heights, and ample parking and maneuvering areas for employees and commercial vehicles. The property's configuration supports efficient workflow and operational adaptability, making it attractive to owner-users or investors seeking stable income and long-term value.

The location provides strategic access to the regional transportation network, positioned between Colonial Boulevard and Lockett Road and approximately 1.5 miles from Interstate 75, allowing seamless connectivity to major employment centers, supply chains, and regional markets throughout Southwest Florida.

9039 High Cotton Lane represents an opportunity to occupy or invest in a functional, accessible asset in a growing submarket of Fort Myers, supported by strong local demand and favorable logistics dynamics.

PROPERTY HIGHLIGHTS

- 6.85+/- acres of land for lease Zoned Heavy Industrial
- Well located between MLK Blvd. and Lockett Road
- Located in the High Cotton industrial park directly off Ortiz Avenue
- Secured, fenced and paved property
- Ideal for outdoor storage or fleet parking
- Land may be demised into smaller leasable portions



IDEAL I-75 ACCESS

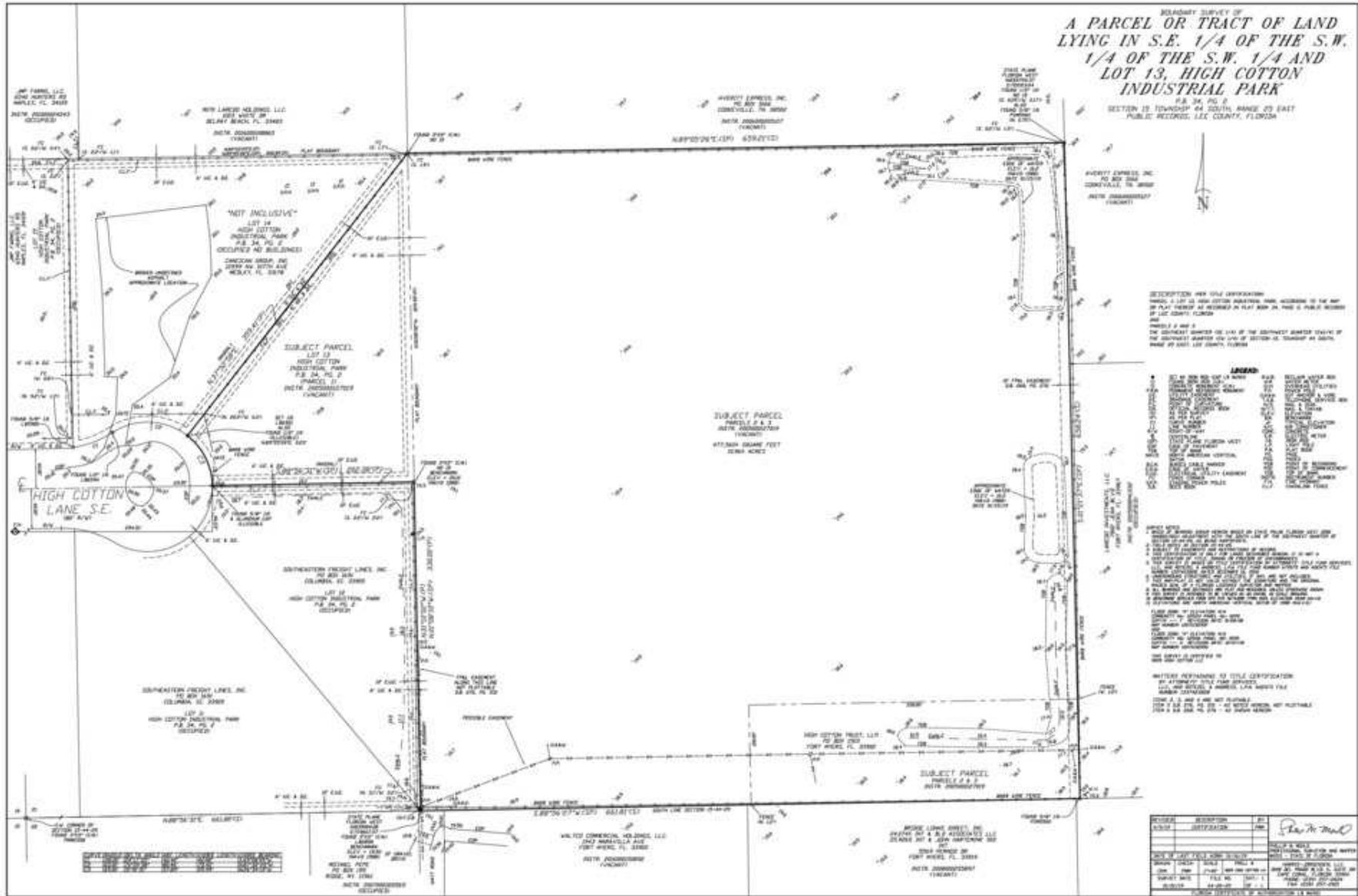


HEAVY INDUSTRIAL ZONING WHICH IS LIMITED

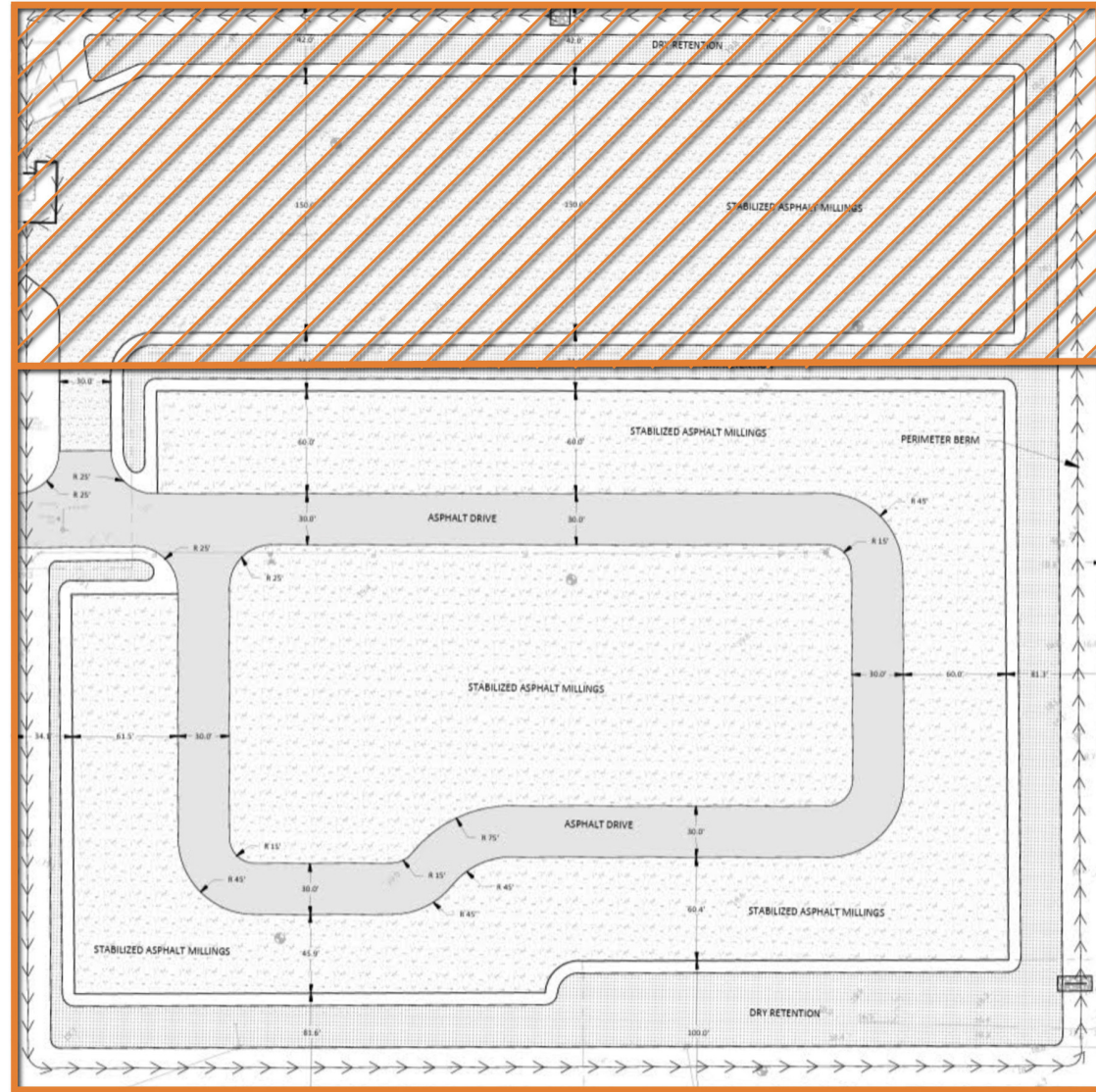


PAVED, SECURED & FENCED

SURVEY OF ENTIRE PARCEL



SITE PLAN



PROPERTY PHOTOS

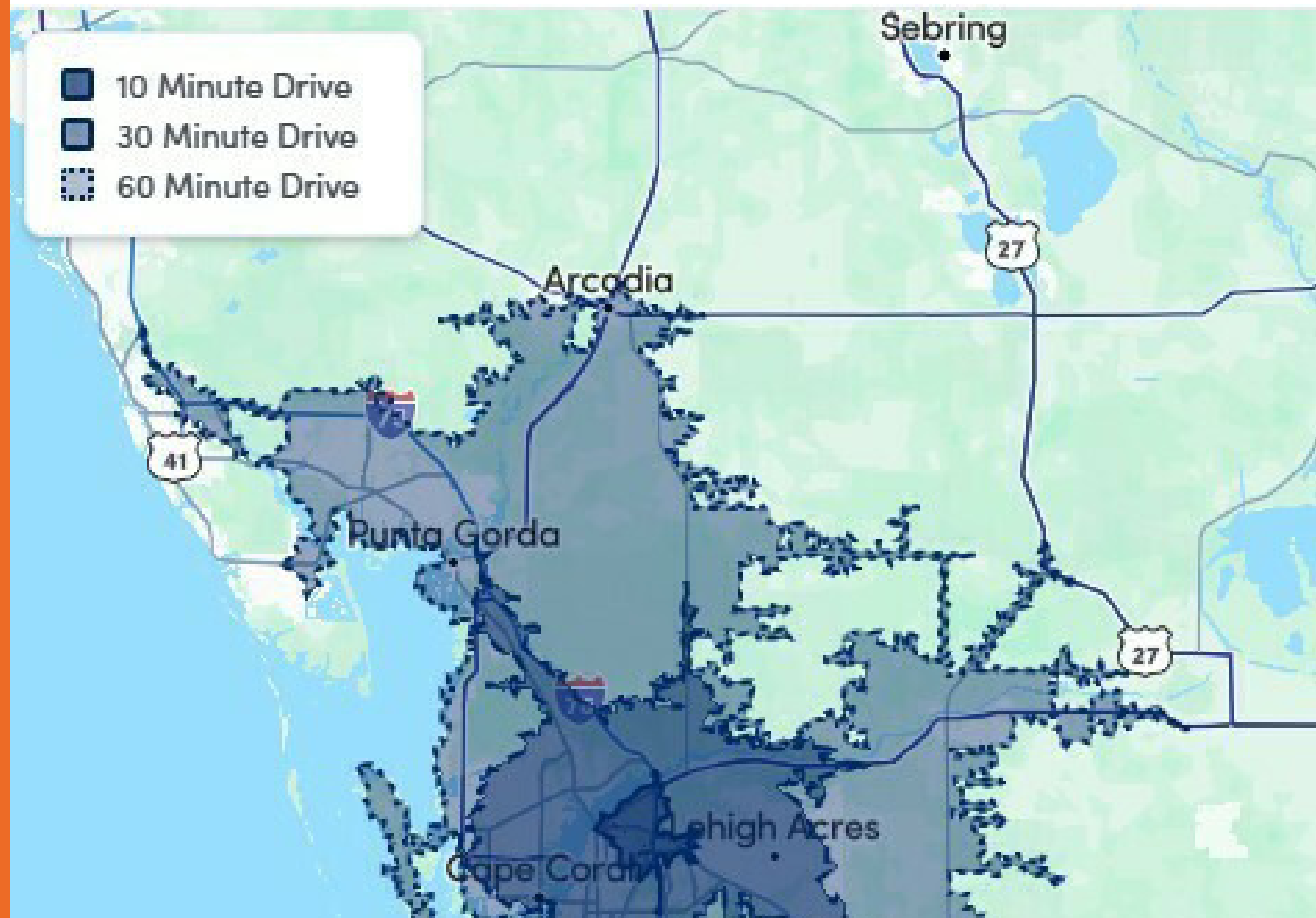


MARTIN LUTHER KING BLVD
(+/-) 17,700 AADT

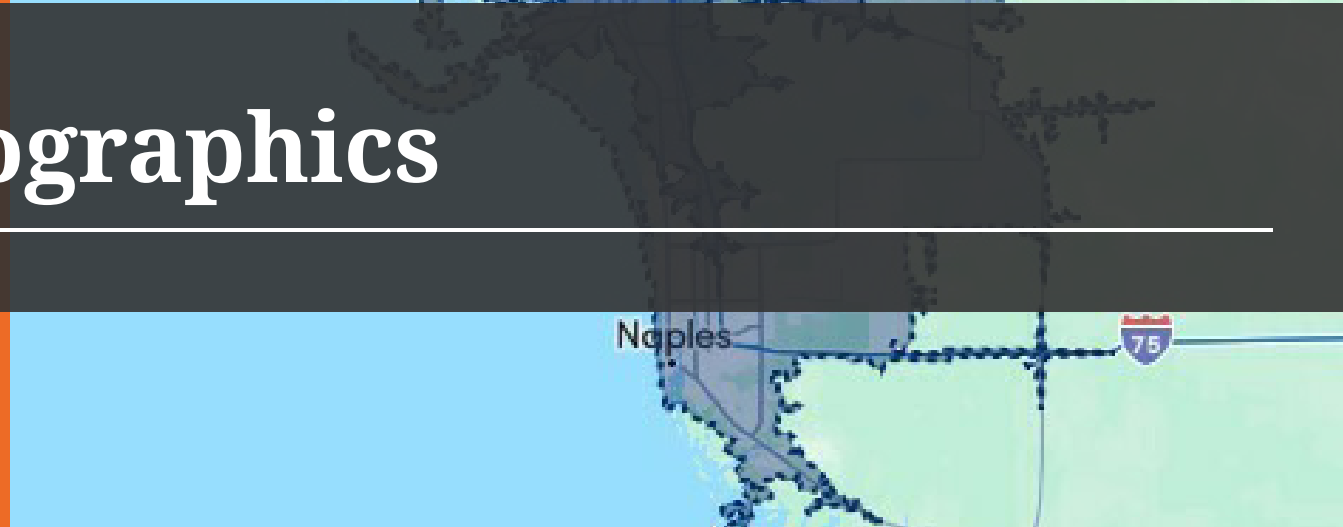
ORTIZ AVENUE
(+/-) 17,700 AADT

HIGH COTTON LANE





Demographics

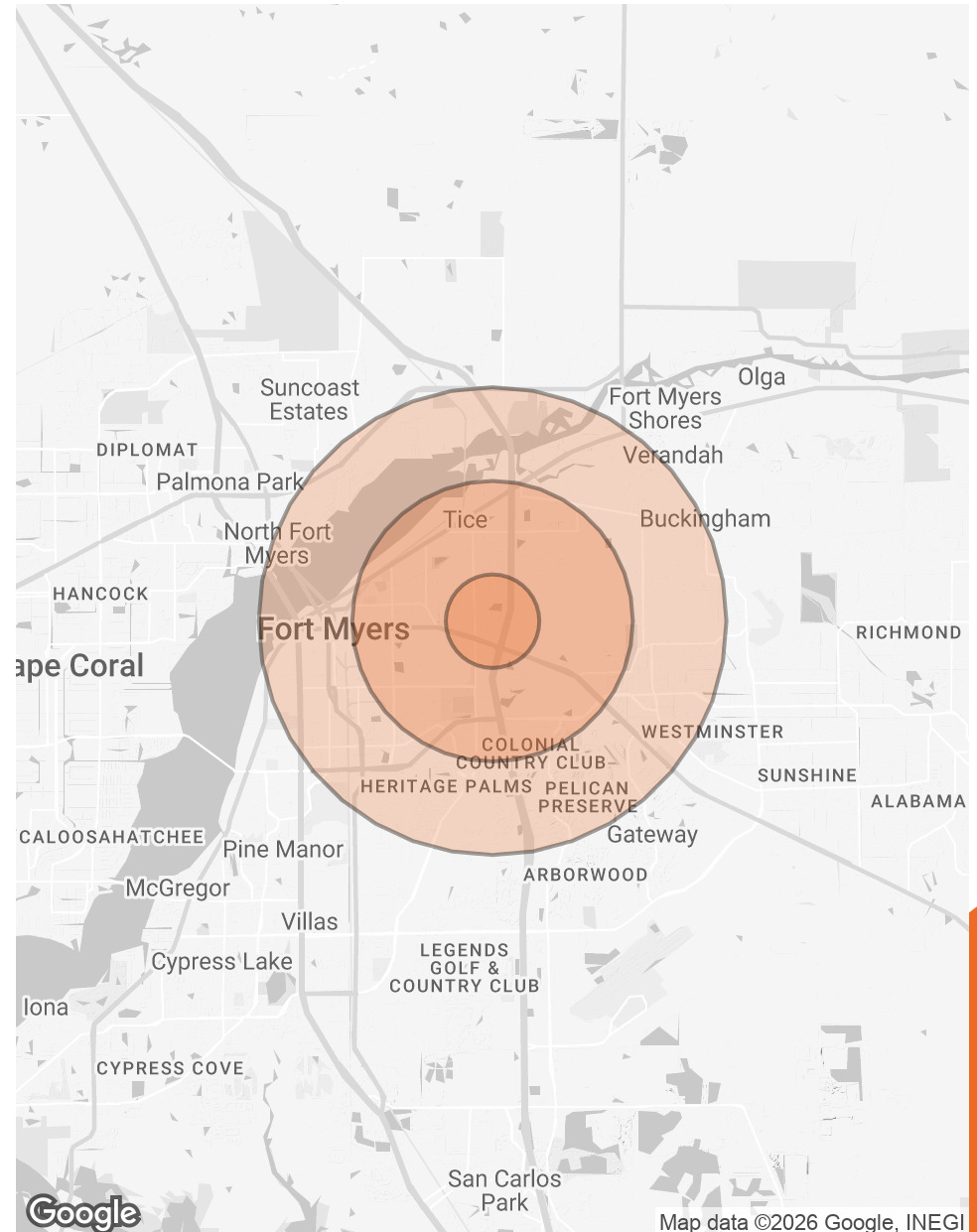


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,905	35,612	83,999
AVERAGE AGE	26.8	31.1	35.9
AVERAGE AGE (MALE)	26.5	31.2	34.8
AVERAGE AGE (FEMALE)	27.0	31.6	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,001	11,766	31,079
# OF PERSONS PER HH	2.9	3.0	2.7
AVERAGE HH INCOME	\$40,688	\$48,706	\$54,023
AVERAGE HOUSE VALUE	\$180,728	\$182,336	\$218,745

2020 American Community Survey (ACS)



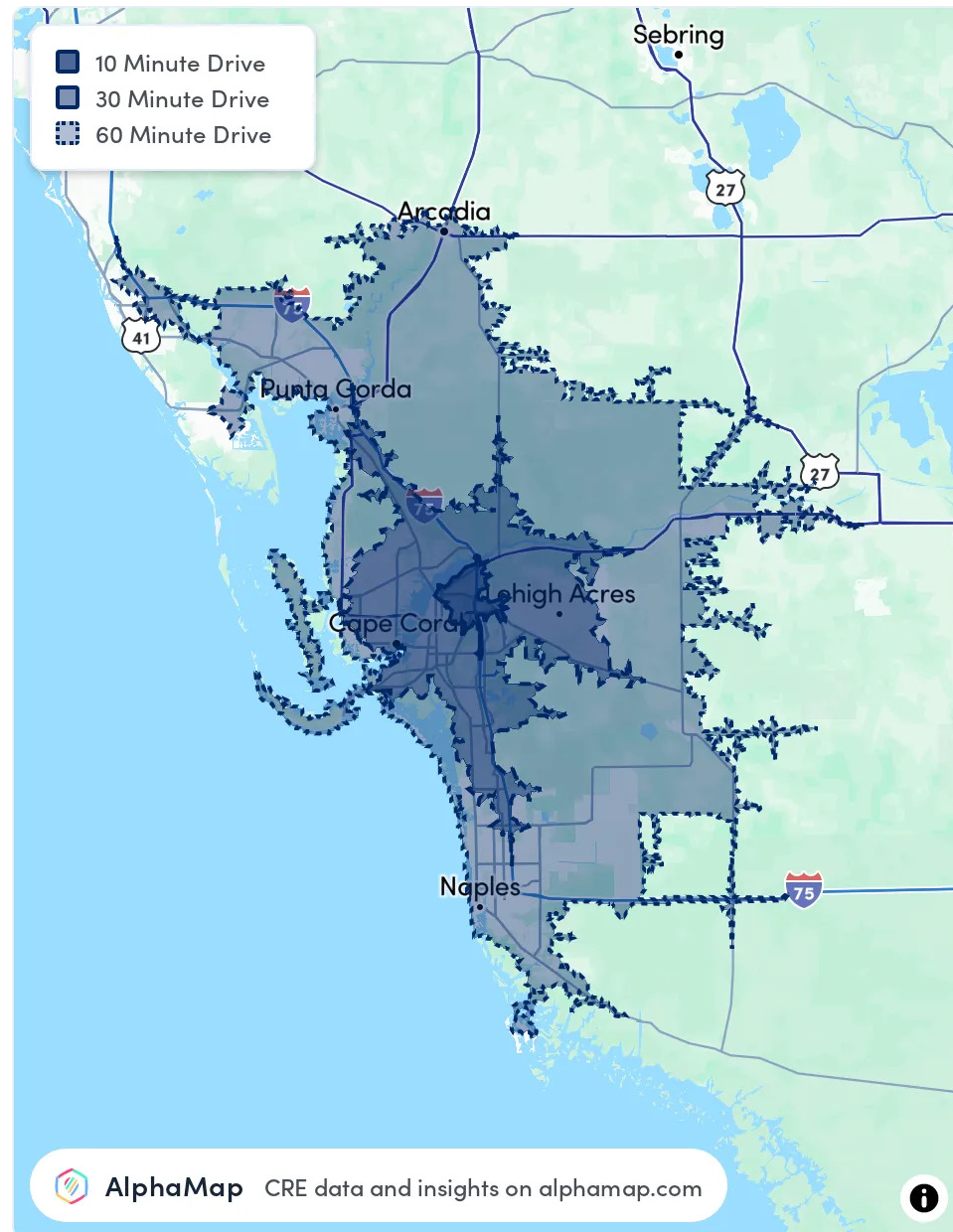
Map data ©2026 Google, INEGI

AREA ANALYTICS

POPULATION	10 MINUTES	30 MINUTES	60 MINUTES
TOTAL POPULATION	57,795	750,663	1,338,704
AVERAGE AGE	40	47	48
AVERAGE AGE (MALE)	39	46	47
AVERAGE AGE (FEMALE)	41	47	48

HOUSEHOLD & INCOME	10 MINUTES	30 MINUTES	60 MINUTES
TOTAL HOUSEHOLDS	21,813	310,275	554,397
PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$74,215	\$94,540	\$98,996
AVERAGE HOUSE VALUE	\$304,462	\$378,175	\$421,597
PER CAPITA INCOME	\$28,544	\$39,391	\$41,248

Map and demographics data derived from AlphaMap



AlphaMap CRE data and insights on alphamap.com

2026

SVN Awards Dinner

SVN ANNUAL CONFERENCE
JAN 28-31, 2026



The Team

MEET THE TEAM

2020 SVN Awards Dinner

SVN ANNUAL CONFERENCE
JAN 28-31, 2020



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DISCLAIMER

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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. **SOME PHOTOS MAY HAVE BEEN ENHANCES BY ARTIFICIAL INTELLEGENCE**



(+/-) 118,000 AADT



MARTIN LUTHER KING BLVD
(+/-) 17,700 AADT

Collective Strength, Accelerated Growth

HIGH COTTON LA

12761 WORLD PLAZA LANE
FORT MYERS, FL 33907



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