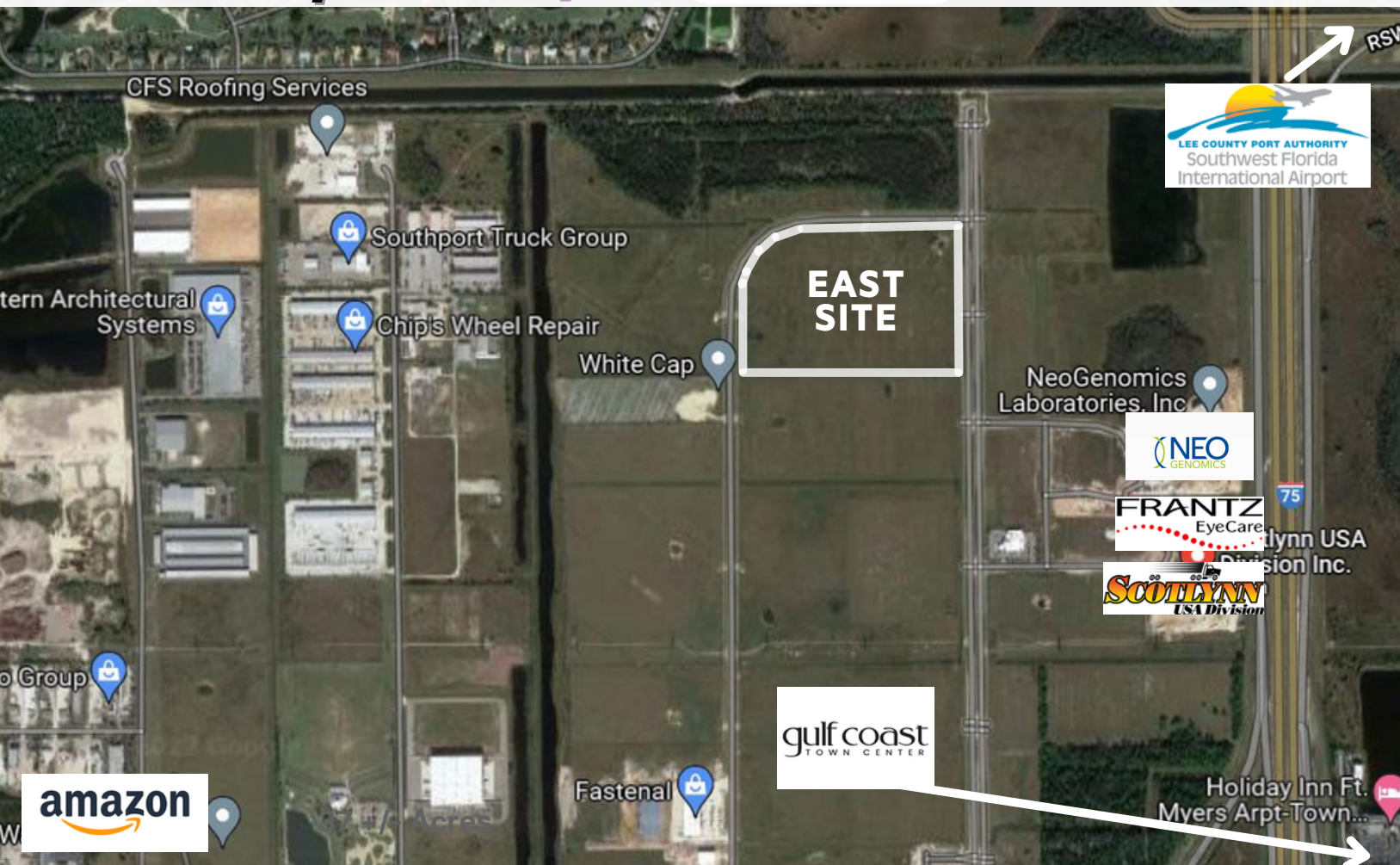


FOR SALE 37.5 AC+/- THREE OAKS PKWY NW QUADRANT I-75 & ALICO RD



TOTAL SIZE

PRICE

FRONTAGE

STRAP#(s)

ZONING

INGRESS/EGRESS

ADDITIONAL MATERIALS

CONTACT FOR DETAILS

Frontage on Three Oaks Pkwy, North of Alico Rd.
(Exit 128 off I-75) and the intersection of Oriole Rd. in South Fort Myers,
FL 33912

03-46-25-00-00001.101A , 04-46-25-00-00003.001A

MPD ZONING IN PLACE PROVIDES FOR WIDE VARIETY OF USES,
see attached

Full median cuts on Three Oaks Pkwy & Oriole Rd extensions

SURVEY, LOT LAYOUT SITE PLAN, AND ZONING RESOLUTION
AVAILABLE UPON REQUEST

Select Real Estate
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FOR SALE 37.5 AC+/- THREE OAKS PKWY NW QUADRANT I-75 & ALICO RD

ADDITIONAL INFORMATION

SITE LOCATED WITHIN TWO MILES OF I-75, SOUTHWEST FLORIDA INTERNATIONAL AIRPORT, AND FLORIDA GULF COAST UNIVERSITY

EASY ACCESS TO ALICO ROAD, I-75 (EXIT 128), AND US-41

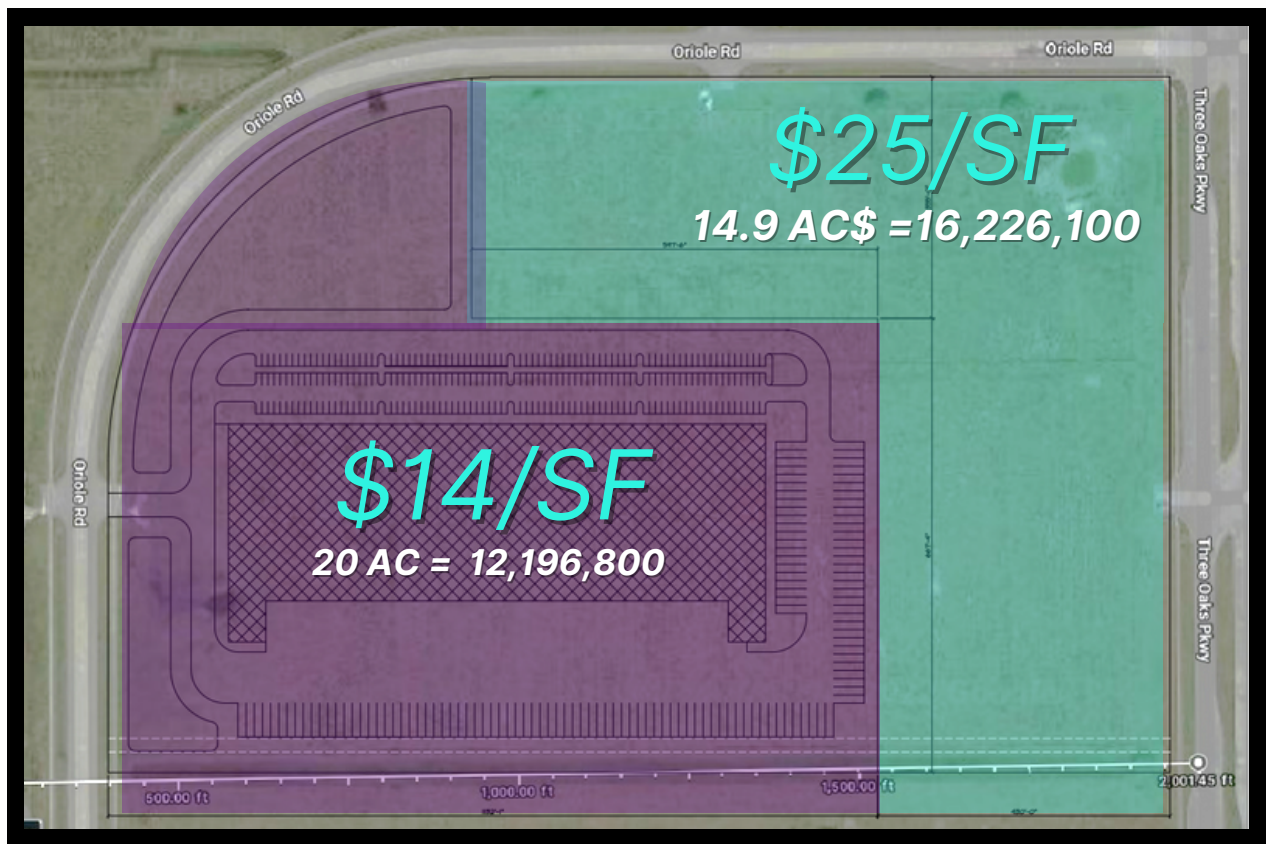
THE EXTENSION OF THREE OAKS PARKWAY IS PLANNED FROM ALICO ROAD NORTH TO DANIELS PARKWAY IN FORT MYERS

ACCESS VIA ORIOLE ROAD EXTENSION AND THREE OAKS PKWY PROVIDING ADDITIONAL ROAD FRONTAGE

UTILITIES

WATER, SEWER, AND ELECTRICAL SERVICE

PROPOSED SITE PLAN



FOR SALE
37.5 AC+/-

THREE OAKS PKWY
NW QUADRANT I-75 & ALICO RD

ADDITIONAL INFORMATION

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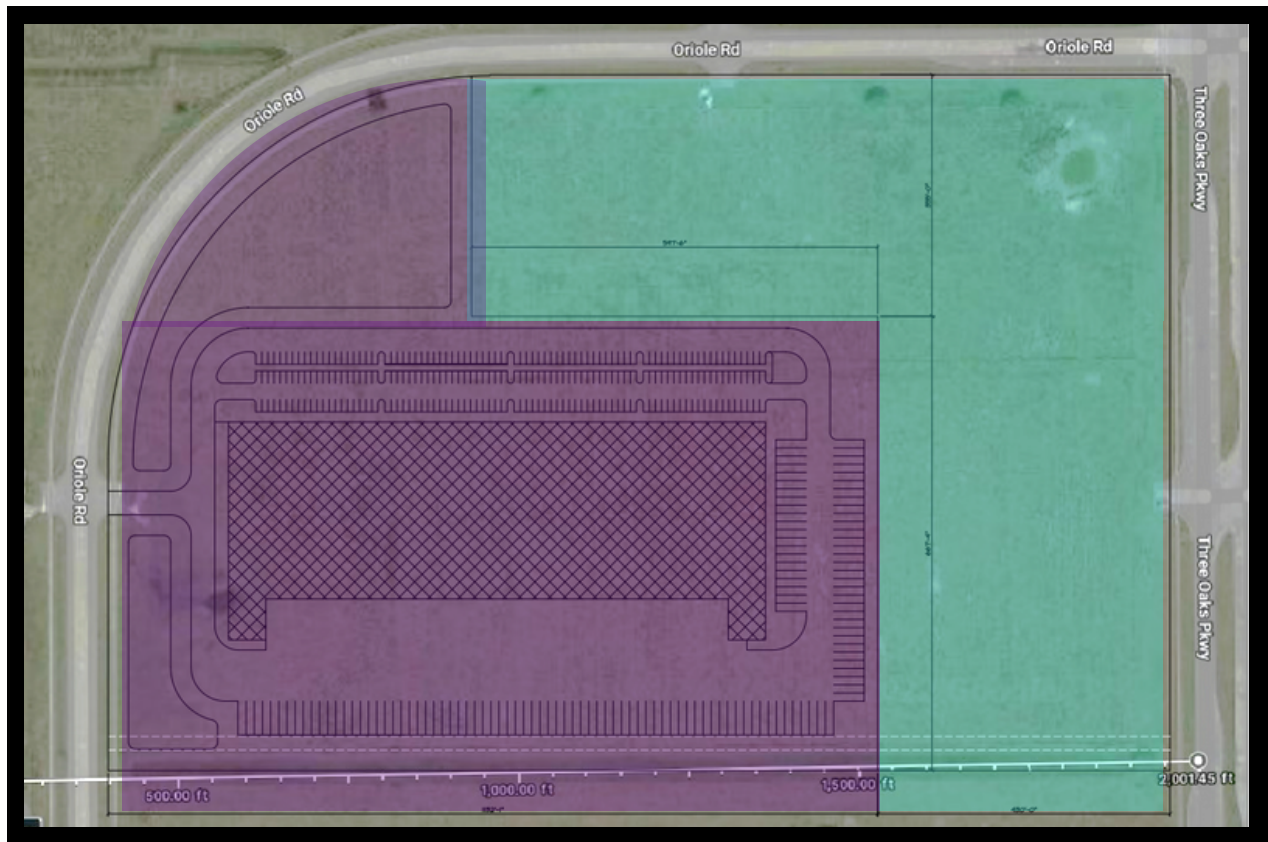
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THREE OAKS PKWY NW QUADRANT I-75 & ALICO RD

ADDITIONAL INFORMATION

ZONING RESOLUTION INCLUDES THE FOLLOWING
AND IS AVAILABLE UPON REQUEST

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
AGRICULTURAL USES - SEE CONDITION 9
AGRICULTURAL SERVICES: OFFICE/BASE OPERATIONS AIRCRAFT FOOD SERVICES
AND CATERING
AMATEUR RADIO
ANTENNAE AND SATELLITE EARTH STATIONS
ANIMALS, CLINIC OR KENNEL
ANIMAL CONTROL CENTER (INCLUDING HUMANE SOCIETY) ATM (AUTOMATIC
TELLER MACHINES)
AUTO PARTS STORE, WITH OR WITHOUT INSTALLATION AUTO REPAIR AND
SERVICE, ALL GROUPS AUTOMOBILE SERVICE STATION - LIMITED TO ONE (1)
FOR THE ENTIRE MPD
BAIT AND TACKLE SHOP
BANKS AND FINANCIAL ESTABLISHMENTS, GROUPS I & II
BOAT PARTS STORE
BOATS: BOAT RENTAL, BOAT REPAIR AND SERVICE, BOAT SALES,
BOAT STORAGE, DRY BOATYARD
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIALS SALES
BUS STATION/DEPOT - LIMITED TO ONE (1) FOR THE ENTIRE MPD AND NOT
PERMITTED ON LOTS WITH FRONTAGE ON THREE OAKS PARKWAY OR ORIOLE
ROAD
BUSINESS SERVICES, GROUPS I AND II
CLEANING & MAINTENANCE SERVICES
CLOTHING STORES, GENERAL
COLD STORAGE, PRE-COOLING, WAREHOUSE, & PROCESSING PLANT
COMPUTER AND DATA PROCESSING SERVICES
CONSUMPTION ON PREMISES - IN CONJUNCTION WITH A RESTAURANT USE
OR HOTEL/MOTEL ONLY
CONTRACTORS AND BUILDERS, ALL GROUPS
CONVENIENCE FOOD AND BEVERAGE STORES - LIMITED TO ONE (1)
FOR THE ENTIRE MPD. SEE SELF SERVICE FUEL PUMPS BELOW.



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DRIVE THROUGH FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
EMERGENCY OPERATIONS CENTER
EMS FIRE OR SHERIFF'S OFFICE
ENTRANCE GATES AND GATEHOUSE ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP 1, GROUP II BY SPECIAL
EXCEPTION ONLY
EXCAVATION, WATER RETENTION - EXCAVATED MATERIAL MAY NOT BE
REMOVED FROM THE SITE.
FACTORY OUTLETS, POINT OF MANUFACTURE ONLY
FARM EQUIPMENT SALES, STORAGE, RENTAL OR SERVICE - LIMITED
TO ONE (1) FOR THE ENTIRE MPD AND NOT PERMITTED ON
LOTS WITH FRONTAGE ON THREE OAKS PARKWAY OR ORIOLE ROAD
FEED FERTILIZER MIXING AND SALES - LIMITED TO ONE (1) FOR THE ENTIRE MPD
AND NOT PERMITTED ON LOTS WITH FRONTAGE ON THREE OAKS PARKWAY
OR ORIOLE ROAD
FENCES, WALLS=
FLEA MARKET, OPEN - LIMITED TO ONE (1) FOR THE ENTIRE MPD FOOD AND
BEVERAGE SERVICE, LIMITED FOOD STORES, GROUPS I & II
FREIGHT OR CARGO HANDLING SYSTEMS
GASOLINE DISPENSING SYSTEMS, SPECIAL
GIFT AND SOUVENIR SHOP
GOLF DRIVING RANGE
GOVERNMENT MAINTENANCE FACILITY
HARDWARE STORE
HEALTH CARE FACILITIES, GROUPS I, II & III
HELIPORT OR HELISTOP - SEE CONDITION 19
HOBBY TOY AND GAME SHOP
HOTEL/MOTEL - 100 ROOMS MAXIMUM
HOUSEHOLD AND OFFICE FURNISHINGS, ALL GROUPS
INSURANCE COMPANIES



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37.5 AC+/-

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LAUNDRY AND DRY CLEANING, GROUPS I & II
LAWN AND GARDEN SUPPLY STORE
LIBRARY

MANUFACTURING OF:

- APPAREL PRODUCTS
- BOATS - CHEMICAL AND ALLIED PRODUCTS, GROUPS I & II
- ELECTRICAL MACHINERY AND EQUIPMENT
- FABRICATED METAL PRODUCTS, GROUPS I, II & III
- FOOD AND KINDRED PRODUCTS, GROUP III ONLY
- FURNITURE AND FIXTURES
- LEATHER AND LEATHER PRODUCTS, GROUP II ONLY
- LUMBER AND WOOD PRODUCTS, ALL GROUPS
- MACHINERY, GROUPS I, II & III
- MEASURING, ANALYZING AND CONTROLLING INSTRUMENTS
- NOVELTIES, JEWELRY, TOYS AND SIGNS, ALL GROUPS
- PAPER AND ALLIED PRODUCTS, ALL GROUPS.
- RUBBER AND PLASTIC PRODUCTS, GROUP II ONLY
- STONE, CLAY, GLASS, AND CONCRETE PRODUCTS, GROUPS I, II, III & IV
- TEXTILE MILL PRODUCTS, GROUPS I, II AND III
- TRANSPORTATION EQUIPMENT, GROUPS I, II & II

MEDICAL OFFICE

MOBILE HOME DEALERS

MOTION PICTURE PRODUCTION STUDIO NON-STORE RETAILER, ALL GROUPS

PACKAGE STORE - LIMITED TO ONE (1) FOR THE ENTIRE MPD PAINT, GLASS, AND WALLPAPER

PARCEL AND EXPRESS SERVICES PARKING LOT, ACCESSORY, COMMERCIAL, GARAGE, PUBLIC PARKING - TEMPORARY

PERSONAL SERVICES, GROUPS I, II, III AND IV - EXCLUDING MASSAGE PARLORS, STEAM OR TURKISH BATHS, ESCORT SERVICES, PALM READERS, FORTUNETELLERS, OR CARD READERS



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ADDITIONAL INFORMATION

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PET SERVICES
PET SHOP
PHOTO FINISHING LABORATORY
POST OFFICE
PRINTING AND PUBLISHING
PROCESSING AND WAREHOUSING
REAL ESTATE SALES OFFICE
RECREATIONAL FACILITIES, PERSONAL, PRIVATE - ON SITE RECREATIONAL
FACILITIES, COMMERCIAL, GROUPS I & IV
RECYCLING FACILITY - LIMITED TO ONE (1) FOR THE ENTIRE MPD
AND NOT PERMITTED ON LOTS WITH FRONTAGE ON THREE OAKS PARKWAY
RENTAL OR LEASING ESTABLISHMENTS, GROUPS I, II, III & IV REPAIR SHOPS,
GROUPS I, II, II, IV & V
RESEARCH AND DEVELOPMENT LABORATORIES, GROUPS I, II, III & IV
RESTAURANTS, GROUPS I, II, III & IV RESTAURANTS, FAST FOOD RETAIL AND
WHOLESALE SALES WHEN CLEARLY INCIDENTAL AND SUBORDINATE TO A
PERMITTED PRINCIPAL USE ON THE SAME PREMISES
SALVAGE AND DISPOSAL OF MATERIALS, LIMITED TO AUTO JUNKYARDS AND
IMPOUND YARDS - LIMITED TO ONE (1) FOR THE ENTIRE MPD AND NOT
PERMITTED ON LOTS WITH FRONTAGE ON THREE OAKS PARKWAY OR ORIOLE
ROAD SCHOOLS, COMMERCIAL
SELF SERVICE FUEL PUMPS - WITH CONVENIENCE FOOD AND BEVERAGE USE,
OR AUTO SERVICE STATION, MAXIMUM 16 PUMPS FOR THE ENTIRE MPD.
ADDITIONAL FUEL PUMPS ARE PERMISSIBLE AS AN ACCESSORY USE
TO INDIVIDUAL BUSINESSES TO PROVIDE FUEL FOR THEIR FLEET OF VEHICLES
AND EQUIPMENT. A MAXIMUM TWO (2) PER BUSINESS.
SIGNS, PER LDC CHAPTER 30
SOCIAL SERVICES, GROUP II ONLY
SPECIALTY RETAIL SHOPS, GROUPS I & II STORAGE, INDOOR
STORAGE, OPEN - LARGE SCALE STORAGE OF NOXIOUS OR HAZARDOUS
MATERIALS
(FLAMMABLE, TOXIC, EXPLOSIVE, CORROSIVE, ETC.) INCLUDING LIQUID
PETROLEUM, FRACTIONS AND DISTILLATES THEREOF, AND FUEL GASSES). BY
SPECIAL EXCEPTION ONLY (A PUBLIC HEARING IS REQUIRED)



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STUDIOS TEMPORARY USES
TRANSPORTATION SERVICES, GROUPS I, II, III & IV
TRUCK SHOP, TRUCKING TERMINAL
USED MERCHANDISE STORES, GROUPS I, II & III. VARIETY STORES
VEHICLE AND EQUIPMENT DEALERS, GROUPS I, II, III & IV
WAREHOUSE, MINIWAREHOUSE, PRIVATE, PUBLIC, COLD STORAGE
WHOLESALE ESTABLISHMENTS, GROUPS I, II, III & IV
WRECKING YARD, AUTO AND OTHER - LIMITED TO ONE (1) FOR THE ENTIRE MPD AND NOT PERMITTED ON LOTS WITH FRONTAGE ON THREE OAKS PARKWAY OR ORIOLE ROAD.



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