



S. TAMiami TRAIL - AADT 51,000[±]



SANTA ELENA DRIVE

SAN MICHEL STREET

LSI
COMPANIES

OFFERING MEMORANDUM
CALUSA COVE
131-LOT PLATTED MOBILE HOME & RV PARK

PROPERTY SUMMARY

Property Address: 4700 San Michel Drive
Fort Myers, FL 33908

County: Lee

Property Type: Mobile Home & RV Park

Property Size: 20.1± Acres

No. Lots: 131

Zoning: MH-1 (Mobile Home-1)
RV-3 (-3)

Utilities: On-Site Sewer Treatment Plant
& County Water

STRAP Number: 2046.251100.0000.000

LIST PRICE:
\$6,950,000

LSI
COMPANIES



LSICOMPANIES.COM

SALES EXECUTIVES



Alex Henderson
Sales Associate



Max Molloy
Sales Associate



Sawyer Gregory
Research & Sales Associate



DIRECT ALL OFFERS TO:

Alex Henderson - ahenderson@lsicompanies.com | (239) 940-2856

Max Molloy - mmolloy@lsicompanies.com | (239) 848-2050

Sawyer Gregory - sgregory@lsicompanies.com | (239) 246-1015

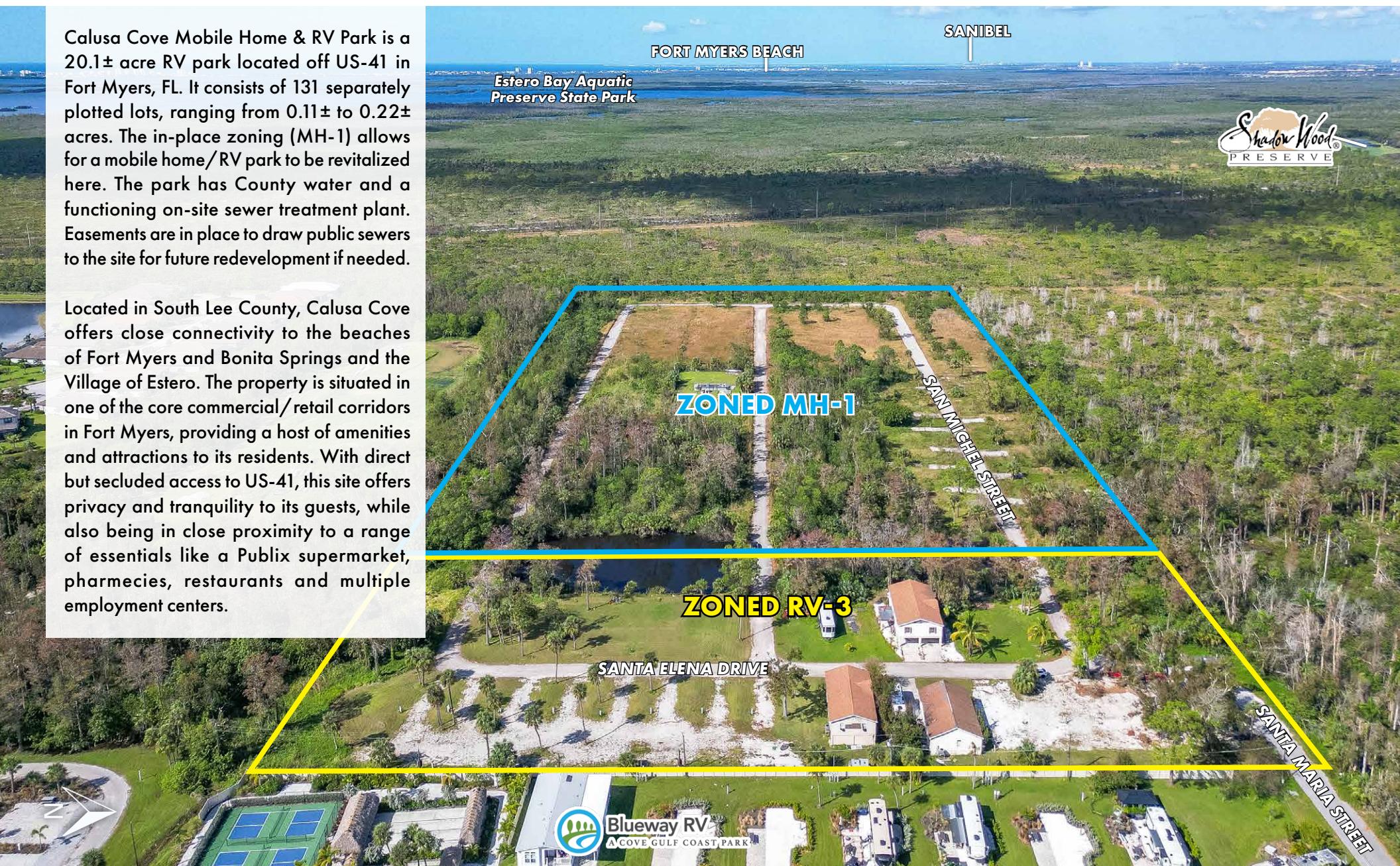
OFFERING PROCESS

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

Calusa Cove Mobile Home & RV Park is a $20.1\pm$ acre RV park located off US-41 in Fort Myers, FL. It consists of 131 separately plotted lots, ranging from $0.11\pm$ to $0.22\pm$ acres. The in-place zoning (MH-1) allows for a mobile home/RV park to be revitalized here. The park has County water and a functioning on-site sewer treatment plant. Easements are in place to draw public sewers to the site for future redevelopment if needed.

Located in South Lee County, Calusa Cove offers close connectivity to the beaches of Fort Myers and Bonita Springs and the Village of Estero. The property is situated in one of the core commercial/retail corridors in Fort Myers, providing a host of amenities and attractions to its residents. With direct but secluded access to US-41, this site offers privacy and tranquility to its guests, while also being in close proximity to a range of essentials like a Publix supermarket, pharmacies, restaurants and multiple employment centers.



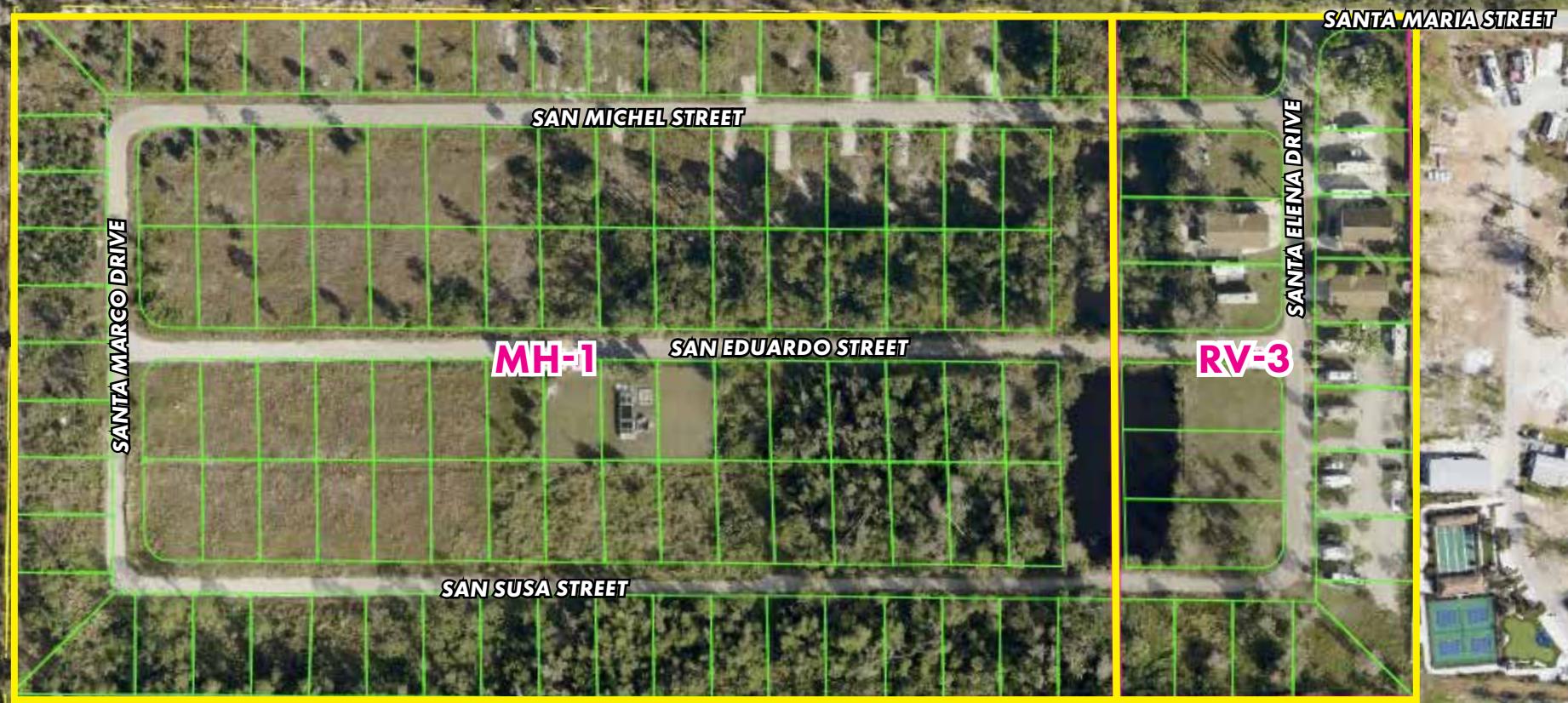
PROPERTY AERIAL



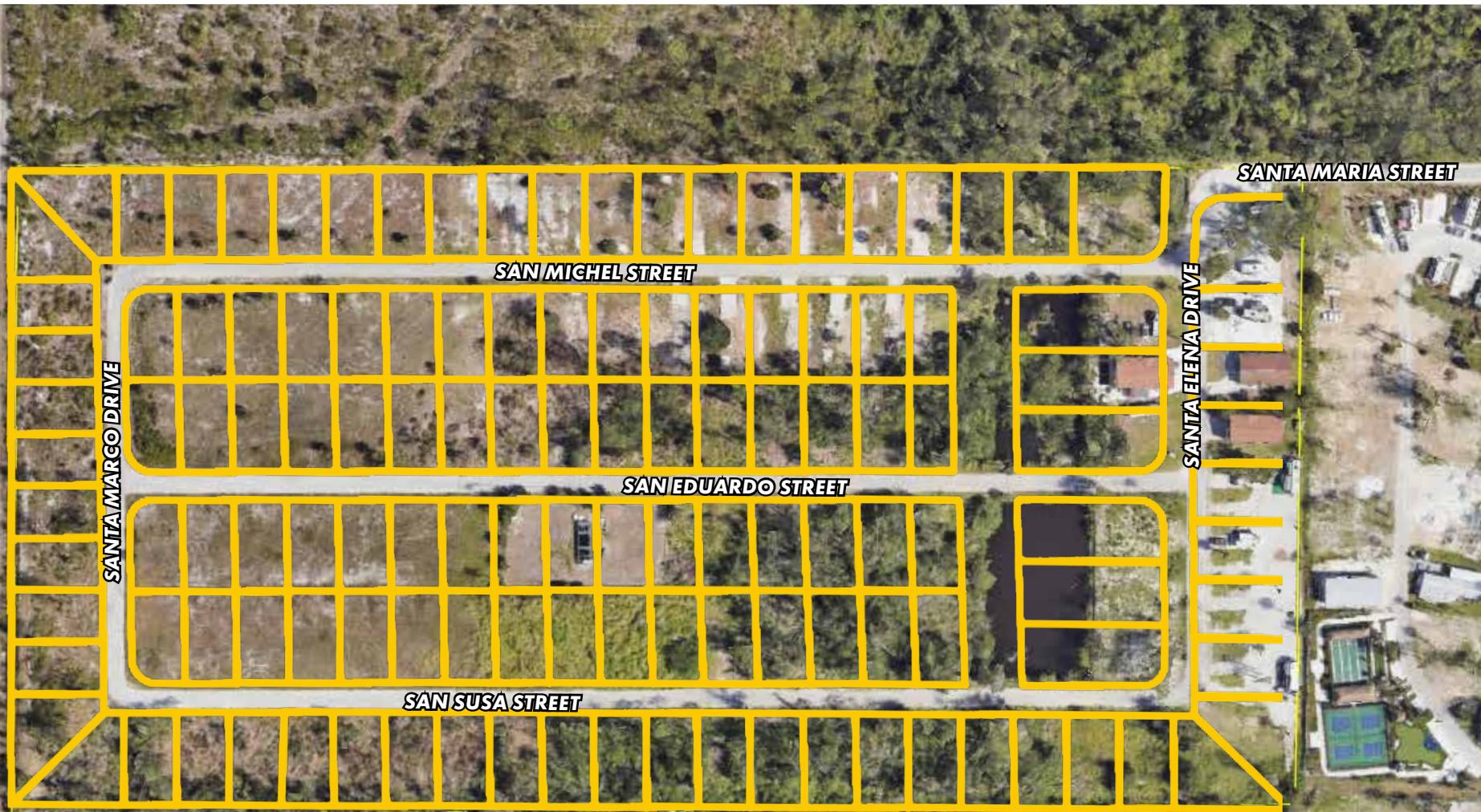
PROPERTY AERIAL



SITE ZONING



PARCEL MAP



Average Lot Size: 5,514± Sq. Ft.
Lot Width: ~52' to 65'
Lot Depth: ~90' to 100'

Parcel map with lot dimensions available



ACCESS EXHIBIT



RETAIL MAP



AREA ATTRACTIONS



LAKES REGIONAL PARK

A 279-acre public park on Gladiolus Dr. in Fort Myers. Plenty of outdoor activities, including biking and kayaking and bird watching.



TWINS & RED SOX

Fort Myers is the spring training home of the Minnesota Twins at Hammond Stadium, while JetBlue Park hosts the Boston Red Sox.



SANIBEL & CAPTIVA ISLANDS

3 miles off the coast of Fort Myers, both islands are known for abundant wildlife and fresh seafood. Sanibel is popular for its resorts and shelling. Captiva is known for more quiet and natural.



FORT MYERS BEACH

On Estero Island, off the southwest Florida coast, with a long, sandy beaches facing the Gulf of Mexico, shops and restaurants. Trails run through Matanzas Pass Preserve nature sanctuary.



BELL TOWER SHOPS

Recently renovated, Bell Tower Shops is an open-air shopping center, with many popular shops, local boutiques, restaurants, a movie theatre, and two adjoining hotels.



GULF COAST TOWN CENTER

Gulf Coast Town Center offers a unique shopping destination featuring more than 100 specialty shops, restaurants and entertainment.



BARBARA B. MANN PERFORMING ARTS HALL

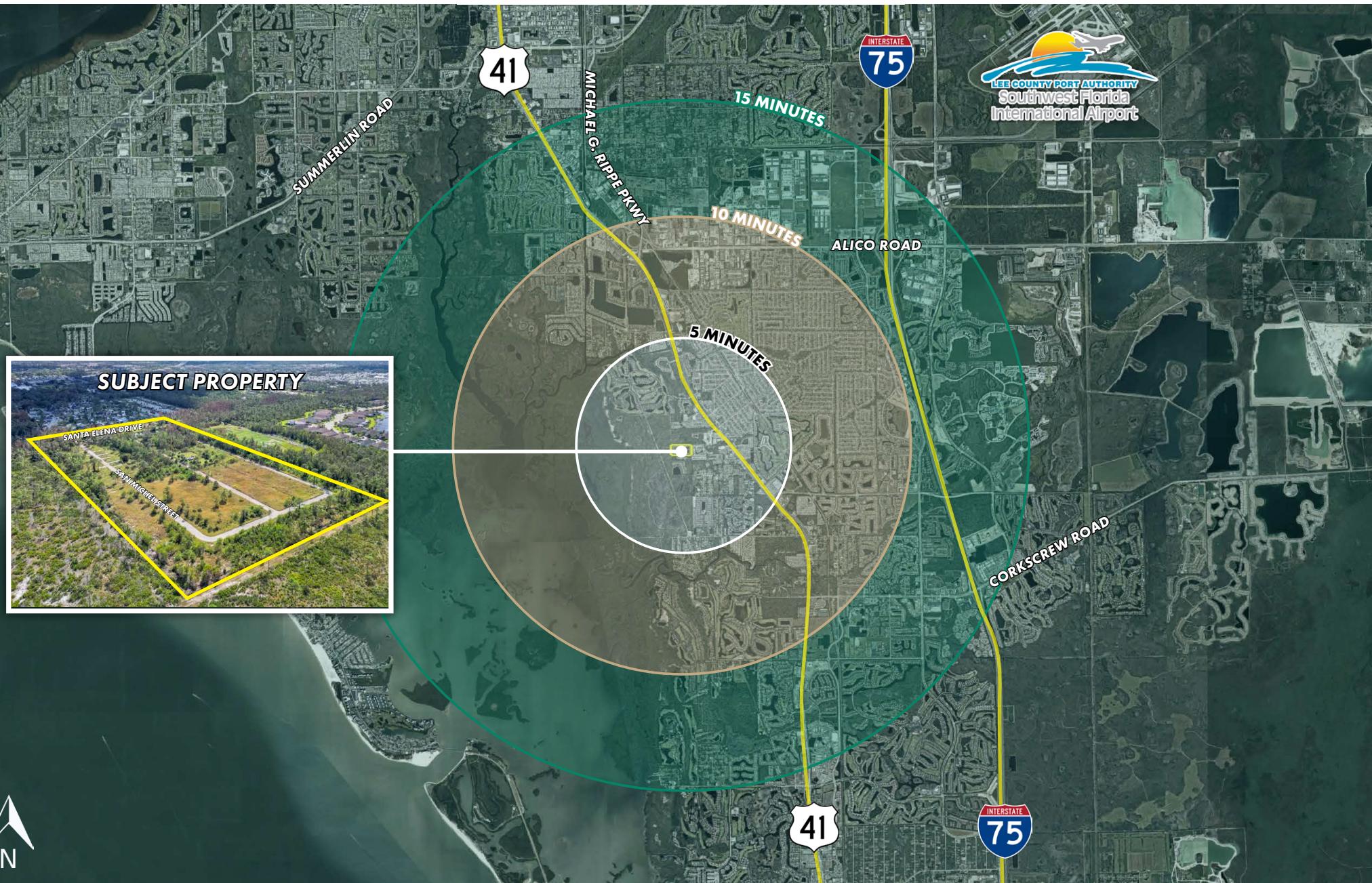
Located at FSW, Barbara B. Mann presents National Touring Broadway musicals, prominent entertainers and music concerts.



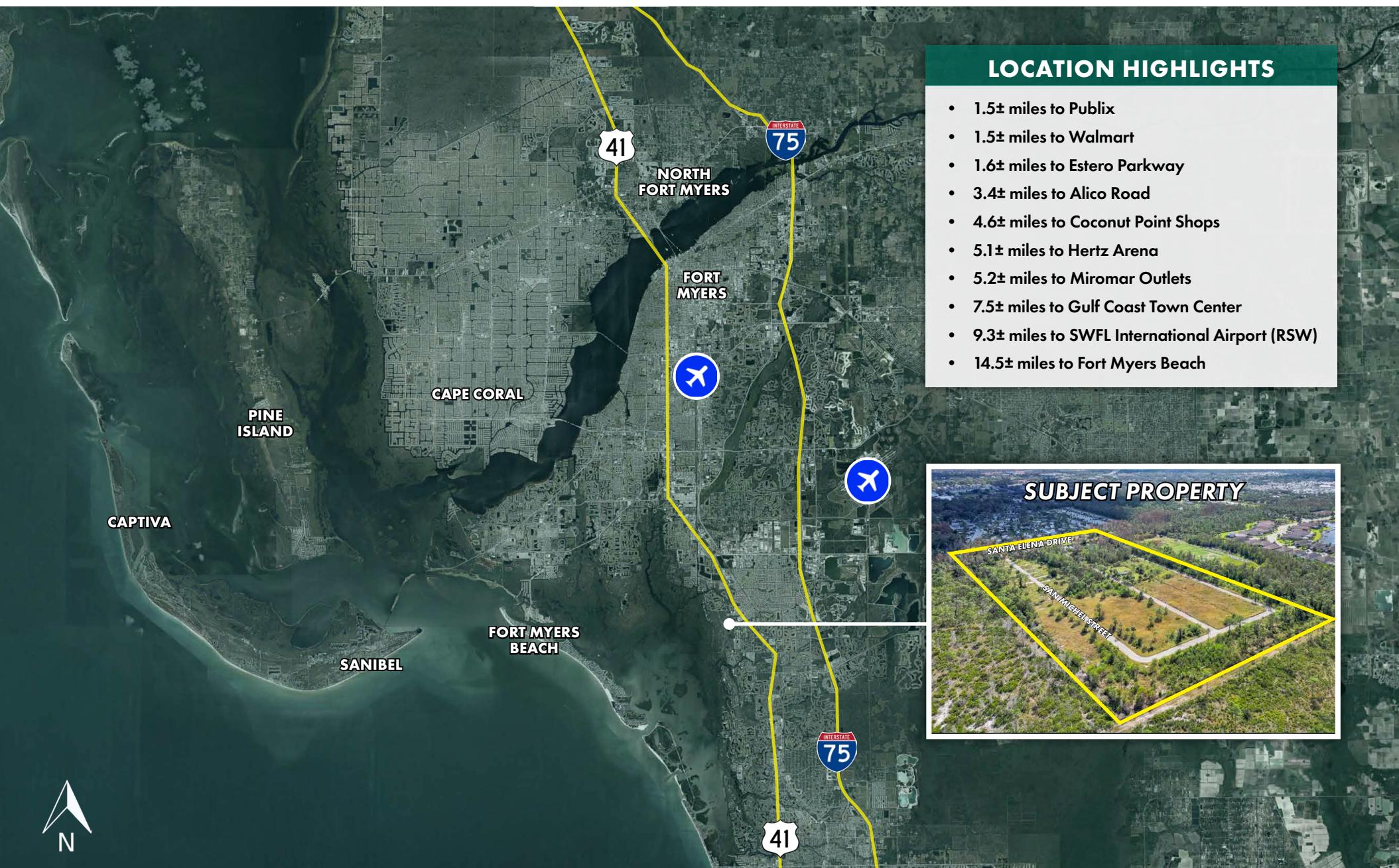
DOWNTOWN FORT MYERS

The culture and history-rich Downtown Fort Myers River District offers plenty to do with many boutique shops, restaurants and events.

DRIVE TIME MAP



LOCATION MAP





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 Buyer, neither their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer and with significant experience in entitlement and development process of Charlotte County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.