



VERONICA S. SHOEMAKER BLVD. - AADT 14,800±

LSI
COMPANIES

OFFERING MEMORANDUM

VAN BUREN STREET

20± ACRE LIGHT INDUSTRIAL DEVELOPMENT OPPORTUNITY - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 3840 & 3841 Van Buren Street
Fort Myers, FL 33916

County: Lee

Property Type: Vacant Land

Property Size: 20± Acres total | 871,200± Sq. Ft.

Zoning: RS-6

Future Land Use: Residential Low Density

Utilities: Water, sewer, and electricity in
close proximity to the site.

Number of Parcels: 2

Tax Information: \$323.69 (2023)

STRAP Number (s): 29-44-25-P4-00105.0030;
29-44-25-P4-00106.0040

LIST PRICE:

\$4,450,000

\$222,500 PER ACRE

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SALES EXECUTIVE



Alec Burke
Sales Associate



DIRECT ALL OFFERS TO:

Alec Burke

aburke@lsicompanies.com

o: (239) 489-4066 m: (563) 505-2197

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.

PROPERTY OVERVIEW

- 20± acre site zoned RS-6, adjacent to a thriving industrial corridor, suitable for large-scale light industrial development
 - Seller is willing to accept longer terms for purchaser to acquire the necessary zoning and approvals
- Cleared site with very little fill required for development
- Situated directly across Veronica Shoemaker Boulevard from Westbury and Southside Industrial Parks
- Located in a rapidly growing market with robust demand for industrial facilities
- Less than a 10 minute drive to I-75, US-41, and State Road 82
- Water, sewer, and electricity are in close proximity to the site

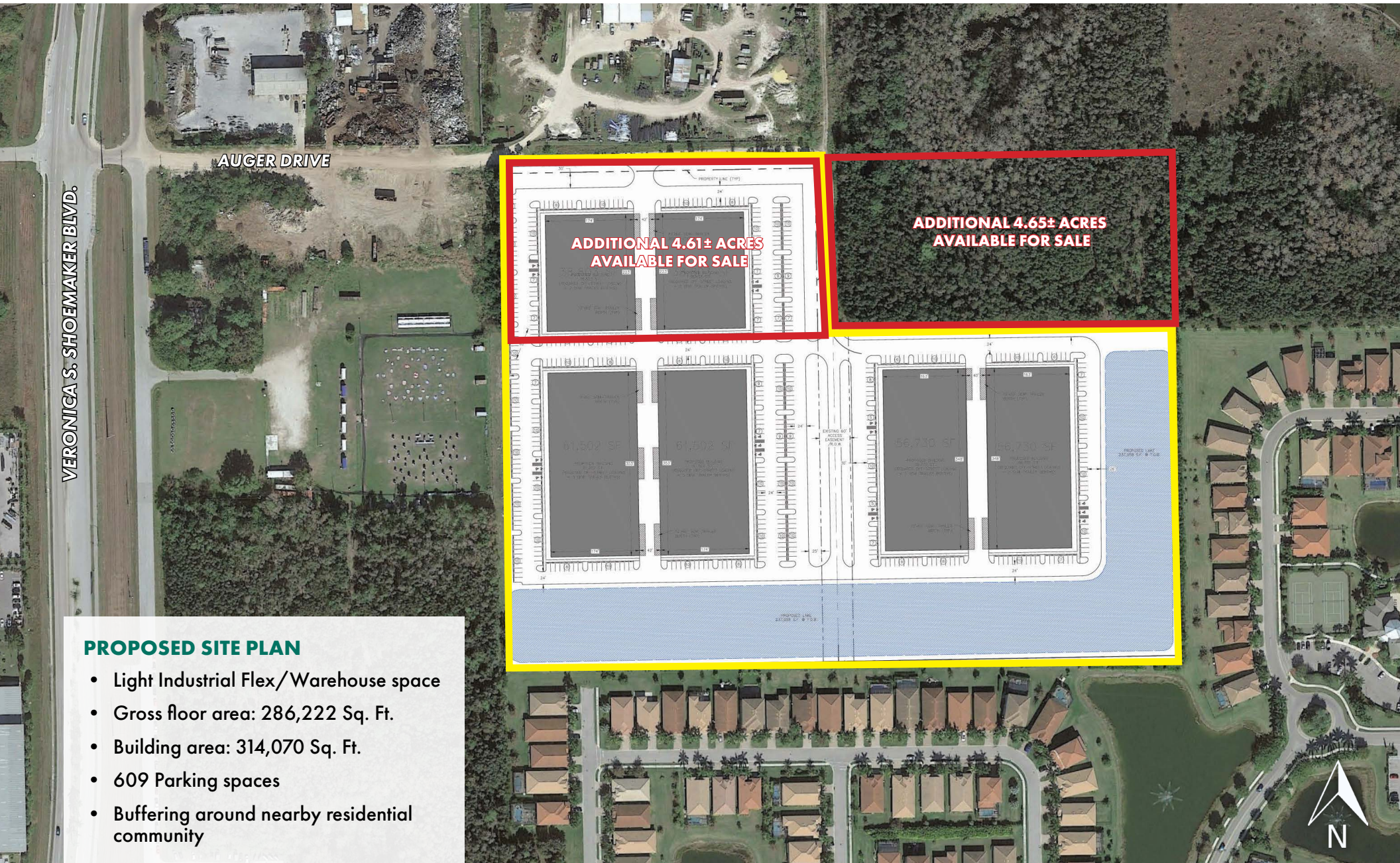
ADDITIONAL ACREAGE

- Adjacent 4.61± acres to the north-west, also available
- Adjacent 4.65± acre parcel to the north-east also available



ADDITIONAL ACREAGE





PROPERTY AERIAL



PROPERTY AERIAL

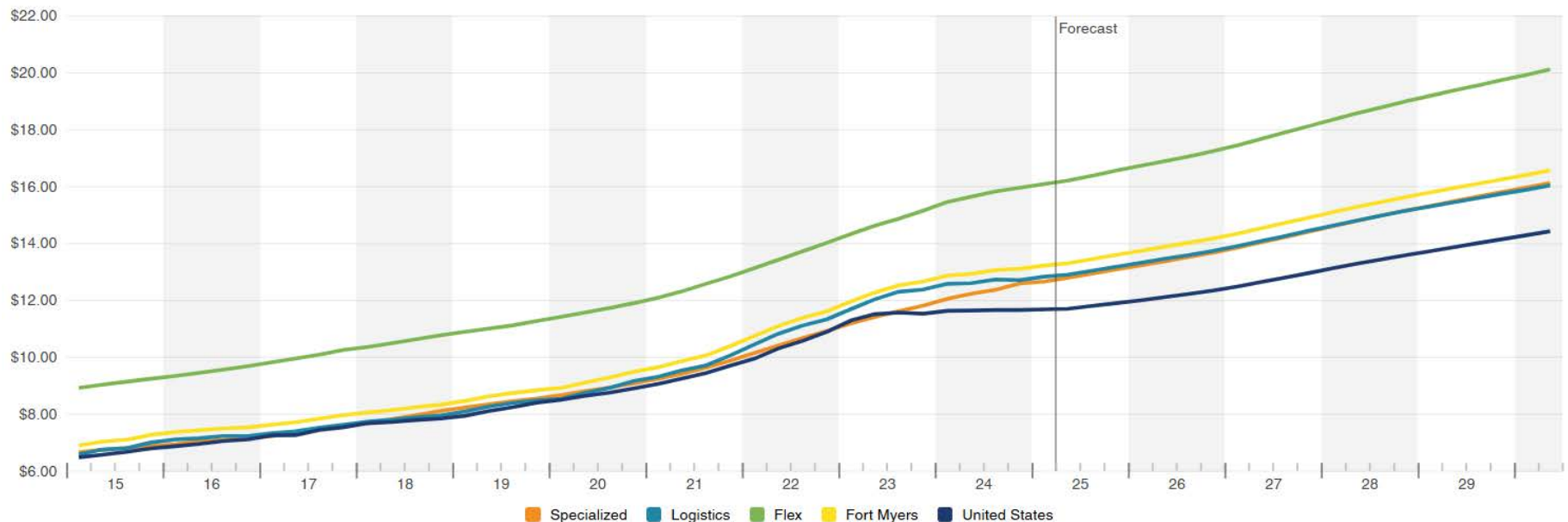


INDUSTRIAL PROPERTY MARKET

CITY OF FORT MYERS

Driven by robust job growth, a strategic location, and steady economic activity, the demand for industrial property in Fort Myers and Lee County remains exceptionally strong. Fort Myers contains about 42 million Sq. Ft. of industrial space, which represents a sizable portion of Lee County's total industrial inventory. Vacancy rates, currently around 6%, have edged up slightly over the past year, but this is not overly concerning, given that the overwhelming majority of stock remains full.

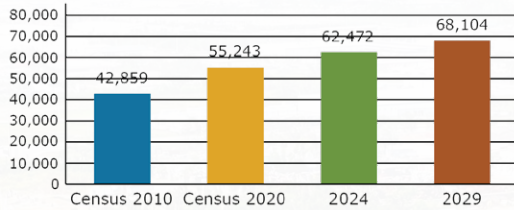
Rent growth in the Fort Myers industrial market continues to outpace the nation, a trend that is expected to continue in the coming years. Average industrial rents in Fort Myers are approximately \$13.21/Sq. Ft., while average rents for new product are upwards of \$18/Sq. Ft.. Net absorption over the past year was roughly 650,000 Sq. Ft. The gap between supply and demand is narrowing and the overall forecast is for vacancy rates to decrease in the coming months, as major users who signed leases in 2024 begin to take occupancy.



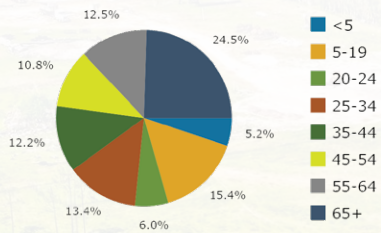
Data Source: CoStar

AREA DEMOGRAPHICS - 5 MILE RADIUS

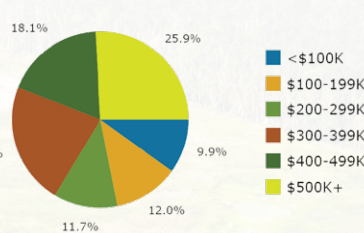
Households



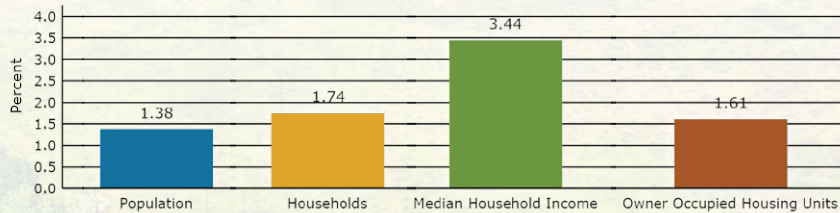
2024 Population by Age



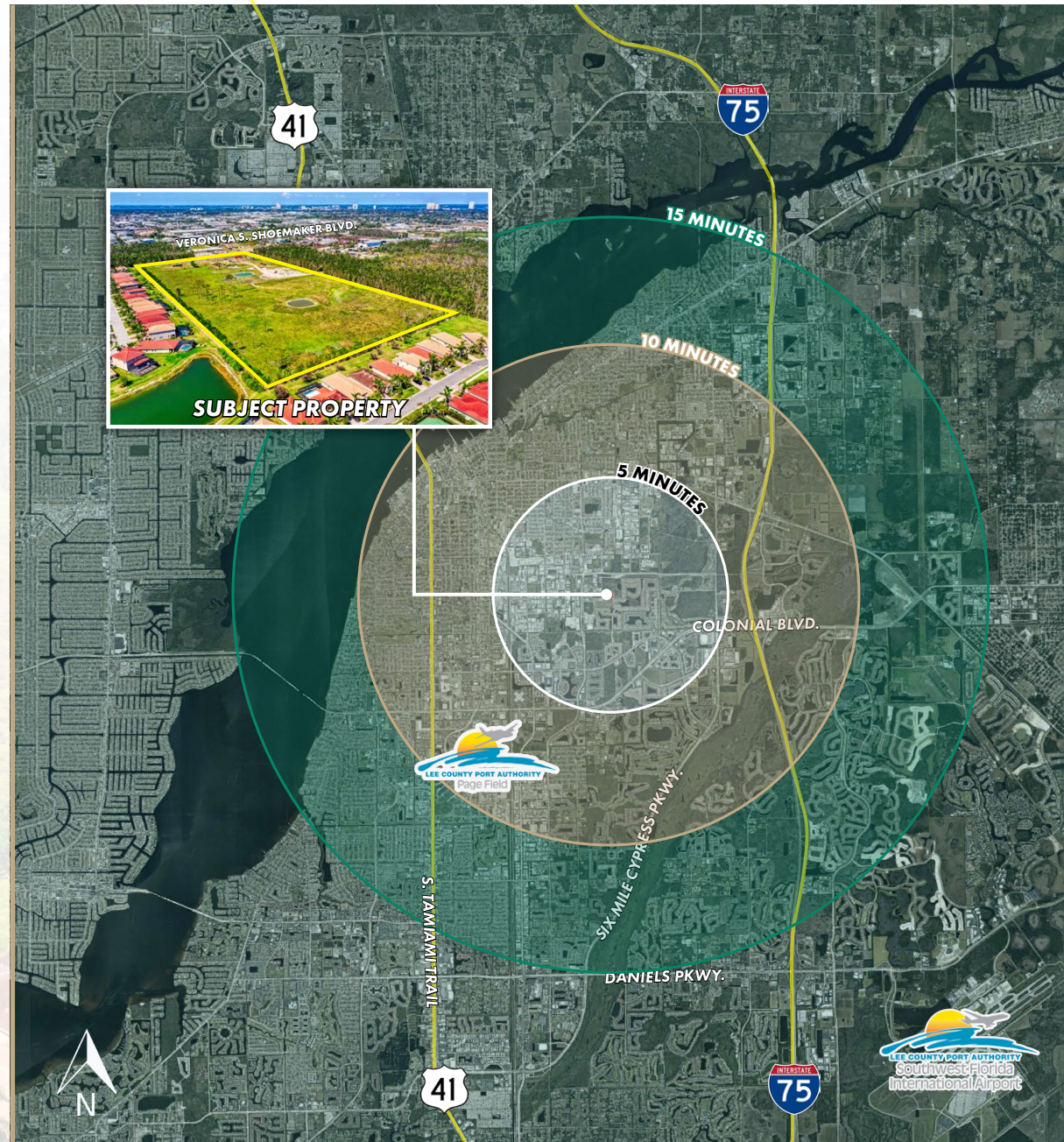
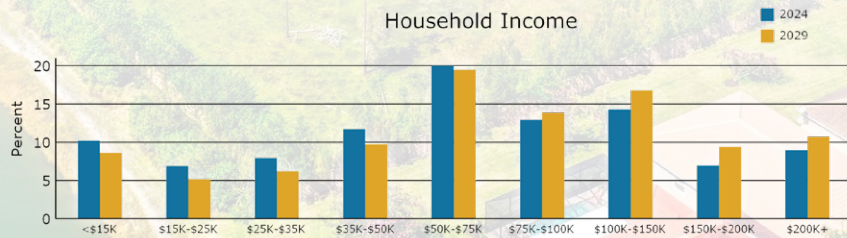
2024 Home Value



2024-2029 Annual Growth Rate



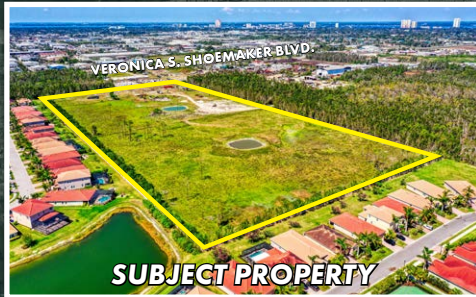
Household Income



AREAS OF INTEREST



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.6± miles to Hanson Street
- 1.4± miles to Winkler Avenue
- 1.9± miles to Colonial Boulevard
- 1.9± miles State Road 82
- 2.7± miles US-41
- 3.3± miles to I-75
- 3.8± miles to Downtown Fort Myers
- 4.3± miles to Page Field Airport
- 13.6± miles to SWFL International Airport (RSW)





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LIMITATIONS AND DISCLAIMERS

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