

I-75 - AADT 77,000±



EXIT 143

BAYSHORE ROAD - AADT 17,400±



WELLS ROAD

BAYSHORE VILLAGE

COMMERCIAL DEVELOPMENT OPPORTUNITY

OFFERING MEMORANDUM | LSI COMPANIES, INC.

PROPERTY SUMMARY

Property Address: 17300 Wells Rd.
N. Fort Myers, FL 33917

County: Lee

Property Size: 8.75± Acres | 381,150± Sq. Ft.

Zoning: CPD | Resolution Z-23-034

Future Land Use: General Interchange

Entitlements: 92,750 Sq. Ft. Commercial;
125 Hotel Rooms

Utilities: All available

STRAP Number: 22-43-25-00-00023.0000

Tax Information: \$28,165 (2023)

LIST PRICE:
\$3,600,000
\$9.44 PSF

LSI
COMPANIES

WWW.LSICOMPANIES.COM



SALES EXECUTIVES



Christi Pritchett, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Christi Pritchett, CCIM
cpritchett@lsicompanies.com
o: (941) 916-9525 | m: (239) 728-1720

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

- Located along the highly trafficked corridor from I-75 to Babcock Ranch
- 8.75± Acres | Zoned CPD
- Zoning allows up to 92,750 Sq. Ft. of development with a wide multitude of retail and commercial uses
- The area surrounding the property has experienced significant new residential growth and include multiple under-construction and planned residential developments



APPROVED USES

- Auto Part Store
- Bank
- Car Wash,
- Convenience Food & Beverage Store
- Drive - Thru Fast Food
- Gas Station (limited to 22 fuel pumps)
- General Office
- Equipment Rental & Sales
- Hardware Store
- Healthcare
- Hotel*
- Medical Office
- Pharmacy, Restaurant
- Specialty Retail
- Storage Facility

* Up to 125 Hotel Rooms with conditions

** A full list of acceptable uses is available upon request



PROPERTY AERIAL



Bayshore Commons
214 Residential Units

Publix Walgreens



Del Webb
OAK CREEK
1,745 Residential Units


BRIGHTWATER
1,300 Residential Units

America's Builder
LENNAR



WELLS ROAD

BAYSHORE ROAD - AADT 17,400±




PROPERTY AERIAL



BABCOCK RANCH
17,000 Residential Units



Lee Civic Center
2.5± MILES




LENNAR
BAYSHORE RANCH
130 Residential Units




LENNAR
STONEHILL MANOR
71 Residential Units



**BAYSHORE
FIRE DEPT.**



**LAWHONS
GROCERY**



**M
MARATHON**

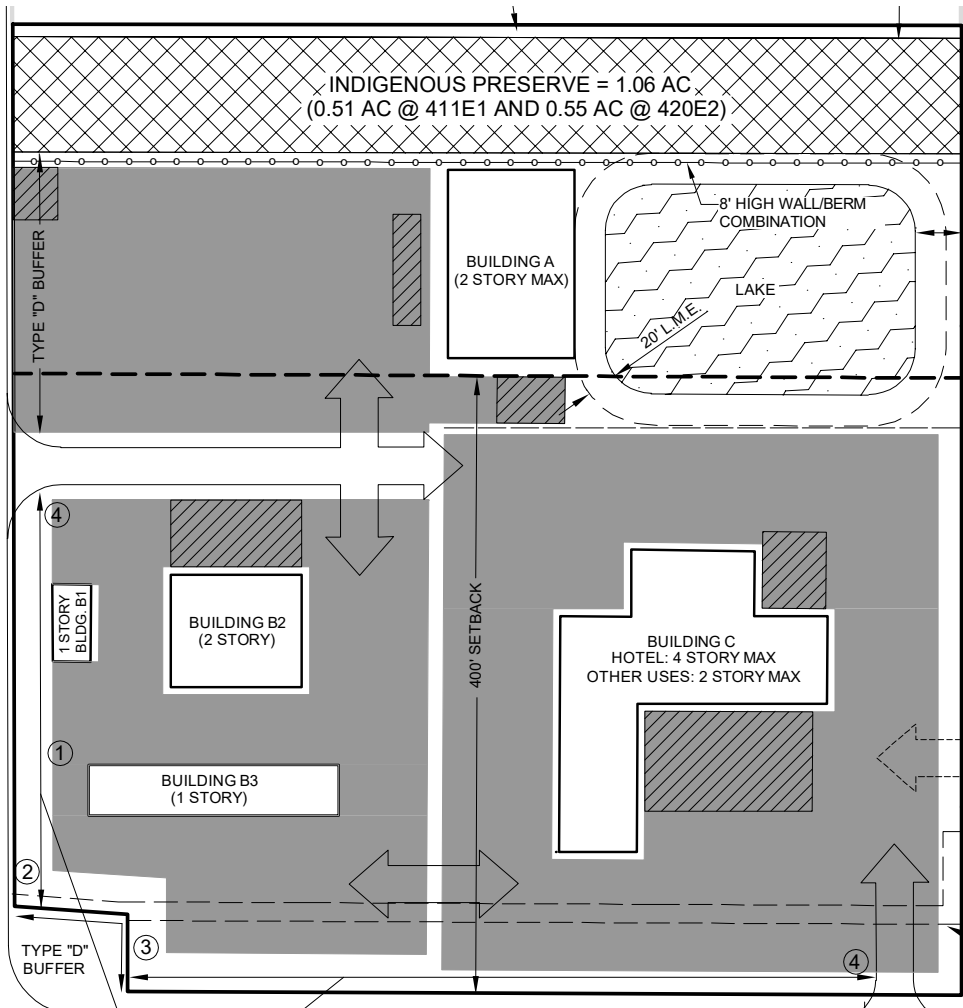


BAYSHORE ROAD / SR78 - AADT 17,400±

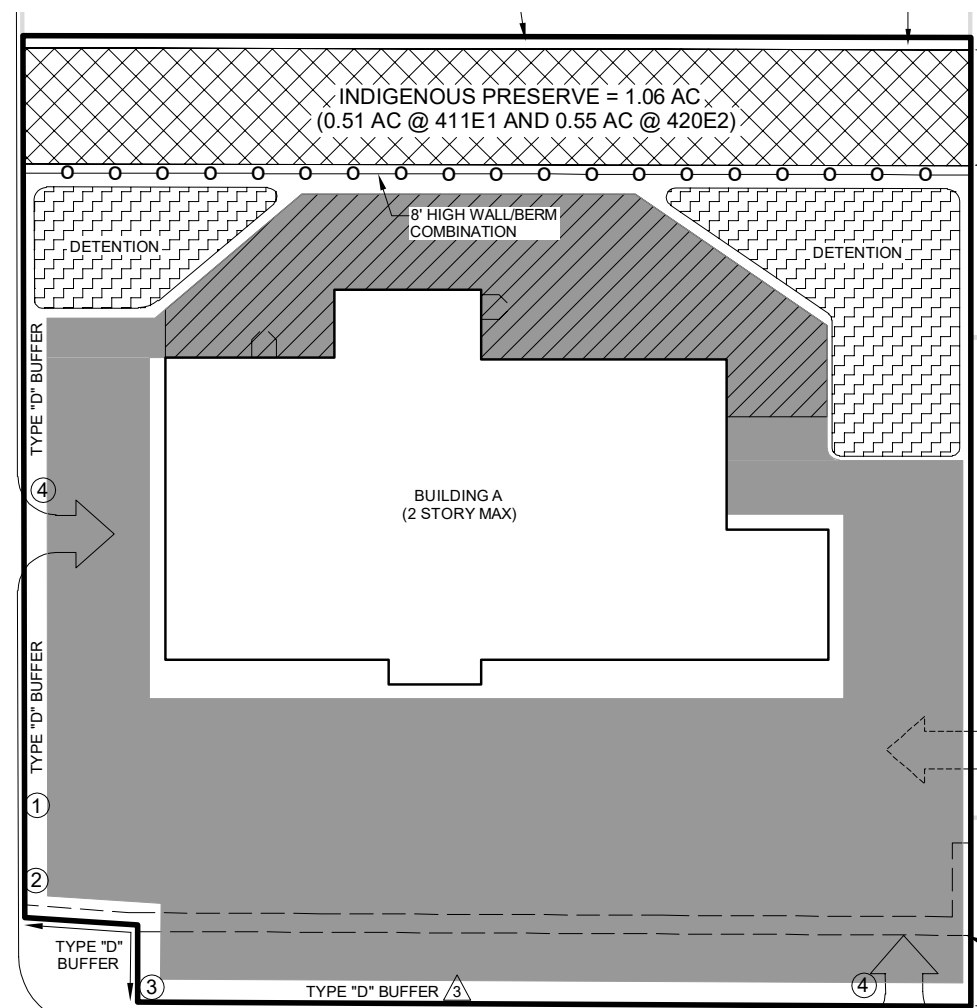
WELLS ROAD



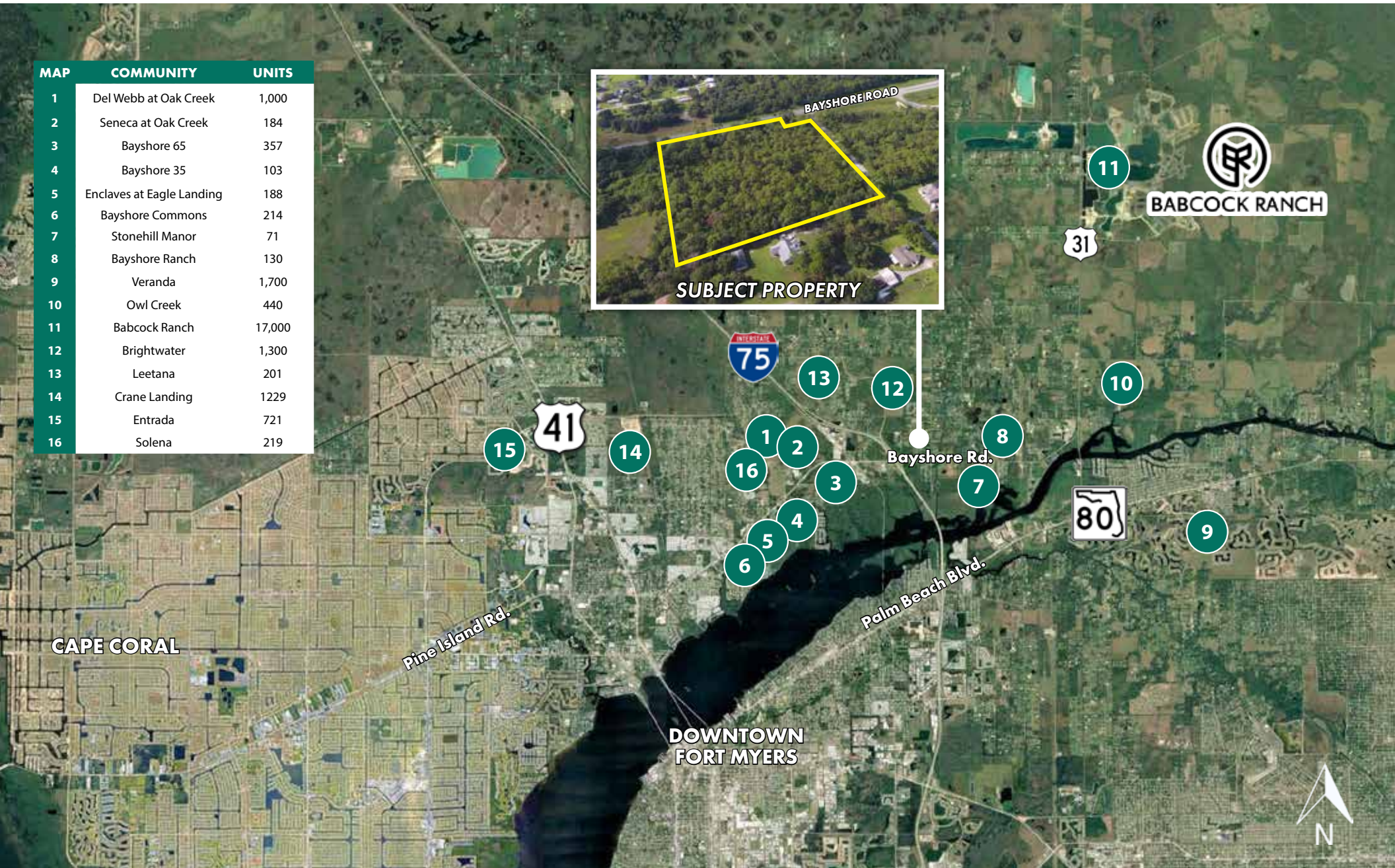
Alternative A



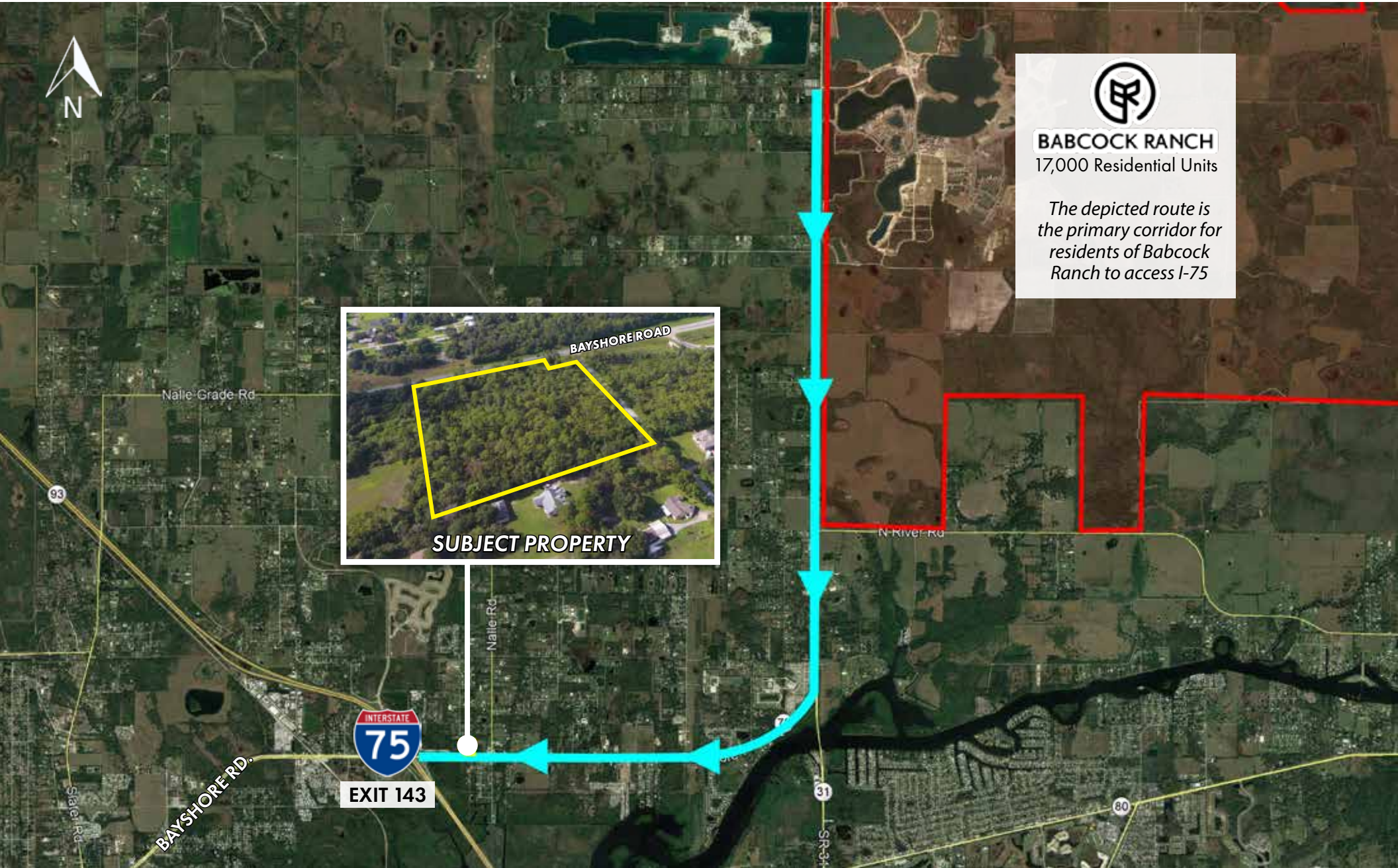
Alternative B



MAP	COMMUNITY	UNITS
1	Del Webb at Oak Creek	1,000
2	Seneca at Oak Creek	184
3	Bayshore 65	357
4	Bayshore 35	103
5	Enclaves at Eagle Landing	188
6	Bayshore Commons	214
7	Stonehill Manor	71
8	Bayshore Ranch	130
9	Veranda	1,700
10	Owl Creek	440
11	Babcock Ranch	17,000
12	Brightwater	1,300
13	Leetana	201
14	Crane Landing	1229
15	Entrada	721
16	Solena	219



BABCOCK RANCH



RETAIL MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.25± miles to I-75
- 6.5± miles to US-41
- 7.5± miles to Downtown Fort Myers
- 15± miles to SWFL International Airport (RSW)
- 20± miles to Punta Gorda Airport





LSI COMPANIES

www.lsicompanies.com

LIMITATIONS AND DISCLAIMERS

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