

Conceptual Site Rendering



POTENTIAL USES

- Healthcare:
 - ✓ Urgent & Convenient Care
 - ✓ Surgery Center
 - ✓ Outpatient Radiology
 - ✓ Senior Nursing Home
- Corporate Offices
- Wholesale/Distribution
- Contractors & Builders
- And Many Others



CALOOSA
— JUNCTION —

OFFERING MEMORANDUM

CALOOSA JUNCTION - COMMERCIAL LAND

18031 BABCOCK RANCH RD · NORTH FORT MYERS, FL 33917

JEFF FORSYTHE, CCIM

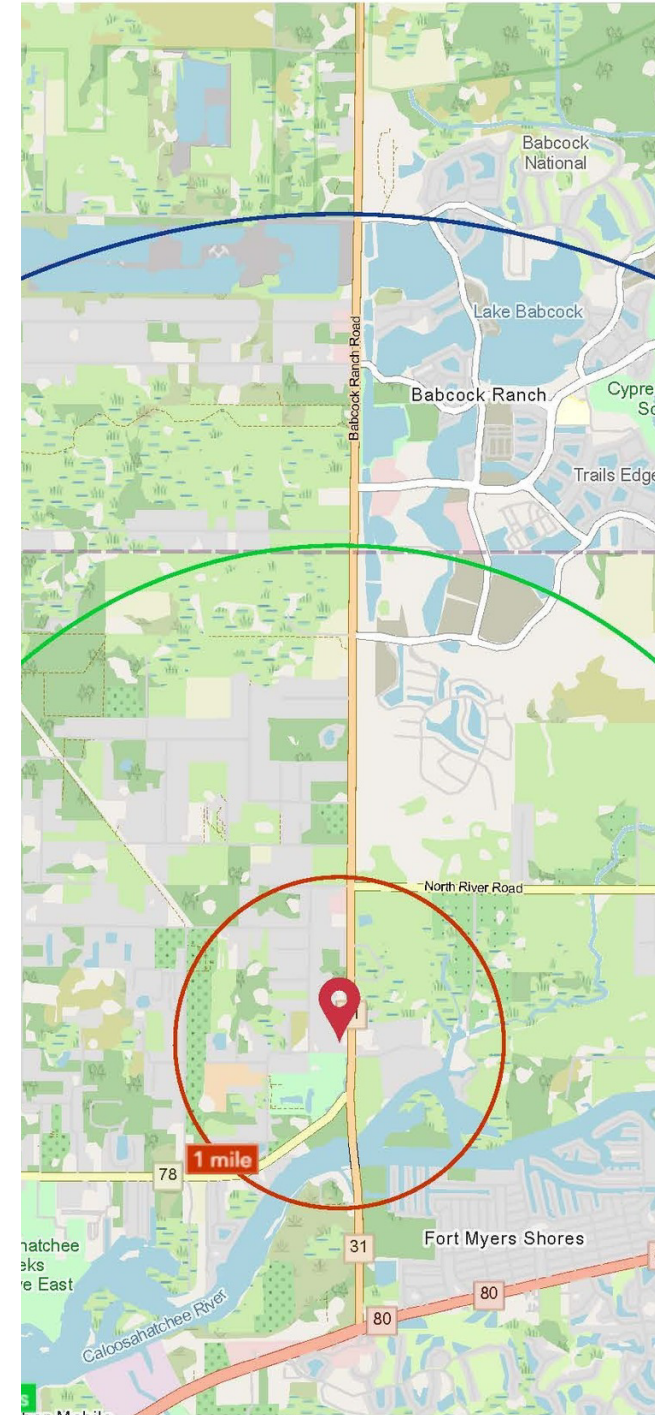
Senior Advisor

239.233.5212 · jeff.forsythe@svn.com



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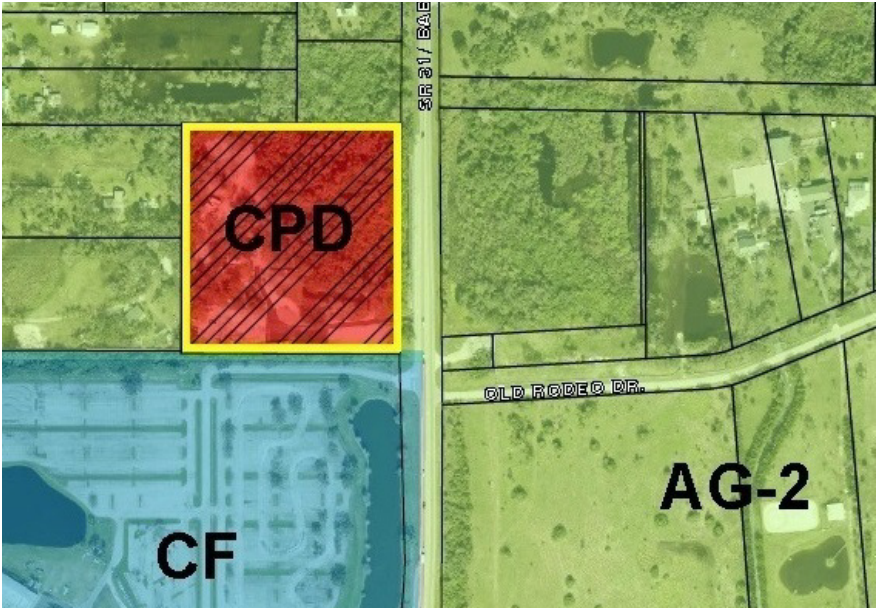
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Property Information

EXECUTIVE SUMMARY



SALE PRICE

\$5,000,000

OFFERING SUMMARY

LOT SIZE:	9.71 Acres
ZONING:	CPD, allows for up to 100,000 SF
MARKET:	North Fort Myers
SUBMARKET:	Bayshore

PROPERTY FEATURES:

- Recently Rezoned 9.7+/- Acres of Commercial Development Land, a rarity in this submarket.
- Strategic Gateway Location. A highly visible site strategically located along Babcock Ranch Road (SR 31) at the gateway to Babcock Ranch and the surging Residential Trade Area.
- Extensive Schedule of Permitted Uses. Ideal for Healthcare & Office, Contractors and Builders w/Outside Storage, Wholesale & Warehousing, and many others.
- Frontage on newly constructed SR 31. Expected to be completed by mid-2027, FDOT is transforming SR 31 from a rural two-lane road into a badly needed four-lane arterial roadway.
- Adjacent to the Lee Civic Center — Lee County has initiated a comprehensive planning effort to reimagine the future of the Lee Civic Center complex, recently renamed Mike Greenwell Regional Park.

PROPERTY DETAILS

PROPERTY INFORMATION

PROPERTY TYPE	Rezoned Commercial
ZONING	CPD, allows up to 100,000 SF
LOT SIZE	9.71 Acres
APN #	13-43-25-00-00009.0000
ENVIRONMENTAL	Approximately 8.08 acres of developable land, after deducting non-mitigated wetland.
FLOOD ZONE	AE (EL-10)

LOCATION INFORMATION

PROPERTY NAME	Caloosa Junction
STREET ADDRESS	18031 Babcock Ranch Rd
CITY, STATE, ZIP	North Fort Myers, FL 33917
COUNTY	Lee
MARKET	NE Lee County
SUB-MARKET	Bayshore and Alva
CROSS-STREETS	Babcock Ranch Rd (SR 31) & Bayshore Rd



PROPERTY HIGHLIGHTS



PROPERTY DESCRIPTION

Positioned along the rapidly expanding Babcock Ranch Road (State Rd 31) corridor, this exceptional 9.7 acre commercial development site offers a rare opportunity to establish a landmark destination at the convergence of Bayshore Rd and Babcock Ranch Rd. (State Rd 31). The site is about equidistant, about 3.5 miles, between I-75 and the main entrance to Babcock Ranch.

It sits strategically located adjacent to the Lee Civic Center and near the expanding Greater Babcock Ranch trade area. Few sites combine this level of entitlement flexibility, regional accessibility, and long-term growth potential.

Fully entitled for a broad range of commercial uses, including healthcare, professional office, business services, office/warehouse, self-storage, and many others, the property benefits from the planned four-lane highway expansion, now in progress.

HIGHLIGHTS

Rarely available 9.7 acres of commercially entitled land. Strategically positioned along the rapidly expanding State Road 31 (Babcock Ranch Rd) corridor in Lee County, Florida. The property has been approved for a Comprehensive Plan Amendment in combination with a recently approved rezoning petition from AG-2 to a CPD that authorizes an extensive schedule of commercial uses, including healthcare facilities, business services, professional office, self-storage, wholesale, and office/warehouse with outside storage.

Gateway Location for the Greater Babcock Ranch Trade Area. The site is positioned equidistance, of about 2.5 miles between I-75 and the entrance to Babcock Ranch. The rapidly growing Babcock Ranch community is experiencing a sustained surge in residential development and new-home demand, in marked contrast to prevailing national housing conditions. While elevated construction costs, affordability constraints and mortgage rates continue to create headwinds for homebuilding nationally, Babcock Ranch recorded a 34% increase in new-home sales during 2025 and entered 2026 at an even stronger pace. Together with the additional residential communities advancing throughout the Lee County portion of the trade area, this activity demonstrates a concentration of growth that is outperforming broader housing-market trends.

Prominent Frontage on Babcock Ranch Rd. The property is further enhanced by significant highway improvement projects presently underway, including the re-construction of State Rd 31 as a 4-lane divided highway, and construction of a new service road utilizing the existing highway right-of-way to provide improved site access. Major intersection improvements are included at Old Rodeo Drive (directly in front of property), Bayshore Rd, and North River Rd. Per FDOT, traffic counts are forecasted to exceed 50,000 (AADT) by 2035, and 65,000 by 2045.

Entitled and Development Ready. An extensive Due Diligence Package has been assembled to substantially reduce development risk and position the property for an expedited transition into permitting, and construction. This OM outlines the documentation available, which includes surveys, environmental and wetlands studies, traffic analysis, entitlement documents, and engineered site plan materials.

CONCEPTUAL SITE PLAN

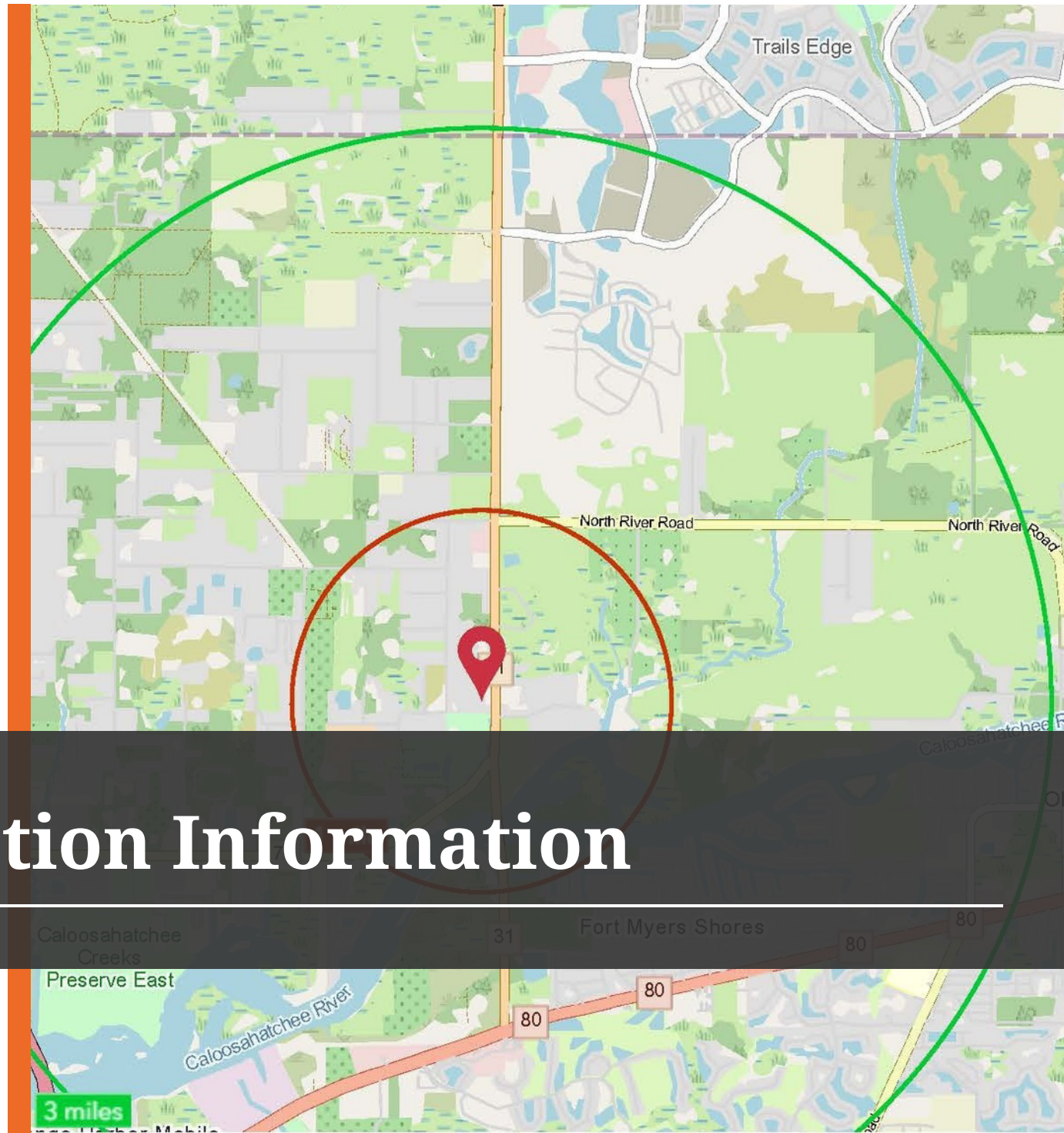
Design Notes

1. Site will allow about 8 acres for development after considering wetland areas that are not easily mitigated
2. Concept shown is for healthcare and office uses
3. Other uses are feasible, some of which would need much less parking:
 - a. Distribution/Wholesale
 - b. Contractors & Builders
 - c. Outside Storage
 - d. Corporate Offices
 - e. Business Services
4. 4 buildings, 95,000 SF
5. Parking capacity of 4 spaces per 1,000 sq ft.
6. 2 stories over 1st level parking garage. This complies with minimum flood elevation of 10' and avoids fill.
7. 3 stories over a parking garage should also be feasible (height is limited to 45' (above minimum flood elevation). This would allow additional parking or green space.



CONCEPTUAL RENDERING





Location Information

LOCATION HIGHLIGHTS

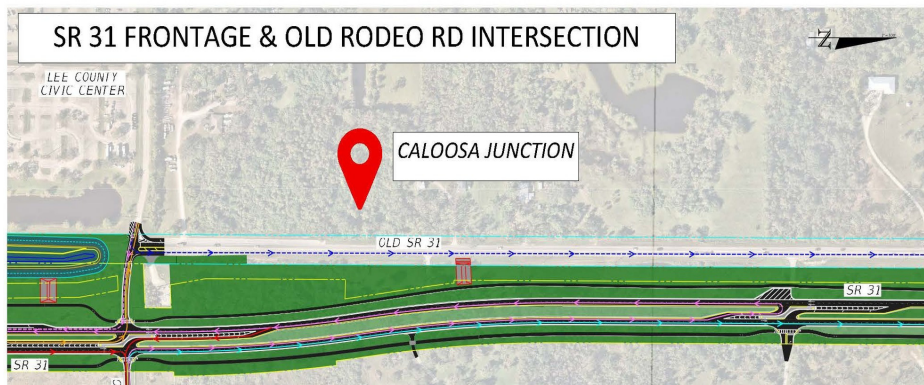
THE GATEWAY TO BABCOCK RANCH

Strategically located at the main junction of Babcock Ranch Road (formerly known as SR 31) and Bayshore Road, the primary route carrying I-75 traffic into rapidly growing Babcock Ranch, this newly rezoned commercial site sits at the region's most strategic point of entry, thus positioned to serve continued residential growth in Babcock Ranch and throughout northeastern Lee County, including multiple approved and advancing residential communities within the Greater Trade Area



BABCOCK RANCH ROAD (SR 31) FRONTAGE

Positioned immediately north of the Bayshore Road junction with Babcock Ranch Road (SR 31), the property fronts a two-lane rural highway being transformed into a four-lane arterial roadway scheduled to open in mid-2027, **with existing SR 31 retained as a service road providing local access.** Driven by surging Babcock Ranch residential and workforce traffic, traffic counts, as projected by FDOT, will grow rapidly from the present 24,000 AADT, to 52,600 by 2035 and 66,500 by 2045..



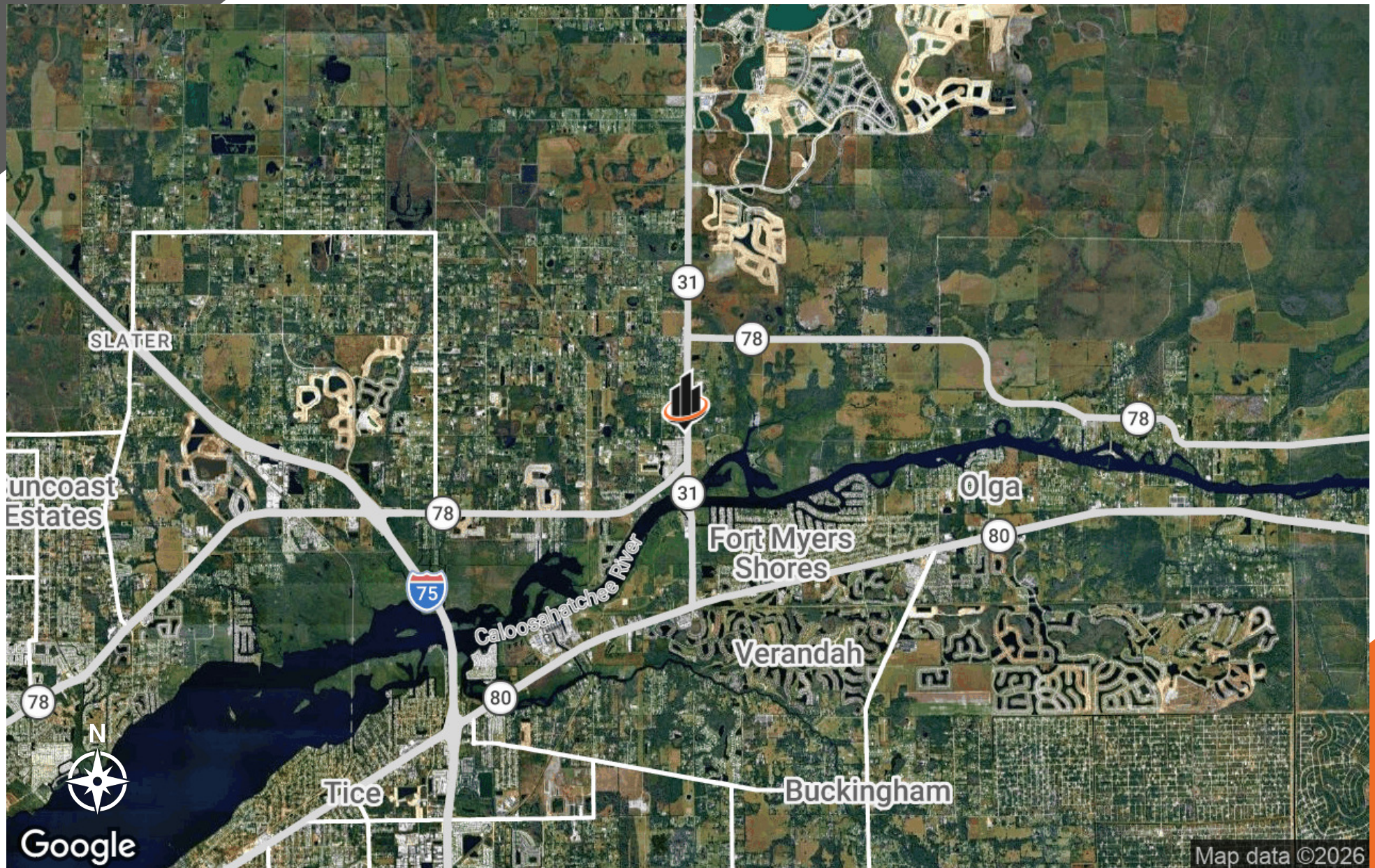
LEE CIVIC CENTER - A CAMPUS BEING REIMAGINED

Whatever form its next generation ultimately takes, the future of this major county-owned campus represents an important element in the continuing transformation of the Bayshore Road/Babcock Ranch Road junction. Its immediate adjacency to Caloosa Junction creates the potential for complementary development opportunities as Lee County advances plans for this prominent regional asset.

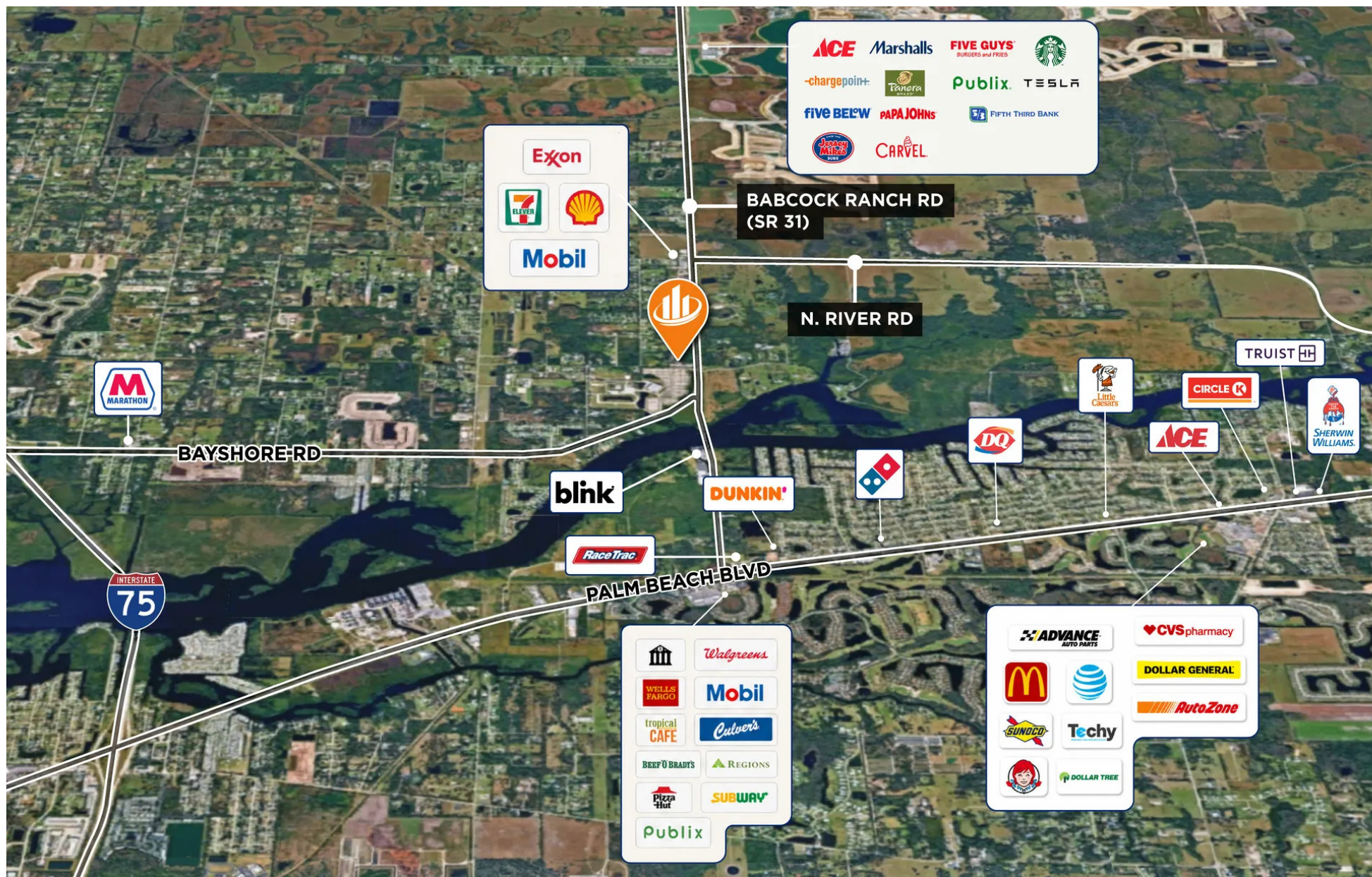




REGIONAL MAP



RETAILER MAP



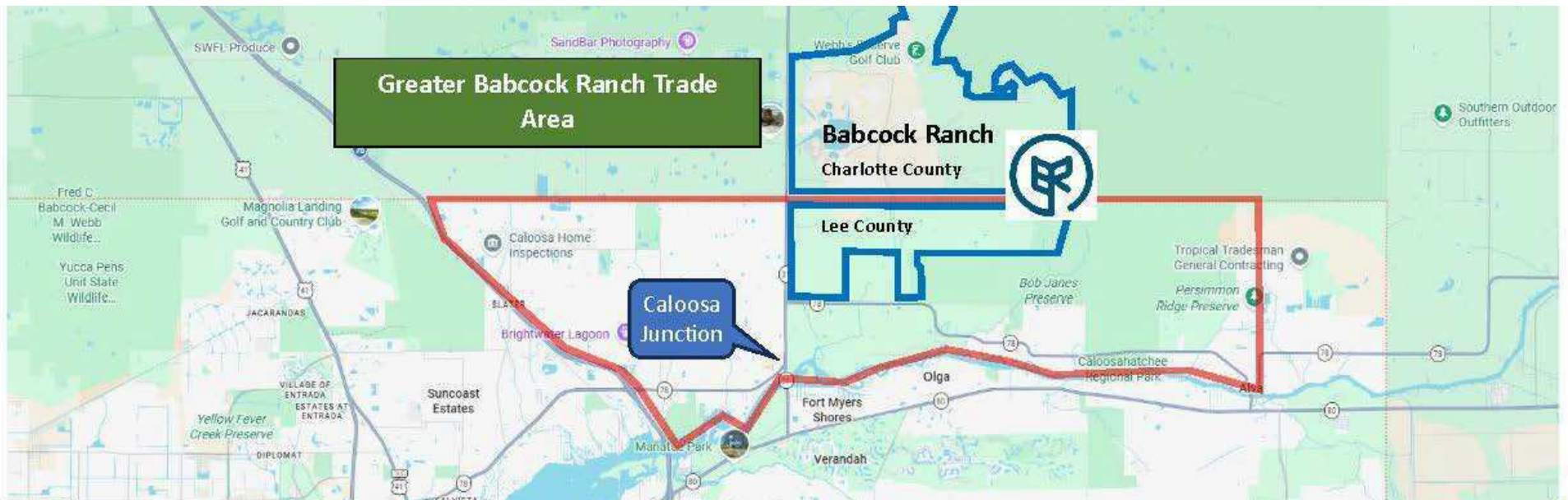
RAPIDLY GROWING TRADE AREA

THE GREATER BABCOCK RANCH TRADE AREA

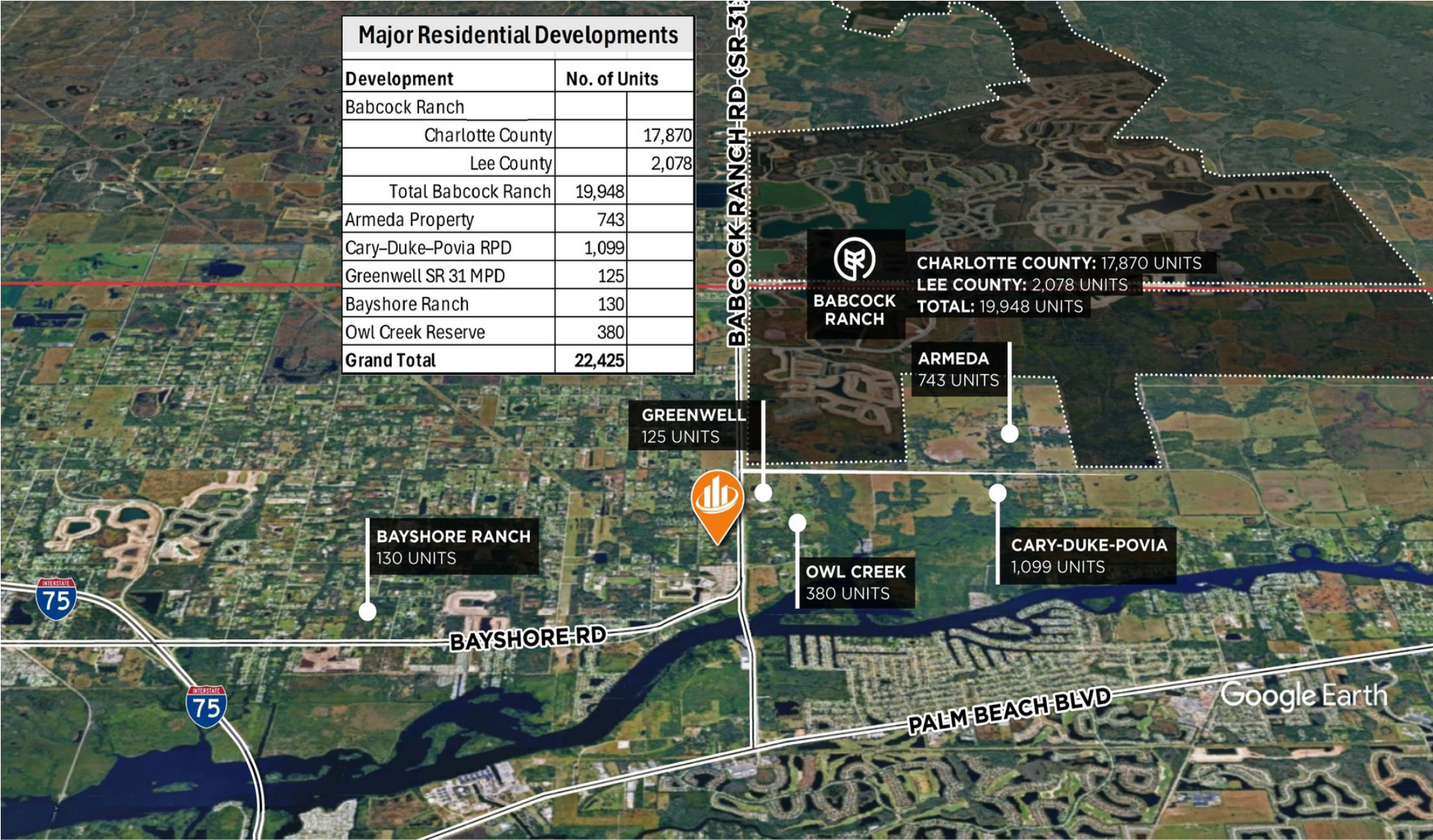
We have established the Greater Trade Area geography as being chiefly anchored by Babcock Ranch development based upon transportation, and natural boundaries that shape market access. The Lee County component extends from I-75 east to Alva, from the Caloosahatchee River north to the Lee-Charlotte county line and beyond to encompass all of the Babcock Ranch community. The entirety of the area is within a 5-mile radius of Caloosa Junction.

Starting in 2015, the vision for Babcock Ranch has become reality, having delivered over 5,000 homes and projected to grow to a population of 60,000 and 20,000 residences. It is destined to become a self-sustaining municipality that is much more than another suburban bedroom community, with eventual development of over 6,000,000 sq ft devoted to commercial and industrial services. One strong indication of credibility is the 2nd Publix anchored center now under construction. With the high pace of development, construction will continue to be the primary driver of employment.

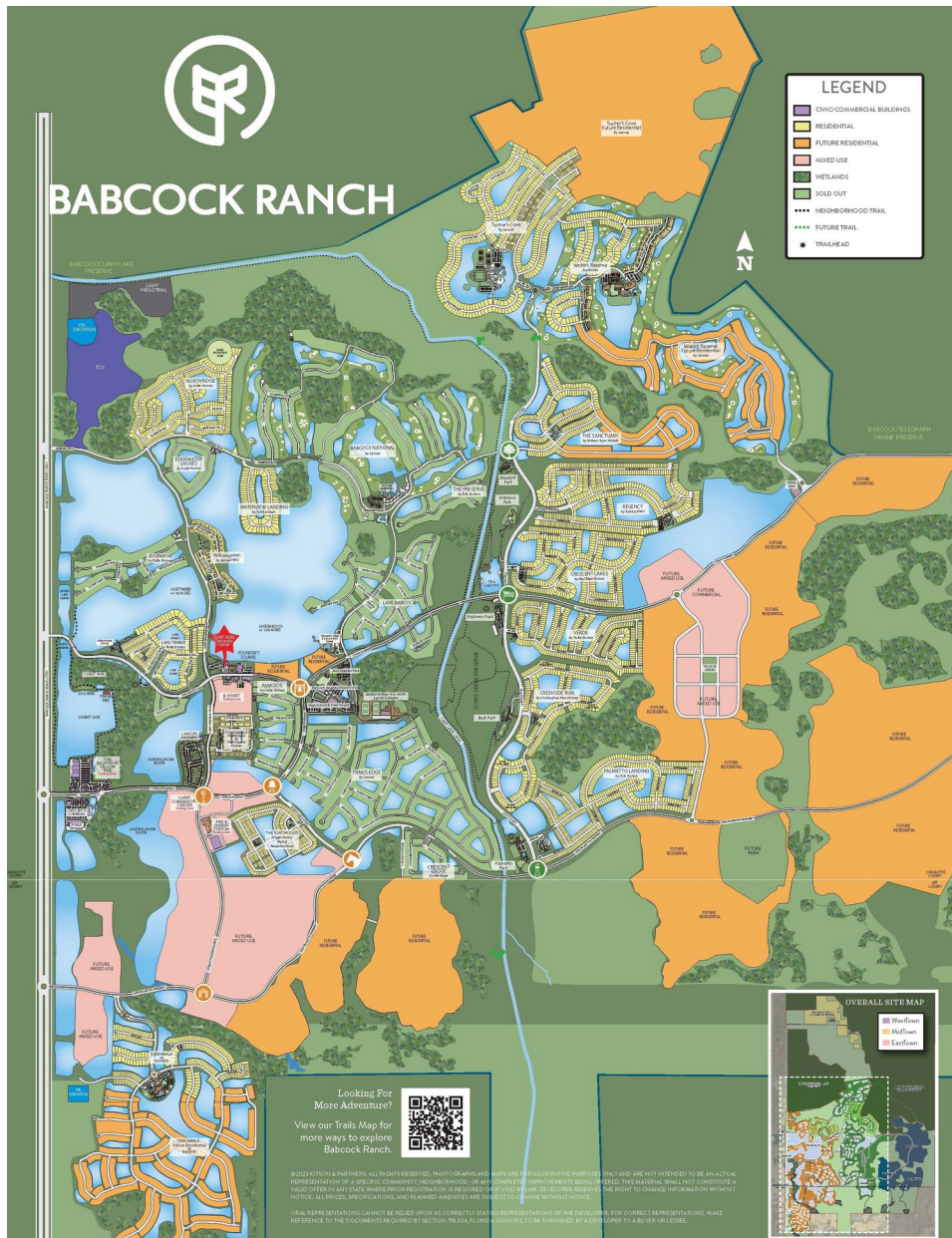
Added to the projections for Babcock Ranch itself, the Alva area of North Fort Myers will see additional development along the State Rd 31 corridor, (now Babcock Ranch Road) the primary route for traffic between I-75 and Babcock Ranch. This is supported by the recent announcement of Neal Communities' acquisition of 788 acres with its now approved rezoning to allow for almost 1,500 homes. These encompass a pair of development projects known as the Cary-Duke-Povia and Owl Creek RPD's. The first phase is planned for early 2027.



RESIDENTIAL DEVELOPMENTS



ABOUT BABCOCK RANCH



COMMUNITY OVERVIEW

Babcock Ranch, America's first solar-powered town, was created by Syd Kitson and Kitson & Partners with the philosophy that smart growth and sustainability work hand-in-hand. Half of the town's footprint is set aside as greenways, parks, and expansive lakes, providing recreation and scenic backdrops for Babcock Ranch's homes and dining, shopping and entertainment districts. The town is currently planned for 20,000 residences, 60,000 people and 6,000,000 square feet of commercial space. Encompassing 18,000 acres, Babcock Ranch spans the border between Charlotte and Lee counties in Southwest Florida and has quickly become a social and commercial hub for the surrounding region. The town is approximately 15 miles from downtown Fort Myers. Their website provides an abundance of additional information: BabcockRanch.com

SUSTAINABILITY

Babcock Ranch was intentionally developed to include stewardship, sustainability, preservation and restoration as key design Sustainability features. The new town made it possible for the State of Florida to complete the largest preservation land purchase in state history and establish the neighboring 73,000-acre Babcock Ranch Preserve. Approximately 9,000 acres within the town are set aside for green spaces, parks and lakes, with more than 90 percent of all construction located on already impacted pasture, farm and rock-mined land. Water conservation is woven into its green infrastructure, from landscaping with native, low-impact plants to construction of a weir system to rehydrate surrounding wetlands. Homes are built to Florida Green Building Coalition requirements, with community-wide standards for energy-efficiency.

BABCOCK RANCH RD (SR 31) FRONTAGE

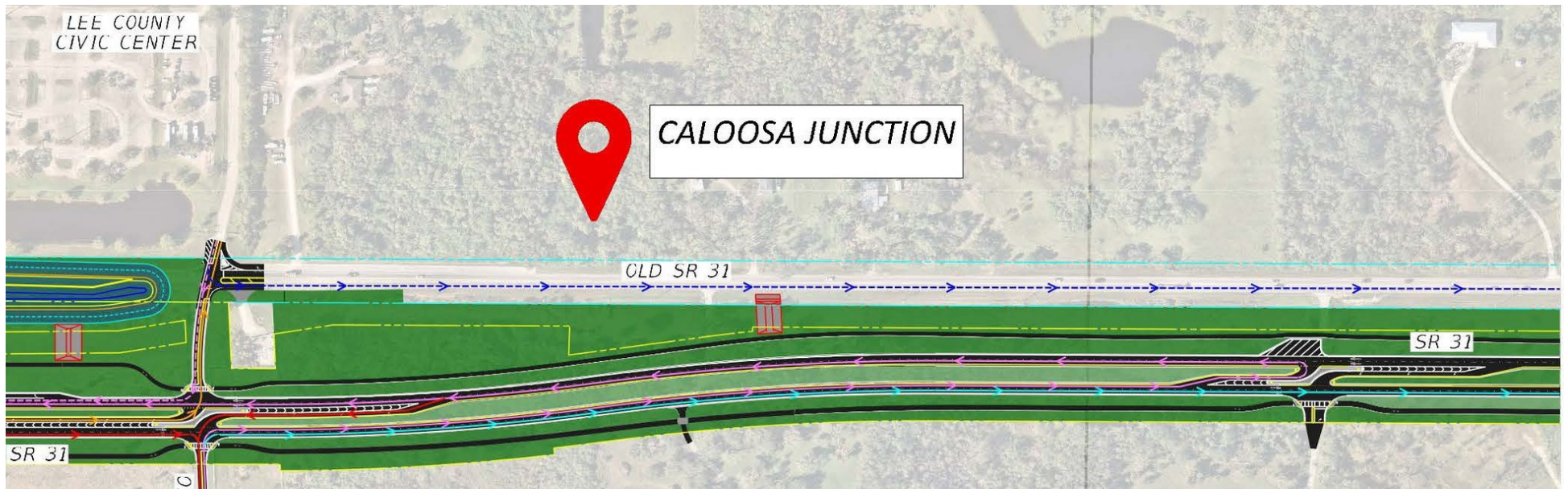
COMING SOON: NEW 4-LANE ARTERIAL ROADWAY

New Four-Lane Arterial Roadway — A new four-lane SR 31 realignment is being constructed east of the existing two-lane roadway between Bayshore Road (SR 78) and Lake Babcock Drive, substantially increasing corridor capacity. Its design provides for future expansion to 6 lanes.

Existing SR 31 Retained for Local Access — The existing roadway will remain in place as a service road, maintaining local and property access while separating local movements from through traffic.

Rapidly Increasing Traffic. Driven by surging Babcock Ranch residential and workforce traffic, traffic counts, as projected by FDOT, will grow from the **present 24,000 AADT, to 52,600 by 2035 and 66,500 by 2045..**

Mid-2027 Completion — As of June 2026 per FDOT, construction is underway with completion projected for mid-2027.

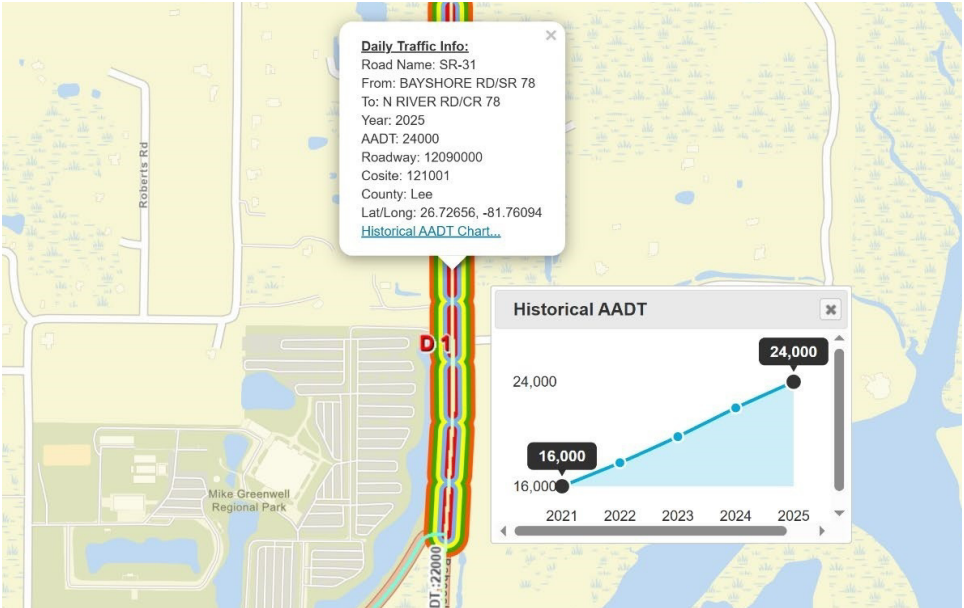


SR 31 (BABCOCK RANCH RD) TRAFFIC

TRAFFIC COUNTS ARE ACCELERATING

The images to the right are present snapshots from Florida Traffic Online (FDOT, which show the Annual Average Daily Traffic (AADT)

- North of the Bayshore Rd intersection where Caloosa Junction fronts SR 31, the AADT was 24,000 in 2025, having risen by 2,000 every year since 2021.
- South of the Bayshore Rd intersection, where traffic flows across the Caloosahatchee River Bridge from Palm Beach Blvd, the AADT in 2025 was 22,000, most of which continues northbound.
- The chart below shows FDOT's projections of substantially increased traffic due to the Babcock Ranch construction and population growth, reaching a projection of 52,600 AADT by 2035, and much higher by 2045, putting the new roadway on par with other heavily travelled corridors such as Palm Beach Blvd (SR 80)



FDOT SR 31 FORECAST TRAFFIC COUNTS

FORECAST YEAR	AADT
2017 Existing	11,200
2025 Opening	29,100
2035 Interim	52,600
2040 Model	61,500
2045 Design	66,500

FDOT SR 31 PROJECT ANALYSIS

The chart at the left is from FDOT's original project study, which was completed in 2021. Presently under construction, the revised opening date is reported by FDOT to be "mid-2027".

- The original plan was intended to be completed by 2025 with a projected traffic count of 29,100 (AADT) in the section that fronts the property.
- As shown above, the latest traffic count was reported as 24,000 (AADT). The lower traffic count by comparison to the FDOT projection is due to the delay in completion and shows how the present roadway cannot handle the increased traffic.
- This is also supported by an observation that traffic counts in 2025 on Bayshore Rd to the East of the SR 31 intersection drop from 21,000 East of Old Bayshore Rd to only 15,800 going west to the SR 31 intersection. The congestion at the intersection has become so bad that travelers are taking Old Bayshore Rd as a detour to the North River Rd intersection.

MIKE GREENWELL REGIONAL PARK - LEE CIVIC CENTER

A LONG-STANDING REGIONAL LANDMARK

The Lee Civic Center's main building opened in November 1978 and subsequently became one of Southwest Florida's principal entertainment and event venues. Over the years, the complex hosted nationally recognized performers and attractions. The property has also hosted the Southwest Florida and Lee County Fair since 1979.

In October 2025, the Lee County Board of County Commissioners officially renamed the complex **Mike Greenwell Regional Park**, honoring the late District 5 Commissioner Mike Greenwell and his commitment to 4-H and youth development in Lee County.

A CAMPUS BEING REIMAGINED

As the original facilities have aged and the needs of northeastern Lee County have evolved, Lee County is actively evaluating a new future for this strategically located public asset. The County has completed a comprehensive facility-condition assessment and describes the Board of County Commissioners and County staff as working to visualize a **"new, reimagined future"** for the complex, while remaining committed to maintaining 4-H activities and the Southwest Florida agricultural fair.

The planning initiative is supported by **an adopted \$250,000 County capital allocation for the Civic Center Complex Master Plan**. Separately, Lee County's adopted 2026 State Legislative Agenda seeks \$950,000 in State funding to advance master planning, design and/or construction of the complex, which the County estimates could ultimately represent an approximately \$53 million redevelopment program.

The County's preliminary vision contemplates transformation of the aging complex into a modern multi-use community hub incorporating a new regional event center, agricultural and educational facilities, improved 4-H facilities, community amenities and supporting infrastructure. The ultimate master plan remains to be determined, but the combination of committed County funding and the pursuit of additional State funding demonstrates that planning for the property's next generation has formally advanced.

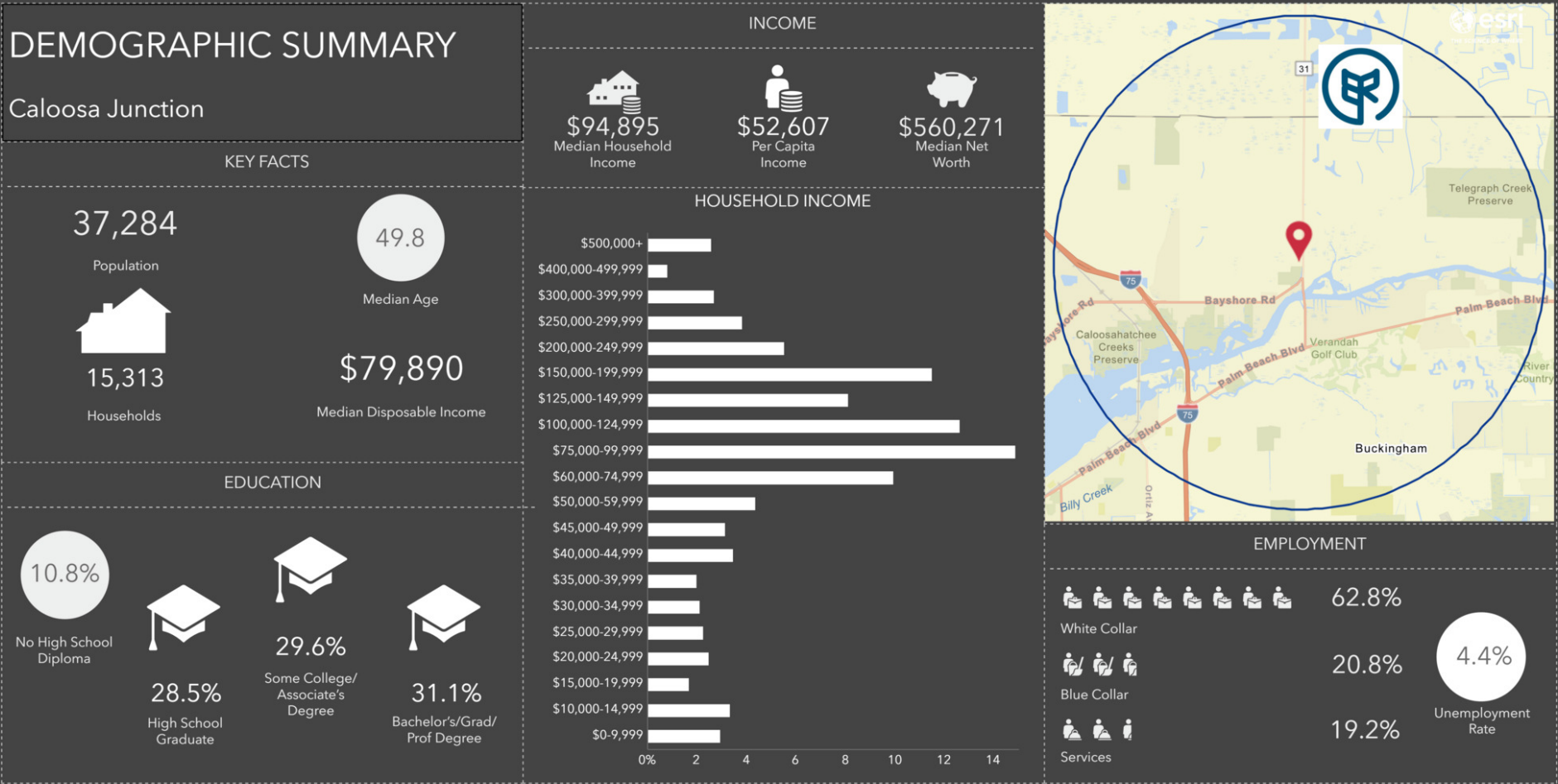


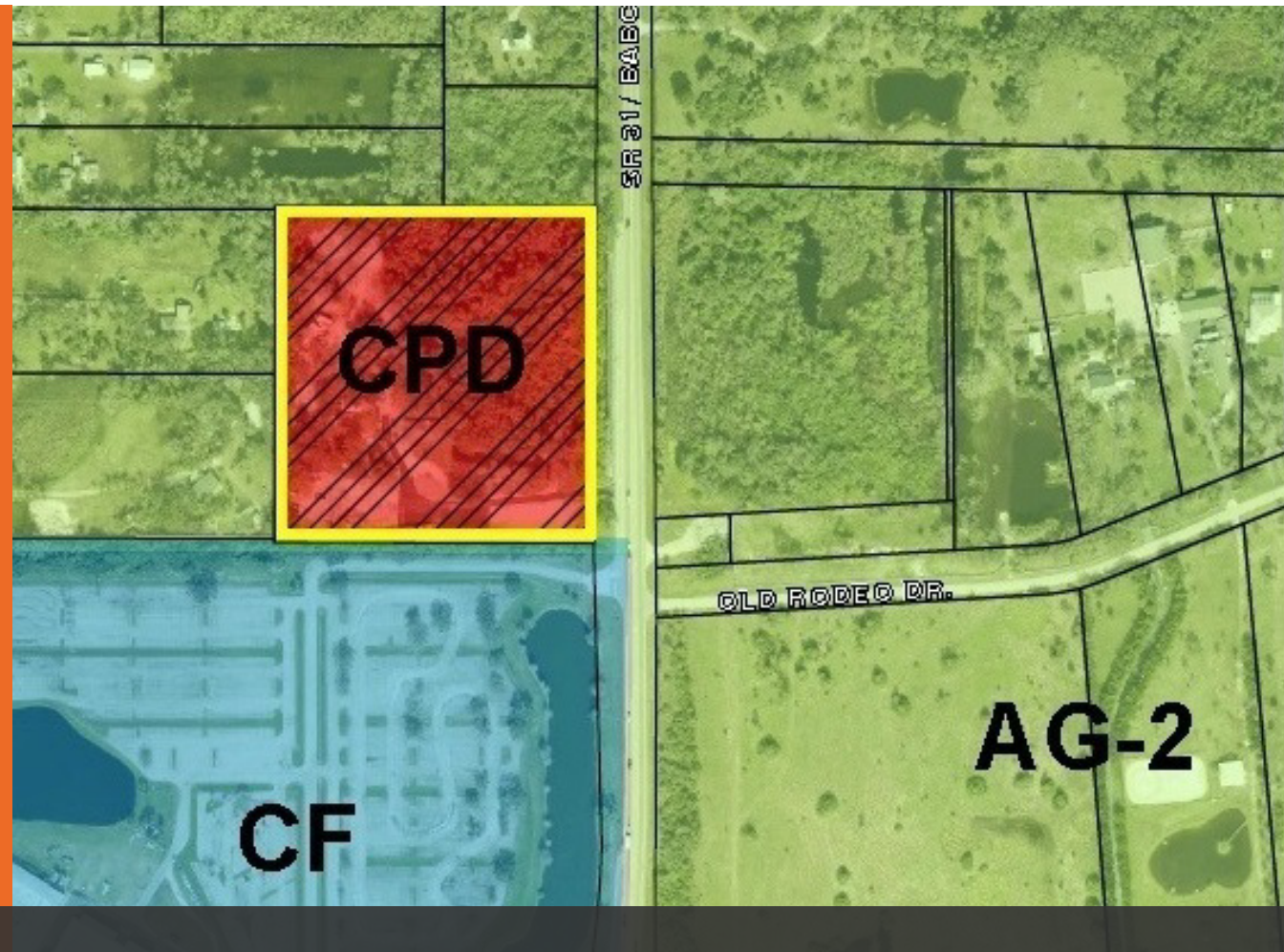
DEMOGRAPHIC SUMMARY

Demographic Summary Caloosa Junction

Caloosa Junction (5 miles)
18031 Babcock Ranch Rd, North Fort Myers, Florida, 33917
Ring of 5 miles

5 Mile Radius
Latitude: 26.72661
Longitude: -81.76215





Rezoning & Feasibility

REZONED FOR COMMERCIAL (CPD)

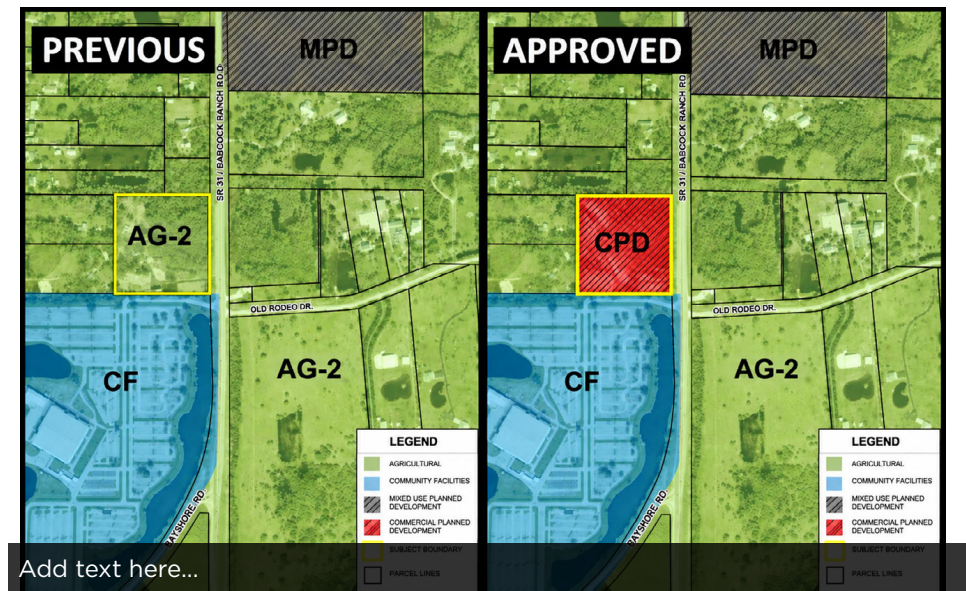
LEE COUNTY COMPREHENSIVE PLAN AMENDMENT (CPA)

- In conjunction with the property's rezoning petition, future use of the property for commercial development required an amendment to the Lee County Comprehensive Plan.
- The existing Future Land Use Map designated the site as Rural. The CPA proposed a change to **Outlying Suburban**, which is how most parcels along the East side of SR 31 are mapped.
- With support by county staff, the proposed CPA amendment was approved as requested on April 8, 2026.



REZONED TO CPD (COMMERCIAL PLANNED DEV.)

- The rezoning petition stated a request to rezone a 9.58+/- acre parcel from AG-2 to CPD,
- The rezoning petition, Z-26-002, was passed and adopted April 8, 2026.
- An extensive Schedule of Commercial Uses was approved.
- Industrial and Retail Uses are not permitted, with some exceptions.
- Allows a maximum of 100,000 sq ft of commercial use.
- Allows for a maximum building height of 45'



SCHEDULE OF PERMITTED USES

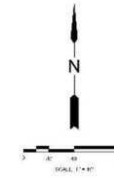
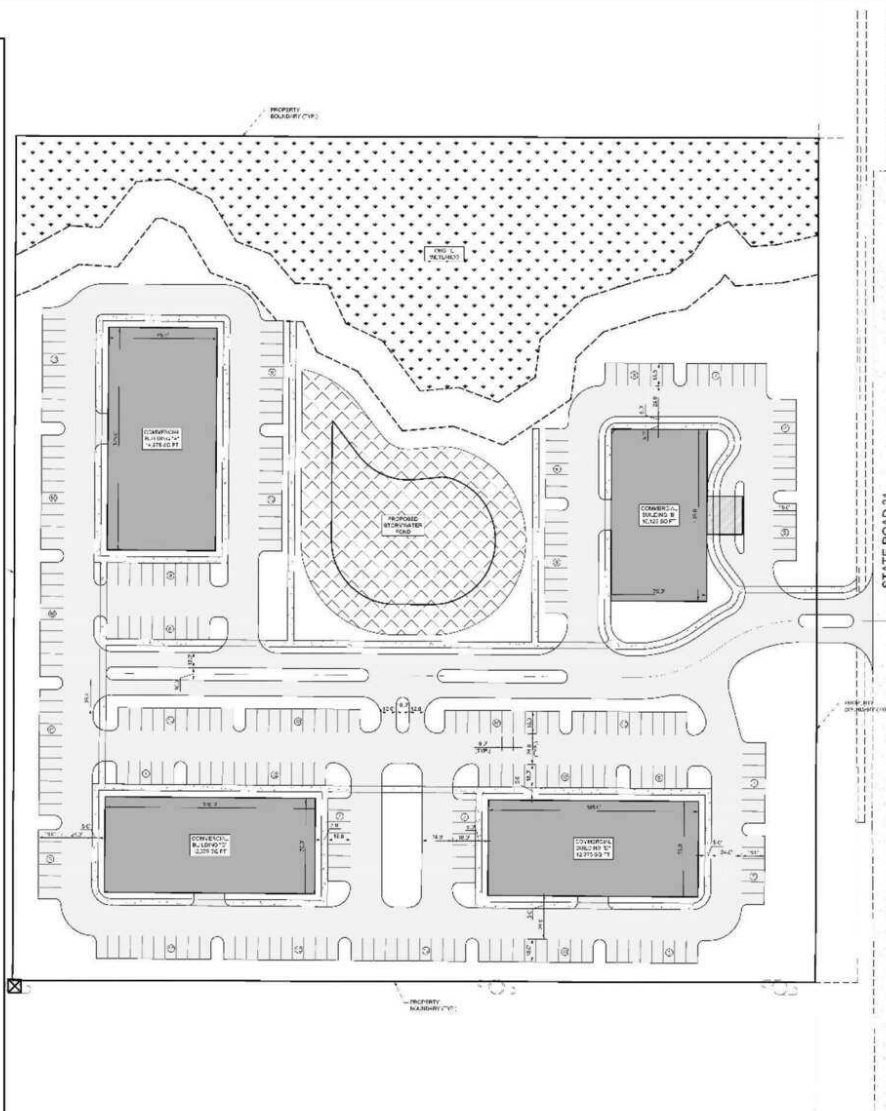
POTENTIAL HIGHEST AND BEST USES ARE HIGHLIGHTED

- Accessory Uses and Structures
- **Administrative Offices**
- **Animals: Clinic or Kennel**
- ATM (Automatic Teller Machine)
- Automobile Repair and Service, All Groups
- **Business Services**, Groups I & II (Except for Auctions, on-site or internet (excluding Automotive))
- Caretaker's Residence
- Cleaning and Maintenance Services
- **Contractors and Builders, Groups I, II and III**
- Dwelling Unit (Mobile Home, existing only, per Z-74-264)
- Entrance Gates and Gatehouse
- Emergency Operations Center
- EMS, Fire, or Sheriff's Station
- Essential Services
- Excavation: Water Retention
- Farm Equipment, Storage, Rental, or Service
- Fences, Walls
- **Health Care Facilities: Groups I, II, and III**
- Insurance Companies
- **Medical Office** (Limited to 20,000 square feet)
- Parking Lot:
 - Accessory
 - Commercial
 - Temporary
- Personal Services: Groups I, II
- Pet Services
- Place of Worship
- Plant Nursery
- Post Office
- Printing and Publishing
- **Processing and Warehousing**
- Real Estate Office
- Recreation Facilities: Commercial, Groups I, III & IV
- Religious Facilities
- Rental or Leasing Establishment: All Groups
- Repair Shops: All Groups
- Research and Development Laboratories: Groups II, IV
- Signs
- Social Services: Groups I, II and III
- Storage:
 - Indoor
 - Open
 - Studios
- Temporary Uses
- Transportation Services: Groups I, II, III, & IV
- Warehouse:
 - Hybrid
 - Mini-Warehouse
 - Private Public
- **Wholesale Establishment: Groups I, III, & IV**

CONCEPTUAL SITE PLAN

Design Notes

1. Site will allow about 8 acres for development after considering wetland areas that are not easily mitigated
2. Concept shown is for healthcare and office uses
3. Other uses are feasible, some of which would need much less parking:
 - a. Distribution/Wholesale
 - b. Contractors & Builders
 - c. Outside Storage
 - d. Corporate Offices
 - e. Business Services
4. 4 Buildings, 95,000 SF
5. Parking capacity of 4 spaces per 1,000 sq ft.
6. 2 Stories over 1st level parking garage. This complies with minimum flood elevation of 10' and avoids fill.
7. 3 Stories over a parking garage should also be feasible (height is limited to 45' (above minimum flood elevation). This would allow additional parking or green space.



DATUM NOTE:
ALL ELEVATIONS REFERENCED TO NGVD 83 VERTICAL DATUM
* PROPOSED CONSTRUCTION AREA, LAID IN 11' OF COVER
* ALL EXISTING CONSTRUCTION TO BE DEMOLISHED
* ELEVATIONS REFERENCED TO NGVD 83

DATE: 06/20/2016

PROJECT: 18031 STATE RD 31
SHEET: 0001

TOROCO & ASSOCIATES ARCHITECTS 18031 STATE RD 31 NORTH FORT MYERS, FL 33917	DEVELOPER: M RESTORATION GROUP PROJECT ADDRESS: 18031 STATE RD 31 NORTH FORT MYERS, FL 33917	DATE: 06/20/2016 PROJECT: 18031 STATE RD 31 SHEET: 0001
	M RESTORATION MASTER SITE PLAN	

CONCEPTUAL ELEVATION



BOUNDARY SURVEY

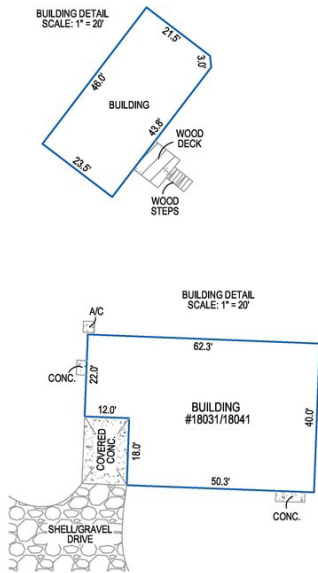
LEGAL DESCRIPTION:
AN UNDIVIDED 1/4 INTEREST IN THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43
SOUTH, RANGE 25 EAST, LESS ROAD RIGHT OF WAY, PUBLIC RECORDS
OF LEE COUNTY, FL.

CERTIFIED TO:
MARIO PENIA

COMMUNITY NUMBER: 125124
PANEL: 12071C0282
SUFFIX: G
F.I.R.M. DATE: 11/17/2022
FLOOD ZONE: AE
FIELD WORK: 7/13/2023

PROPERTY ADDRESS:
18031 AND 18041 STATE ROAD 31
NORTH FORT MYERS, FL 33917

SURVEY NUMBER: 594934



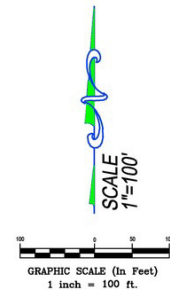
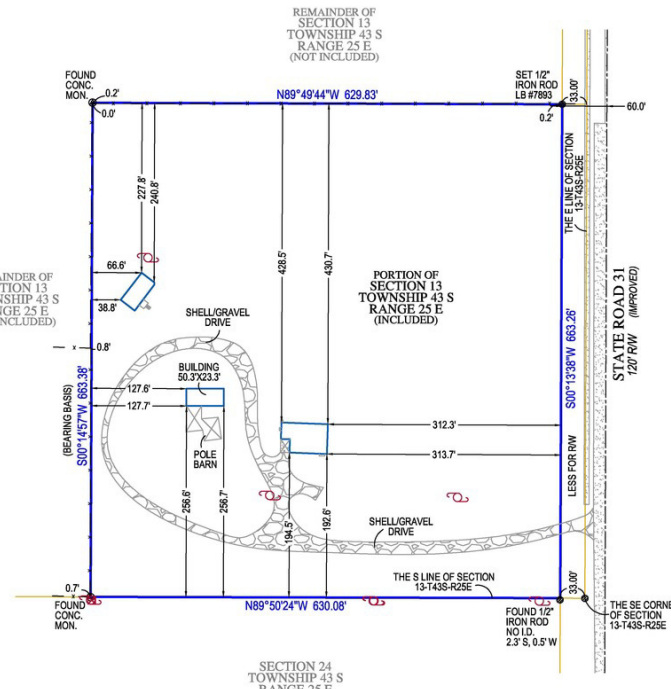
ABBREVIATION DESCRIPTION

A.E.	ANCHOR EASEMENT	F.F.	FINISH FLOOR ELEVATION	O.R.	OFFICIAL RECORDS BOOK
A.C.	ANCHOR CONCRETE	F.P.	FOUND IRON PIPE	P.	PLAT
B.M.	BENCH MARK	F.R.	FOUND IRON ROD	P.C.	POINT OF CURVATURE
B.R.	BEARING REFERENCE	F.P.A.	FOUND PAPER-AND-ON NAL	P.C.C.	POINT OF COMMENCEMENT
C.	CALCULATED	L.	LENGTH	P.O.B.	POINT OF BEGINNING
C.A.	CORNER ANGLE	L.E.	LIMITED ACCESS EASEMENT	P.O.C.	POINT OF COMPLETION
C.D.	CHORD DESCRIPTION	M.	MEASURED FIELD VERIFIED	P.P.C.	POINT OF REVERSE CURVE
D.	DEED DESCRIPTION	M.A.	MEASURED ANGLE	P.T.	POINT OF TANGENCY
D.E.	DRILL EASEMENT	NAL	NAL & CONK	R.W.	RIGHT-OF-WAY
D.H.	DRILL HOLE	N.F.	NOT FACED	R.F.	ROAD FINDER
D.W.	DRAINAGE	N.T.	NOT TO SCALE	S.R.	SET IRON ROD
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	T.O.B.	TOP OF BANK
F.C.M.	FOUND CONCRETE MONUMENT	O.U.L.	OVERHEAD UTILITY LINES	U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS

[Symbol]	CATCH BASIN	[Symbol]	MISC. FENCE
[Symbol]	CENTERLINE ROAD	[Symbol]	PROPERTY CORNER
[Symbol]	COVERED AREA	[Symbol]	UTILITY BOX
[Symbol]	EXISTING ELEVATION	[Symbol]	UTILITY POLE
[Symbol]	HYDRANT	[Symbol]	WATER METER
[Symbol]	MANHOLE	[Symbol]	WELL
[Symbol]	METAL FENCE	[Symbol]	WOOD FENCE

SURVEY NOTES
SHELL/GRAVEL DRIVE CROSSES THE PROPERTY LINE ON EASTERLY SIDE OF LOT.
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.



SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND
CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY
DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED
EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *Kenneth J Osborne*
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

Digitally Authenticated by Kenneth Osborne
Date: 2023.07.17
10:25:49 -05'00'

7) FENCE OWNERSHIP NOT DETERMINED.
8) N.A.V.D. 1988 INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS
DEFINITION OF THE DEFERENCES, VOUCHERS OR CONSTRUCTION SHALL
BE THE BASIS OF THE SURVEY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR
PRIOR TO EACH USE. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR
IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN ENLARGED TO
IMPROVE THE CLARITY OF THE SURVEY. IN ALL CASES, DIMENSIONS SHALL CONTROL
THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

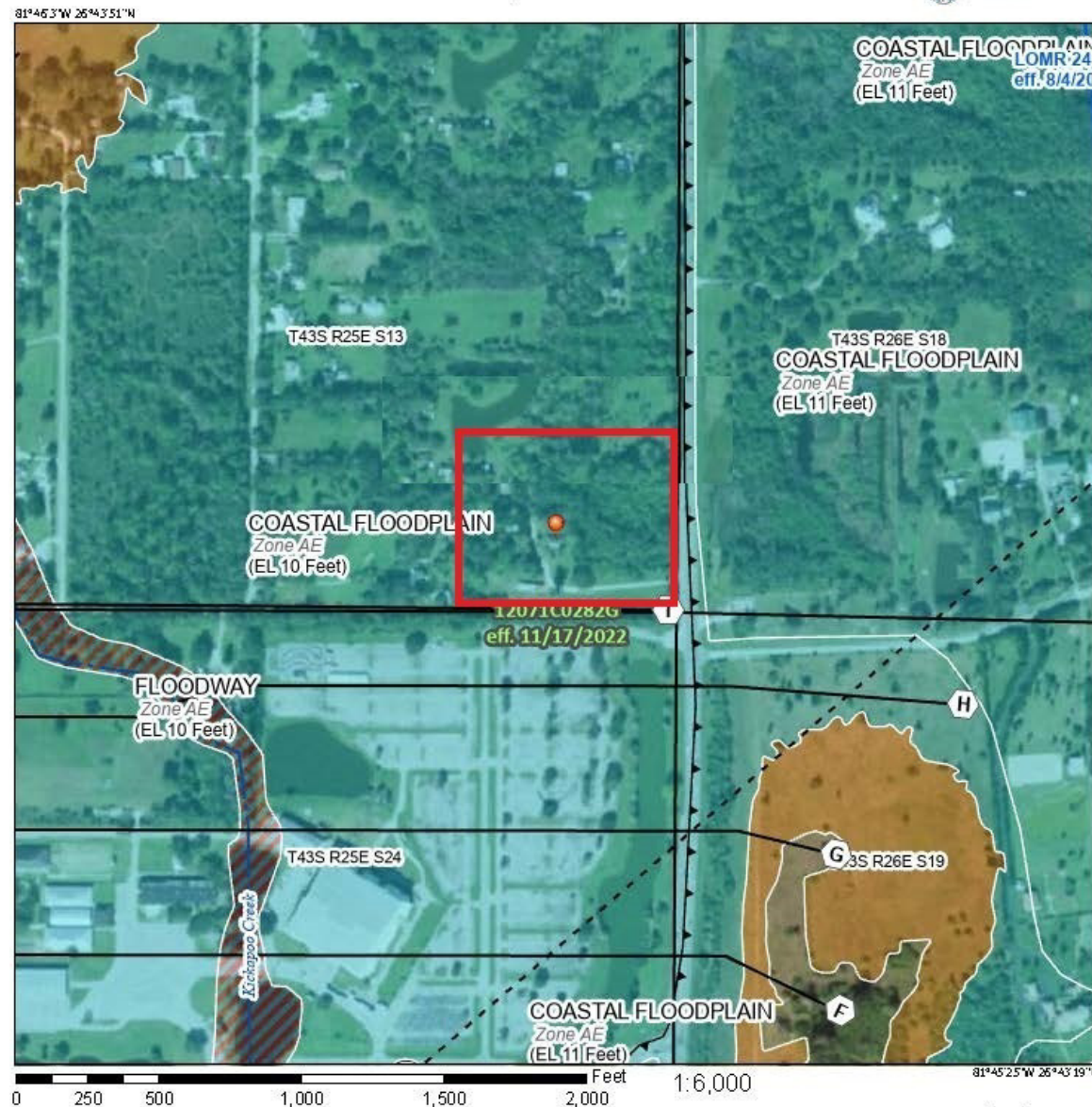
GENERAL NOTES:
1) THE LAND SHOWN HEREON WERE NOT ABSTRACTED OR EASEMENTS
2) UNDERGROUND PORTIONS OF FOUNDINGS, FOUNDATIONS OR OTHER
3) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED
4) ONLY VISIBLE ENCLOSURES LOCATED.
5) DIMENSIONS SHOWN ARE PLAT AND RECORDED UNLESS OTHERWISE
6) SHOWN.

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FLOOD ZONE MAP

National Flood Hazard Layer FIRMette



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A50
	With BFE or Depth Zone AE, A0, A9, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	20.2 12.5 Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
MAP PANELS	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

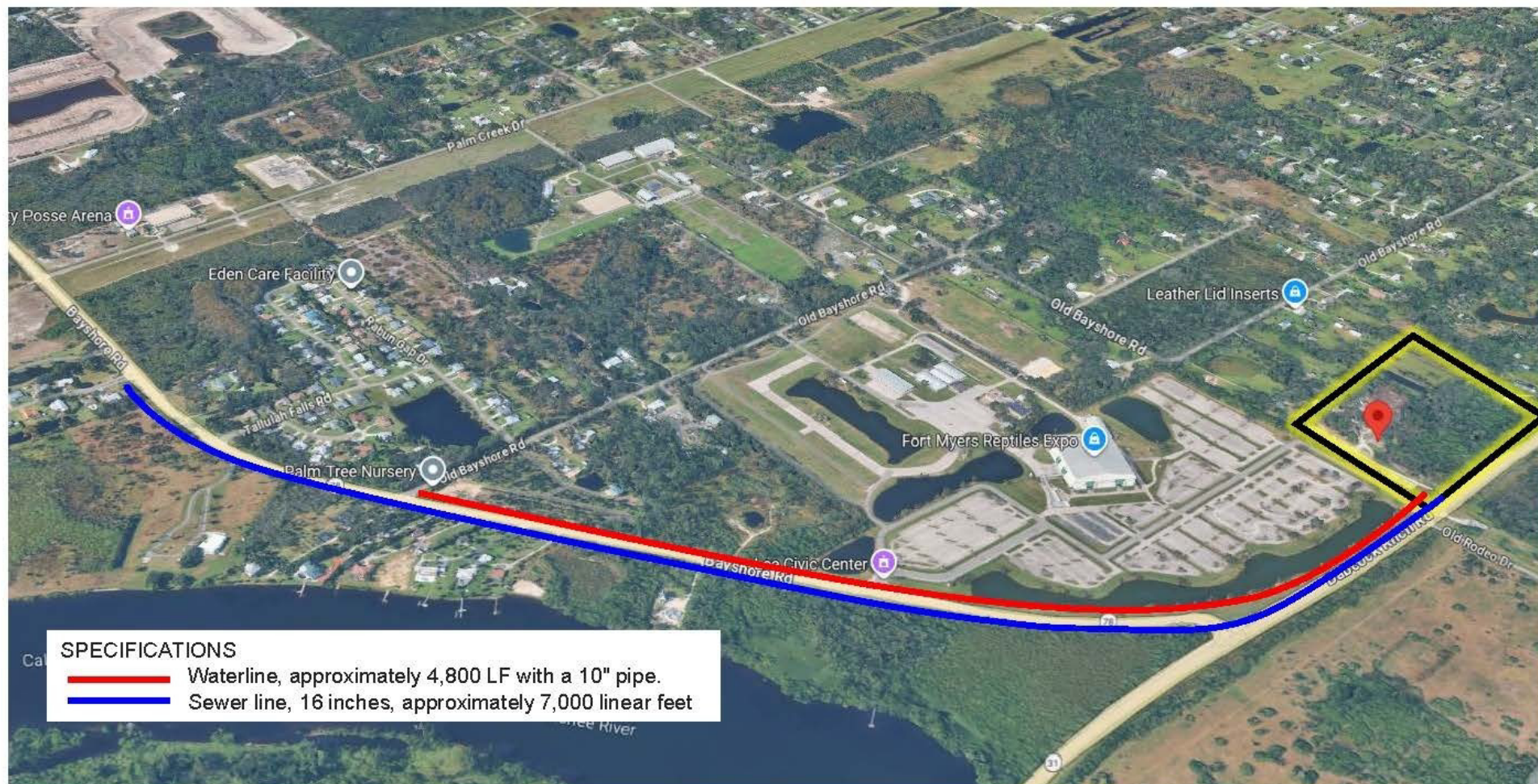
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/31/2026 at 6:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

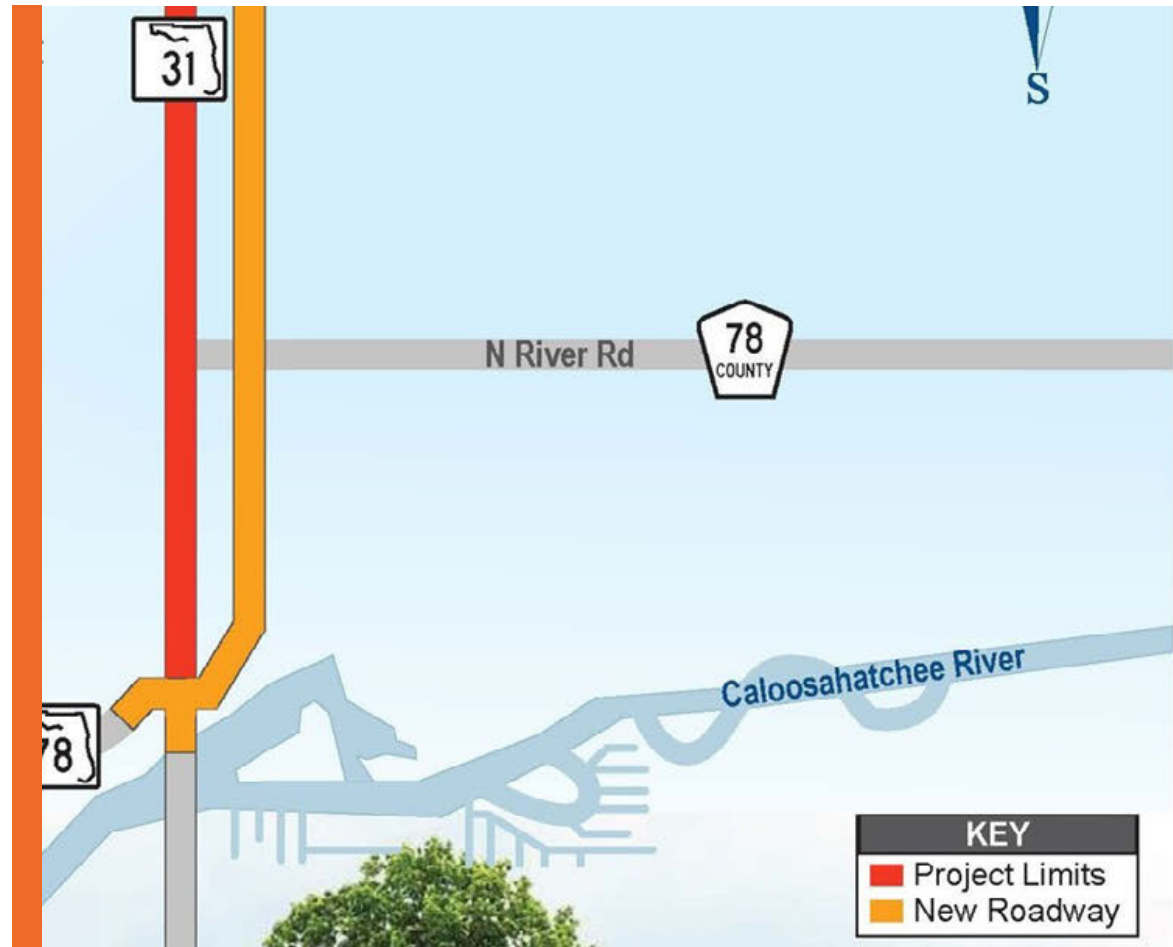
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

18031 FL-31, North Fort Myers, FL 33917



THE FOLLOWING DOCUMENTS ARE AVAILABLE UPON COMPLETION OF AN NDA BY THE PROSPECTIVE BUYER

DOCUMENT TITLE	DESCRIPTION & FINDINGS
Survey & Elevation Certificate	Boundary Survey with Elevation Certificate done in 2023 at time of purchase
Environmental Assessments	Phase I ESA & Limited Phase II ESA The Phase II analysis determined no need for further testing
Protected Species	Survey completed in 2023 at time of purchase. No species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. In addition to the site inspection, a search of the FWC species database (updated in June 2023) revealed no additional known protected species within or immediately adjacent to the project limits.
Ecological Assessment Report	This report was provided in September, 2026, primarily to provide a wetlands assessment. The results indicate that about 8.07 acres can be developed without any significant mitigation.
Conceptual Site Plan	Provided by a civil engineer. This, along with a conceptual elevation, is depicted within this OM.
Traffic Impact Study	The rezoning analysis, conducted as required for the now approved rezoning petition, indicates that the subject site will not have an adverse impact on the surrounding roadway network. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by rezoning request. A more detailed traffic analysis may be required at the time a Development Order approval is requested.
Comprehensive Plan Amendment	On April 8, 2026, the Lee County Board of County Commissioners held a public hearing and adopted the proposed amendment to the Lee Plan. The resulted a change of Future Land Use from Rural to Outlying Suburban.
Rezoning Ordinance	On April 8, 2026, Lee County Board of County Commissioners held a public hearing and adopted the proposed rezoning resolution Z-26-002. Further details are provided in this OM regarding the schedule of uses that are now permitted.



STATE ROAD 31 PROJECT

SR 31 FDOT PROJECT OVERVIEW

COMING SOON: NEW 4-LANE ARTERIAL ROADWAY

- **New Four-Lane Arterial Roadway** — A new four-lane SR 31 realignment is being constructed east of the existing two-lane roadway between Bayshore Road (SR 78) and Lake Babcock Drive, substantially increasing corridor capacity. Its design provides for future expansion to 6 lanes.
- **Existing SR 31 Retained for Local Access** — The existing roadway will remain in place as a service road, maintaining local and property access while separating local movements from through traffic.
- **Major Junction & Intersection Improvements** — Improvements include new signals at Bayshore Road, Saw Palmetto Parkway/Busbee Lane and Cypress Parkway; roundabouts at Shirley Lane, Fox Hill Road and Lake Babcock Drive; and an RCUT configuration at North River Road.
- **Enhanced Safety & Traffic Flow** — Modern intersection designs, signalization and controlled turning movements will improve traffic operations and accommodate continued growth in Lee and Charlotte counties.
- **New Supporting Infrastructure** — Improvements include a new stormwater drainage system, intersection lighting and two shared-use paths for pedestrians and cyclists.
- **Construction Underway — Mid-2027 Completion** — As of June 2026, construction is underway with completion projected for mid-2027.



ROADWAY IMPROVEMENTS

S.R. 31 from S.R. 78 (Bayshore Road) to Lake Babcock Drive

Lee County

PROJECT DESCRIPTION

Babcock Ranch Community Independent Special District (ISD), in coordination with the Florida Department of Transportation (FDOT), is making improvements to S.R. 31 from S.R. 78 (Bayshore Road) to Lake Babcock Drive. These interim improvements include building a new four-lane roadway east of the existing S.R. 31 roadway that will tie-in to the existing two-lane roadway. Additional improvements to the project corridor include separated multi-use trail facilities along both sides of S.R. 31, lighting enhancements at all major intersections, and significant enhancements to stormwater facilities.

WHAT TO EXPECT

Motorists should expect minimal impacts to their daily commutes. Farther into the project, occasional traffic shifts and lane closures will occur when crews connect to existing intersections at Bayshore Road (S.R. 78) and Cypress Parkway.

For the most current project details, visit the SWFL Roads project website at: www.swflroads.com/project/442027-2.



Scan the QR code using your mobile device to view more information on the project website.



RENDERING OF NEW ROADWAY ALIGNMENT



Financial Project Identification
(FPID) No. 442027-2

ESTIMATED CONSTRUCTION START
Summer 2024

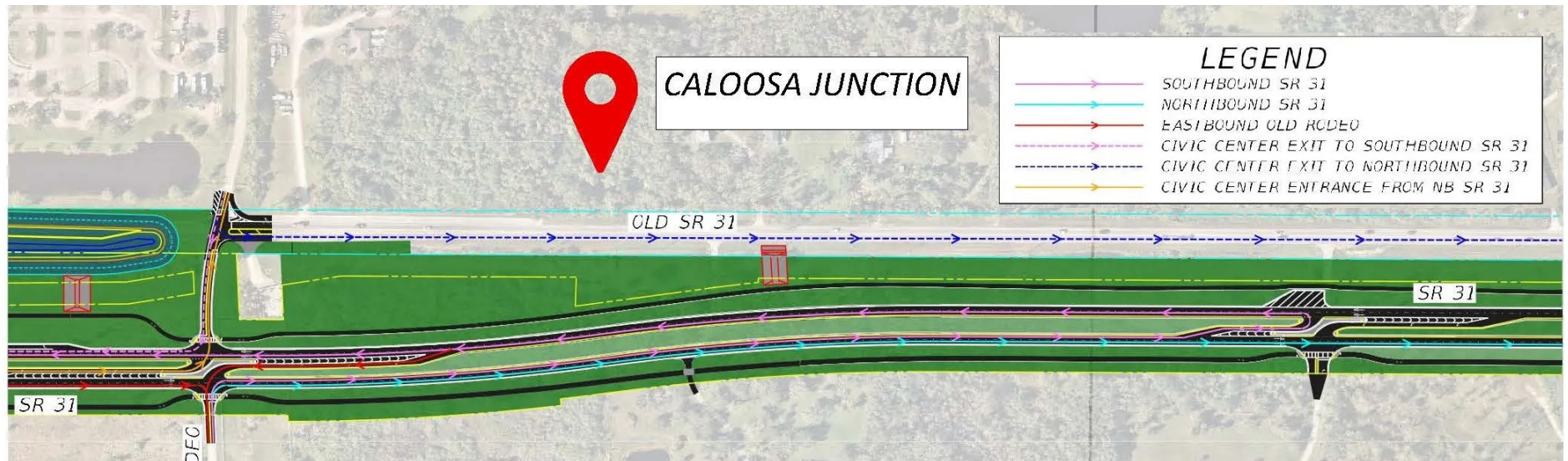
ESTIMATED PROJECT COMPLETION
Winter 2026

PROJECT COST
\$85 million

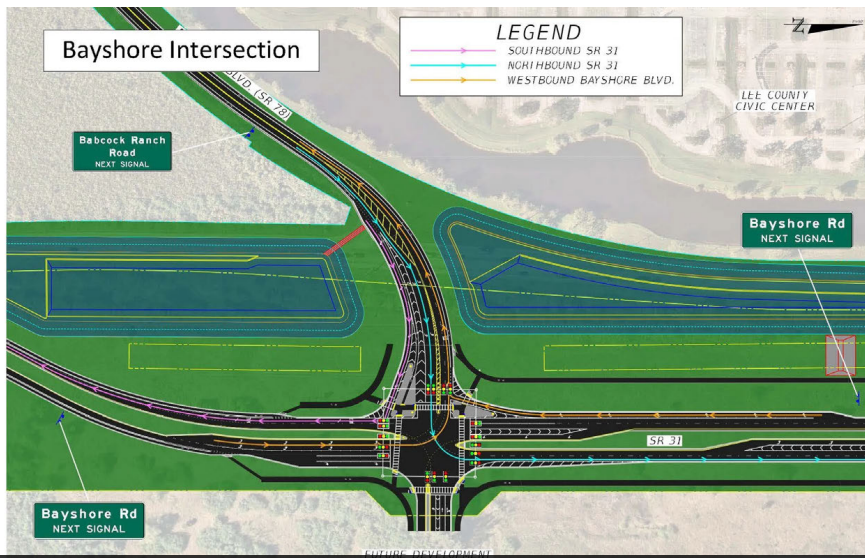
CONTACT INFORMATION

Katelyn Carmona
Community Outreach Specialist
239-744-9192
katelyn.carmona@dot.state.fl.us

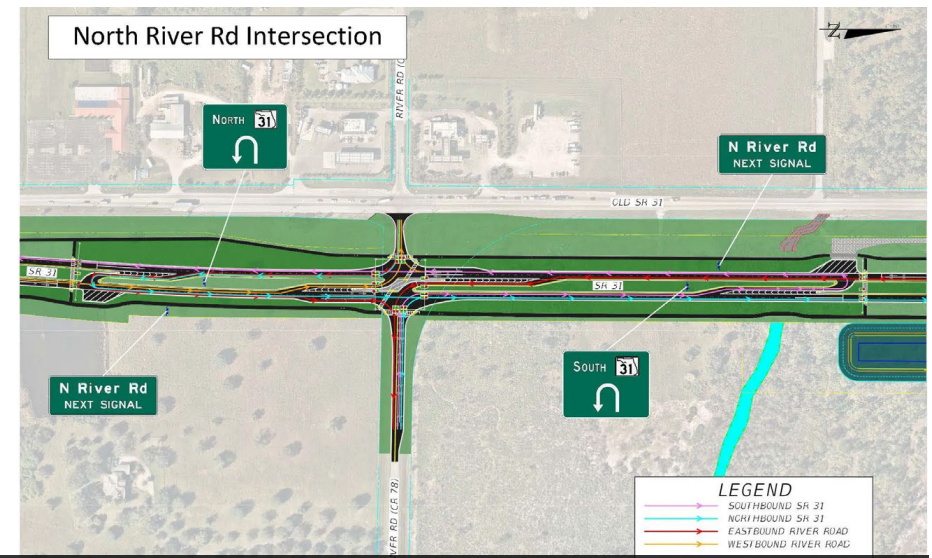
SR 31 REDESIGN - NEW INTERSECTIONS



OLD RODEO RD INTERSECTION



BAYSHORE RD INTERSECTION



NORTH RIVER RD INTERSECTION



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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 enhanced by Artificial Intelligence (AI).***

Building B: 29,750 sf



Building C: 24,750 sf

Building D: 24,750 sf

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