

# AIRPORT CROSSINGS

SEC TREELINE AVE & TERMINAL ACCESS RD • FORT MYERS, FL

**FOR SALE**



29,000± VPD

**TERMINAL ACCESS RD**



**GULF LANDING LOGISTICS CENTER**  
2,000,000± SF INDUSTRIAL

**TREELINE AVE** 22,000± VPD



Parcel	Size	Status
Lot 1	3.8± Acres	Available
Lot 2	3.5± Acres	Available
Lot 3	-	Home 2 Suites
Lot 4	2.6± Acres	Available
Lot 5	2.6± Acres	Available
Lot 6	-	Fox Rent A Car
Lot 7	-	RSW Park Smart
Lot 8	2.1± Acres	Available
Lot 9	2.2± Acres	Available



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**GULF LANDING LOGISTICS CENTER**  
2,000,000± SF INDUSTRIAL

**LOGISTICS INDUSTRIAL**  
442,000± SF

**THREE OAKS DISTRIBUTION CENTER**  
600,000 SF

**BENDERSON DEVELOPMENT**  
740 Acre Industrial/Commercial Complex  
3.89 Million SF of Industrial Buildings  
650,000 SF Retail | 400,000 SF Office  
Proposed 240 Room Hotel

500,000± SF

**SAN CARLOS PARK**  
6,372 HOMES

**WESTBROOK**  
400 HOMES

**Exit 128**

27,500± VPD

17,100± VPD

**ESPLANADE LAKE CLUB**  
650 Homes

**VILLAS AT GULF COAST**  
140 Homes

**Las Palmas**  
300 Units



**2026 DEMOGRAPHICS**

	3 MILE	5 MILE	10 MILE
<b>MEDIAN H.H INCOME</b>	\$122,227	\$102,108	\$136,457
<b>POPULATION</b>	22,146	83,226	354,645
<b>EMPLOYMENT DENSITY</b>	12,385	37,951	155,995

**PROPERTY FEATURES**

<b>PRICE</b>	\$30 PSF NET USABLE
<b>AVAILABLE</b>	2.1 - 16.8 AC
<b>ZONING</b>	C-1 (Lee County)
<b>LOCATION</b>	The subject site is located at the main entrance to SWFL International Airport off Treeline Avenue.

# Southwest Florida: Positioned for Business Growth

Located at the primary entrance to SWFL International Airport, this corridor connects businesses to one of Florida's fastest-growing regions



## RSW AIRPORT & CONNECTIVITY

Southwest Florida International Airport (RSW) serves as one of the busiest airports in Florida and continues to experience strong passenger growth year after year. The airport provides direct access to major U.S. markets while supporting business travel, tourism, logistics, and regional employment.

- Over 11 million passengers
- Nonstop service to major U.S. markets
- International airport serving Lee, Collier, Charlotte and surrounding counties
- Immediate access to Interstate 75 and the regional roadway network



## FGCU & WORKFORCE PIPELINE

Florida Gulf Coast University (FGCU) continues to expand its academic programs, student population, and regional partnerships. The university supports workforce development across healthcare, technology, hospitality, engineering, and sectors of business.

- More than 16,000 students enrolled; 95+ programs
- Strong business, hospitality and healthcare programs
- Growing research and community partnerships
- Located minutes from the Alico corridor



## ALICO CORRIDOR DEVELOPMENT

The Alico Road corridor has become one of Southwest Florida's primary growth corridors for commercial and residential development. Significant investment continues throughout the area with new industrial facilities, mixed-use projects, multifamily communities, hotels, and retail centers supporting long-term regional growth.

- Rapid commercial and residential development
- Major employers and distribution users in the corridor
- Expanding retail and hospitality presence
- Strong regional population growth supporting long-term demand