

OFFERING MEMORANDUM

DANIELS PARKWAY COMMERCIAL SITE



SITE OPPORTUNITY: 6.8+ acre commercial site located in the heart of Fort Myers on Daniels Parkway. The property has direct visibility and access onto Daniels Pkwy with an AADT of over 63,100 cars per day. The site is zoned CPD and allow most commercial, medical and retail uses. Excellent location for retail or commercial facility with the high demographic communities of Cross Creek and The Renaissance a short drive in either direction.

SIZE: 6.8+ Acres.

ZONING: CPD (Commercial Planned Development). Property located within Lee County unincorporated area. Land Use Regulations available upon request. . Currently approved for 8,000 SF of medical office, 24,400 SF of professional office and 16,900 SF of retail space. Second CPD approval for 64 bed ALF and 20,000 SF of office/retail.

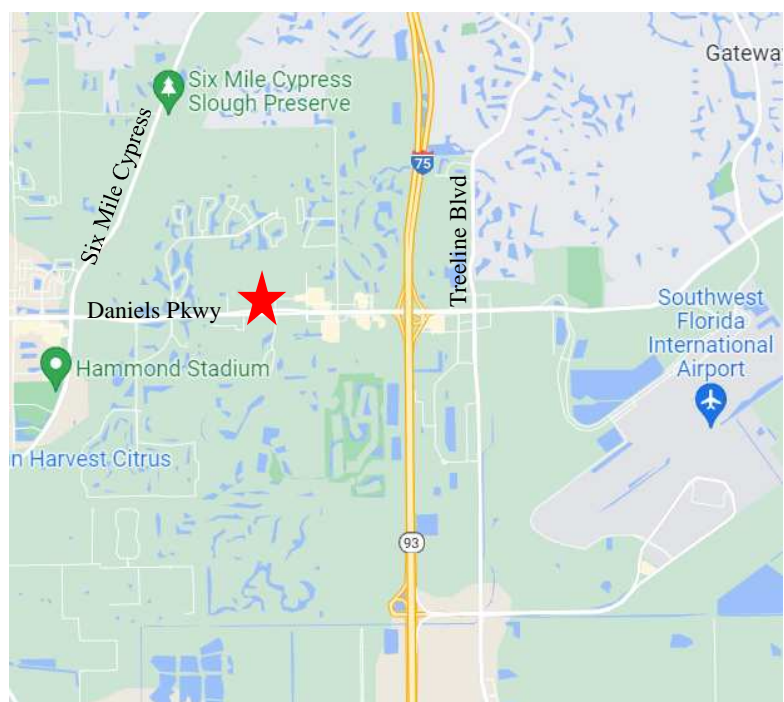
ADDRESS: 13450 PINTO LN, FORT MYERS, FL 33912 (East Side of site) and 13451 SHETLAND LN, FORT MYERS, FL 33912

STRAP #: 21-45-25-01-00000.024A (2.5 acres) & 21-45-25-01-00000.023B (4.3 acres)

UTILITIES: Lee County Utilities: central water & sewer available.
Power in front of site provided by FPL.
South Trail Fire District
School Board District 2

TRANSPORTATION: LeeTran bus stop at the corner of Daniels and Pinto Ln. Route 50.

OWNERSHIP: Brewski Brothers LLC



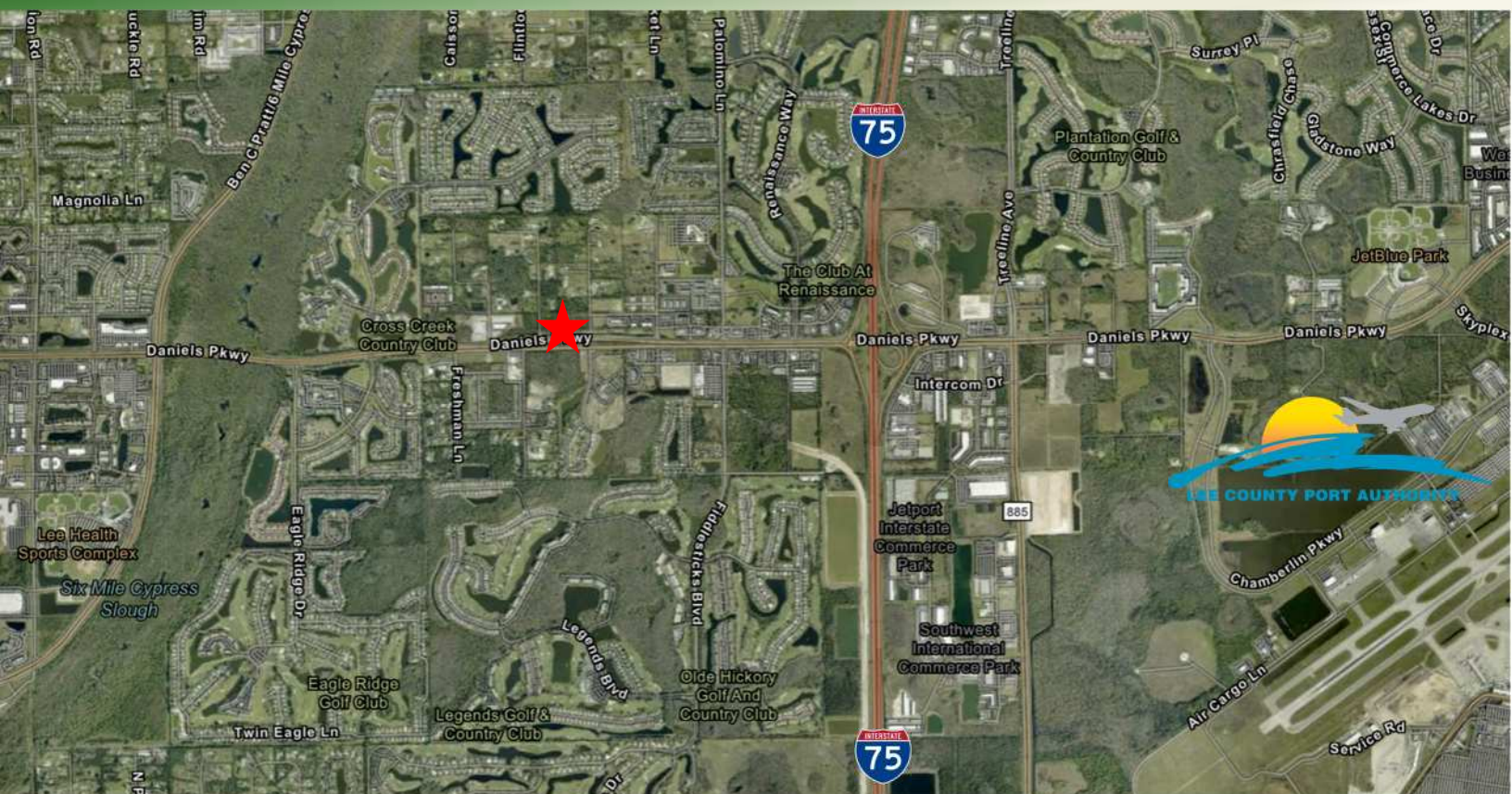
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CURRENT APPROVED CPD (COMMERCIAL PLANNED DEVELOPMENT)

Development must comply with all requirements of the LDC at the time of local development order Approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Subsequent Changes to the MCP may be require further development approvals.

Option A

Approved Development Parameters:

- A. Maximum of 8,000 sqft of medical office
- B. Maximum of 24,400 sqft of general office
- C. Maximum of 16,900 sqft of commercial retail

Option B

Approved Development Parameters:

- A. 64 person Assisted Living Facility
- B. 20,000 sqft floor area commercial (limited to 10,000 sqft retail and 10,000 Sqft of office.

ZONING INFORMATION - CPD (COMMERCIAL PLANNED DISTRICT)

Per the Lee County Land Development Code:

(e) CPD - commercial planned development district.

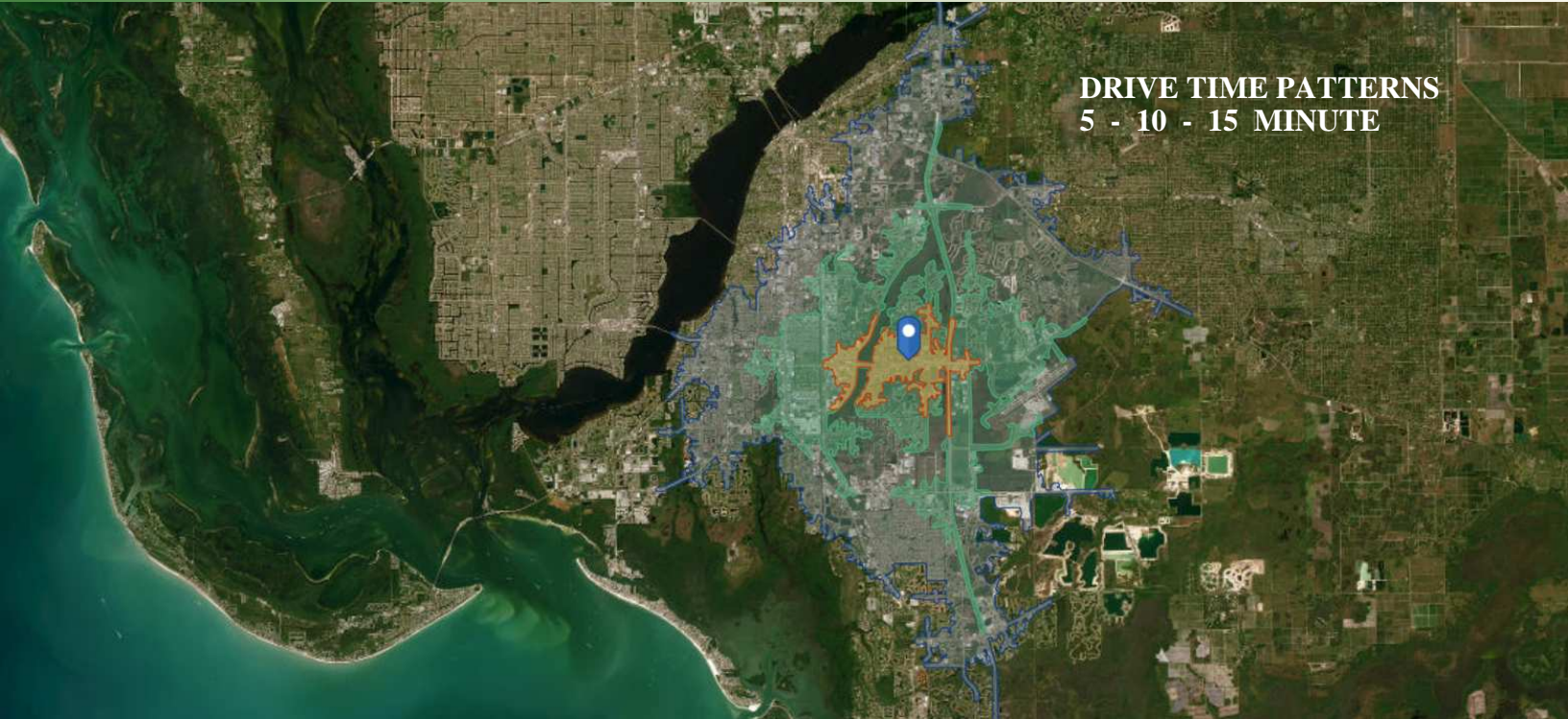
1. The intent of the CPD district is to further the general purpose of planned Developments set forth in section 34-612 (2) , as it relates to commercial development.
2. The principal use of any commercial planned development are generally the retail Sale and distribution of consumer goods and services, or the provision of standard Office space for various purposes, including the delivery of professional services, (including health care, short of inpatient facilities), or financial services, or for the Administration of business and general business purposes.
3. Ancillary uses which may be permitted in the CPD district include permanent human Habitation in... transient housing in hotels or motel rooms, health care facilities, and Other limited institutional uses and selected light industrial uses.

Permitted Uses as detailed in the LDC zoning use chart:

- Assisted Living Facility
- Animal Facilities (See Use Regulations)
- Auto Parts Sales and Repairs
- Bars, Clubs, Night Clubs, Restaurants, Drive-Through Fast Food
- Car Washes and Services
- Convenience Stores, Package Stores, Self Service Fuel Pumps
- Pharmacy
- Medical Offices
- EMS, Emergency Operations and Governmental Services
- Farm Equipment Sales & Repairs
- Equipment Sales
- Hotel/Motel
- Outlet Centers
- Professional Services & Offices
- Rental & Leasing Facilities
- Research & Development
- Repair Shops
- Retails Sales
- Storage, Indoor and Outdoor (Open Storage)
- Vehicle Sales & Storage
- Warehouses (See Use Regulations)

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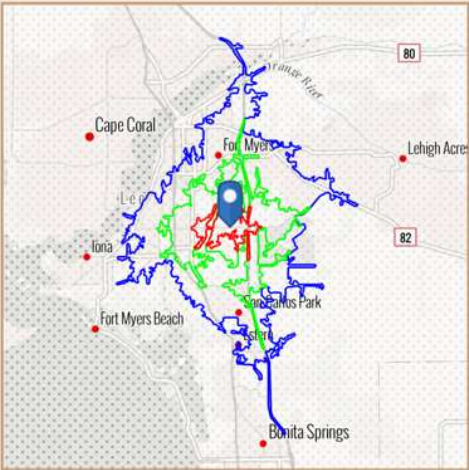


DRIVE TIME PATTERNS
5 - 10 - 15 MINUTE

BENCHMARK DEMOGRAPHICS

13450 Pinto Ln, Fort Myers, Florida, 33912

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M.Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

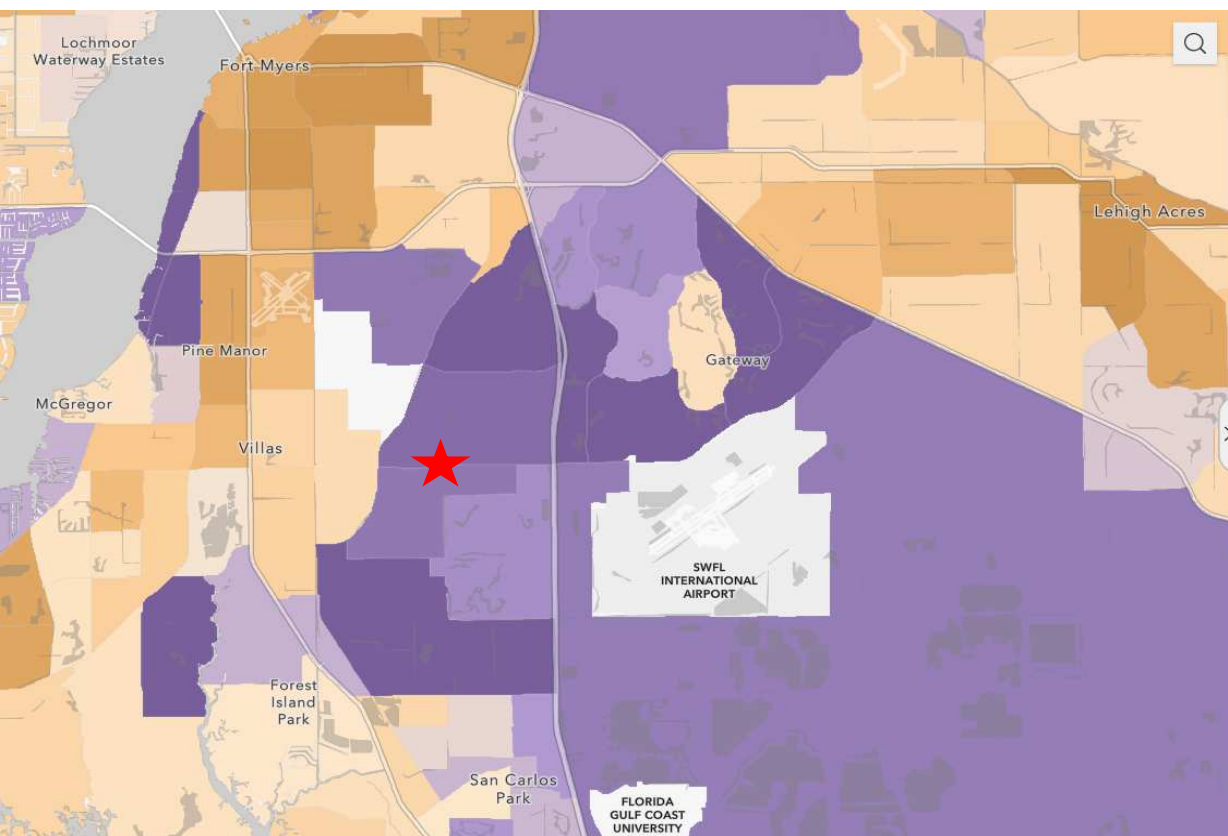
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Lee County	Cape Coral-Fort Myers, FL Metropolitan Statistical Area	Florida	
0 - 4	3.35%	3.42%	4.25%	4.33%	4.33%	4.69%	5.39%
5 - 9	3.59%	3.73%	4.42%	4.59%	4.59%	5.03%	5.75%
10 - 14	3.23%	3.81%	4.48%	4.84%	4.84%	5.34%	5.98%
15 - 19	2.91%	3.56%	4.79%	5.23%	5.23%	5.84%	6.47%
20 - 34	18.14%	15.66%	19.45%	15.98%	15.98%	18.43%	20.33%
35 - 54	19.20%	19.84%	21.38%	21.17%	21.17%	24.41%	25.20%
55 - 74	29.90%	32.09%	26.96%	28.88%	28.88%	25.55%	22.82%
75+	19.82%	17.85%	14.24%	15.00%	15.00%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	3.6%	4.7%	7.5%	7.3%	7.3%	8.0%	8.3%
\$15,000-\$24,999	2.8%	4.2%	5.3%	5.5%	5.5%	5.8%	5.9%
\$25,000-\$34,999	6.3%	5.0%	6.6%	6.5%	6.5%	6.7%	6.3%
\$35,000-\$49,999	7.5%	8.0%	11.0%	11.6%	11.6%	10.5%	9.8%
\$50,000-\$74,999	19.8%	17.4%	17.2%	18.0%	18.0%	16.9%	15.6%
\$75,000-\$99,999	13.3%	12.0%	12.3%	12.2%	12.2%	12.9%	12.5%
\$100,000-\$149,999	22.2%	21.4%	18.7%	18.4%	18.4%	18.4%	17.8%
\$150,000-\$199,999	11.0%	10.3%	8.5%	7.8%	7.8%	8.7%	9.8%
\$200,000+	13.5%	17.0%	12.8%	12.6%	12.6%	12.1%	14.0%
KEY FACTS							
Population	6,686	44,281	201,352	859,348	859,348	23,027,836	339,887,819
Daytime Population	9,687	68,327	244,074	842,639	842,639	22,846,618	338,218,372
Employees	2,728	18,044	83,524	346,836	346,836	10,832,721	167,630,539
Households	3,188	21,243	89,071	366,546	366,546	9,263,074	132,422,916
Average HH Size	2.03	2.07	2.19	2.31	2.31	2.43	2.50
Median Age	54.7	54.9	46.3	49.3	49.3	43.6	39.6
HOUSING FACTS							
Median Home Value	424,490	459,678	429,266	435,630	435,630	416,969	370,578
Owner Occupied %	70.7%	68.8%	62.8%	73.4%	73.4%	67.2%	64.2%
Renter Occupied %	29.3%	31.2%	37.3%	26.6%	26.6%	32.8%	35.8%
Total Housing Units	3,989	26,772	110,918	468,392	468,392	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$92,560	\$96,615	\$78,919	\$76,622	\$76,622	\$78,205	\$81,624
Per Capita Income	\$59,125	\$64,203	\$50,480	\$47,653	\$47,653	\$44,891	\$45,360
Median Net Worth	\$456,330	\$419,247	\$258,547	\$311,997	\$311,997	\$253,219	\$228,144

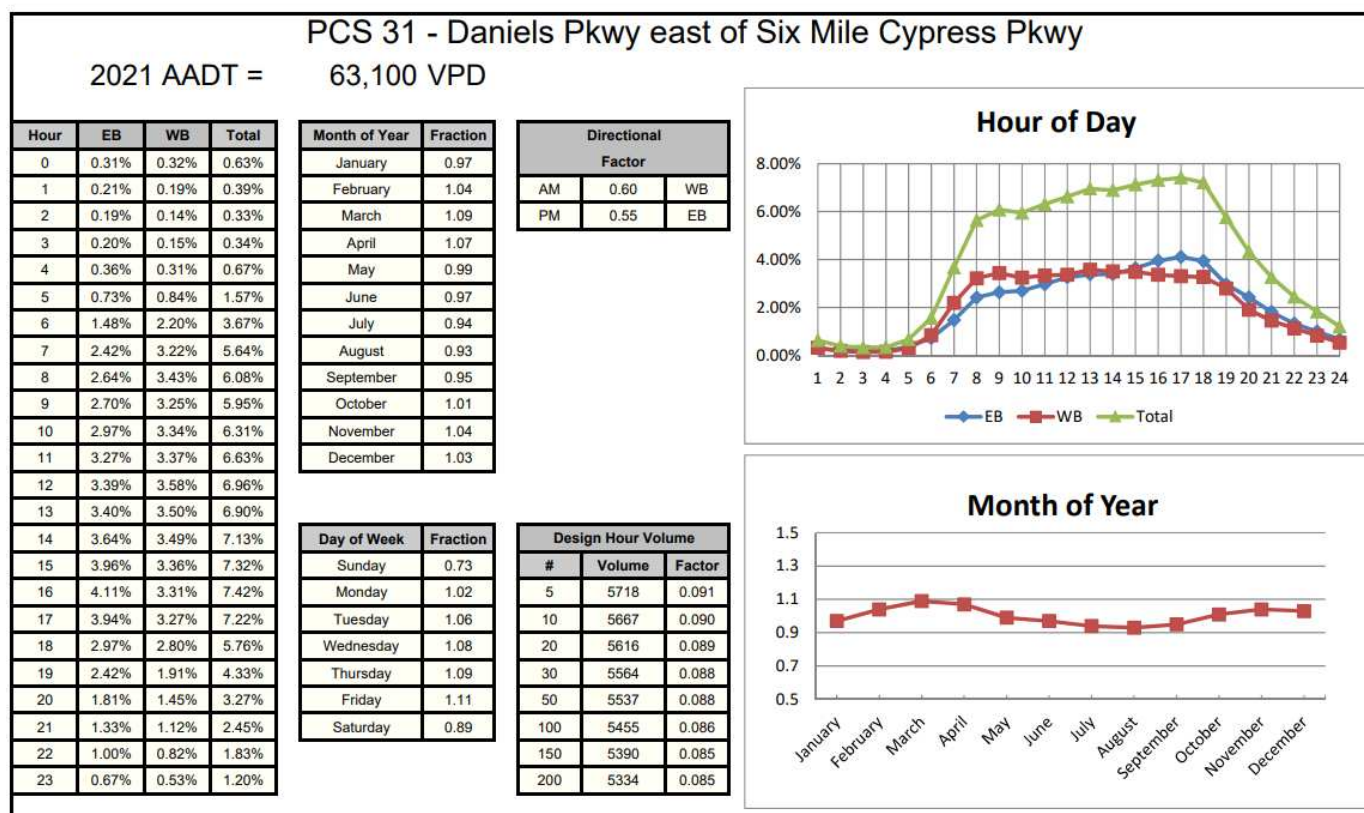
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KEY HOUSEHOLD INCOME MAP - FORT MYERS, FL



TRAFFIC COUNTS AND AADT



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SITE WETLAND MAP



PROPERTY DISCLAIMER

•**Licensed Real Estate Brokers** • Information contained herein has been obtained from the owner of the property and from other resources that we deem reliable including County Appraiser's Office and Zoning and Planning Departments. We have no reason to doubt the information's accuracy, but we do not warrant or represent that the information contained in this Brochure is accurate and definitive. **It is your responsibility to independently confirm the property's information accuracy and completeness.** Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the stability of the property for your records and purchase. This offer may be amended or withdrawn at any time without notice. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.

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