



SUMMERLIN ROAD

PINE RIDGE ROAD

**LSI**  
COMPANIES

OFFERING MEMORANDUM

**PINE RIDGE ESTATES**

14± ACRE ZONED RESIDENTIAL PROPERTY



## PROPERTY SUMMARY

**Property Address:** 16860 Pine Ridge Rd.  
Fort Myers, FL 33908

**County:** Lee

**Property Type:** Residential, Vacant Land

**Parcel Size:** 14.04± Acres

**Zoning:** RM-2

**Future Land Use:** Central Urban/Mixed  
Use Overlay (up to 140  
residential units, or up to 210  
with bonus density approvals)

**Permits:** ERP - Active

**Utilities:** Water, sewer, electric  
and cable

**STRAP Number:** 06-46-24-36-0000B.0000

LIST PRICE:  
**\$5,500,000**

**LSI**  
**COMPANIES**

WWW.LSICOMPANIES.COM



## SALES EXECUTIVE



**Justin Thibaut, CCIM**  
President & CEO



**Alec Burke**  
Sales Associate



### DIRECT ALL OFFERS TO:

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jthibaut@lsicompanies.com

**Alec Burke**  
aburke@lsicompanies.com

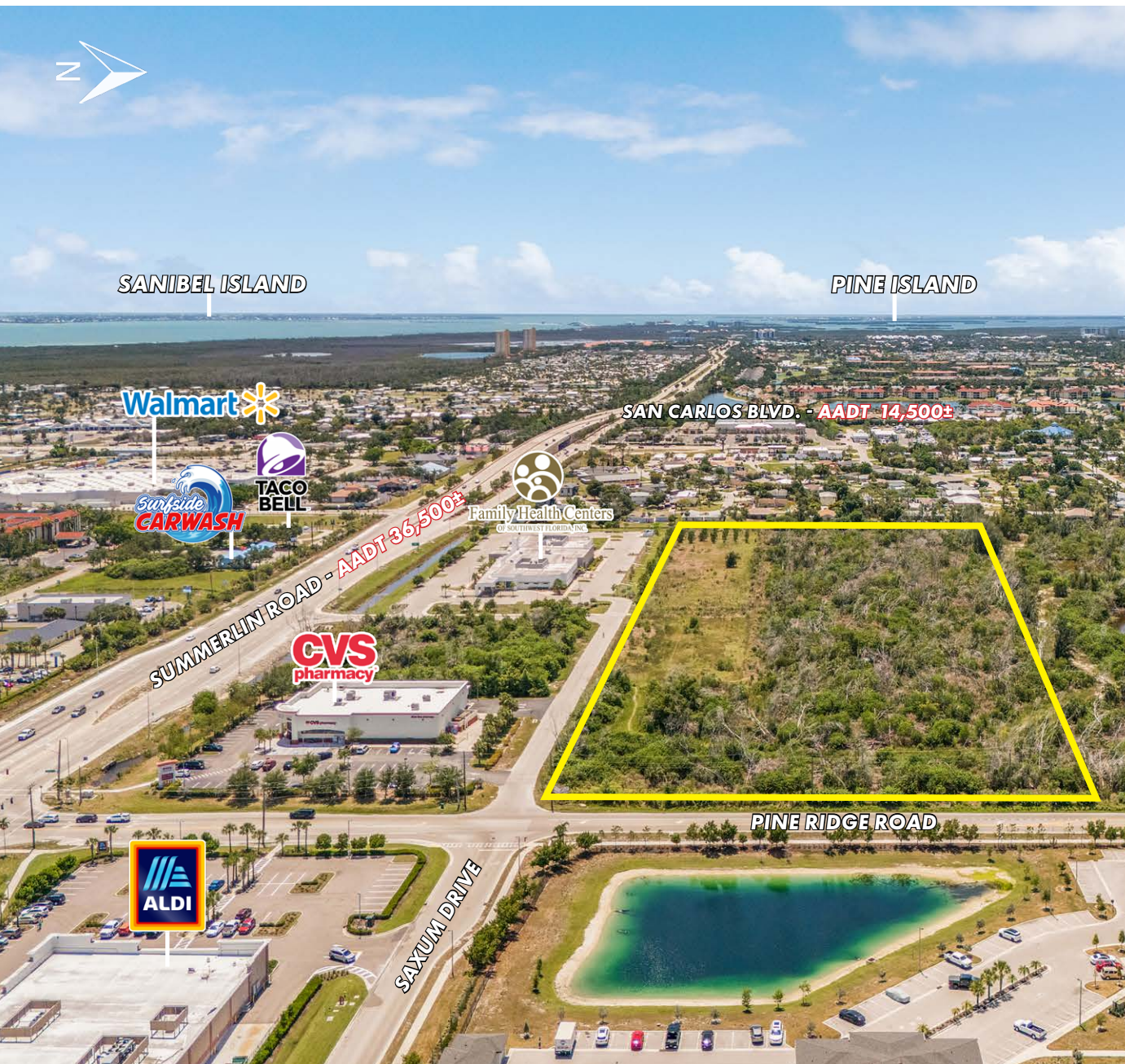
(239) 489-4066

### 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

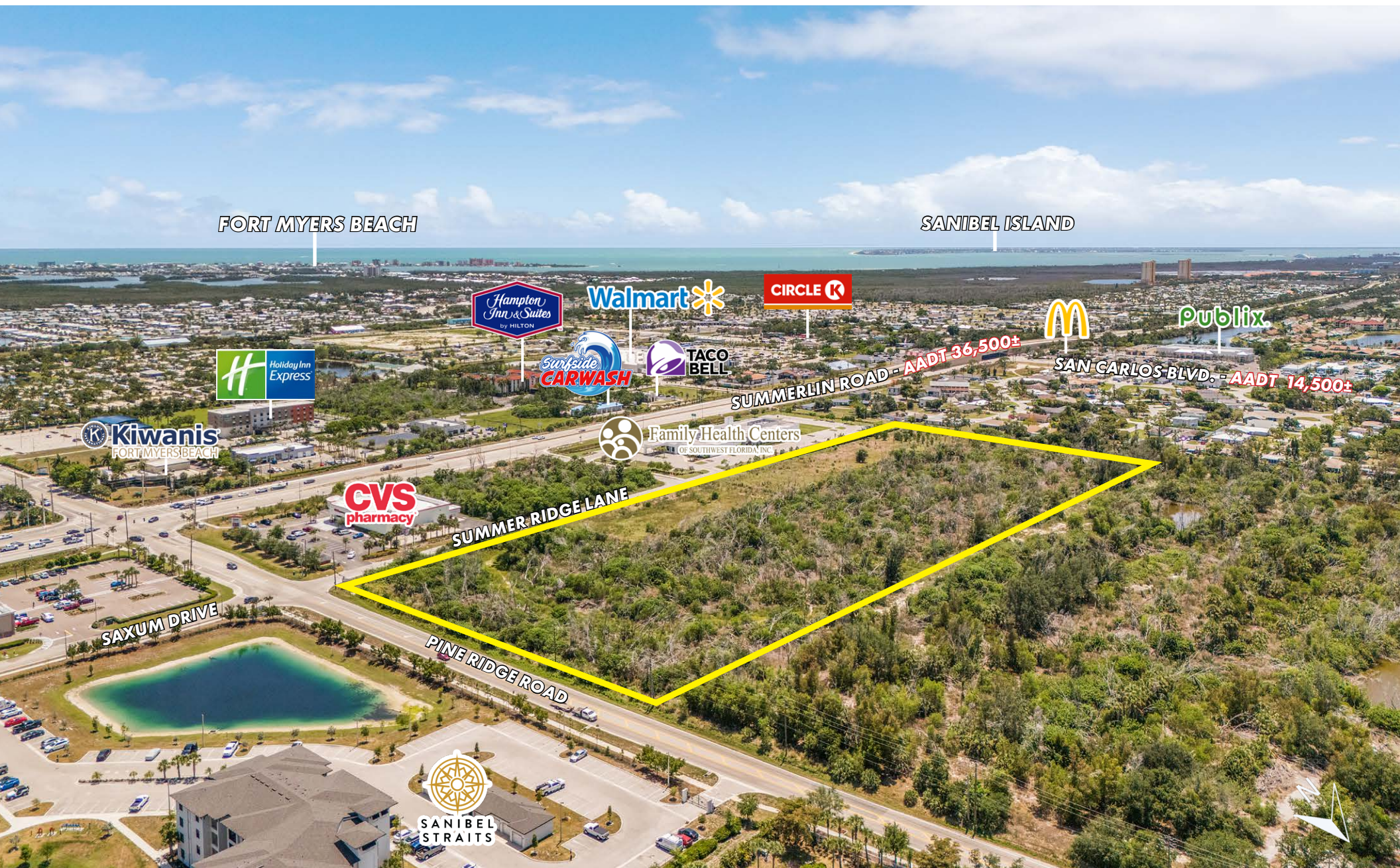


Pine Ridge Estates is 14.04± acre zoned residential property, located at the northwest corner of Summerlin Road and Pine Ridge Road in Fort Myers, Florida. The site is zoned RM-2 and is well-suited for single family residential, multi-family residential and assisted living facility purposes. With an active ERP and zoning approvals for up to 140 units by right (subject to property use and local development regulations), this property is one of the last remaining zoned residential parcels available in this corridor. The site is poised to meet the significant demand for new rental and for-sale housing in this severely underserved market.

The property is located within close proximity to numerous shopping centers, dining and entertainment venues, and is minutes from Fort Myers Beach and Sanibel Island, two major tourist destinations in Southwest Florida. It is also conveniently located just 1.6± miles from HealthPark Medical Center, 0.5± miles from Publix and Walmart Supercenter, and is adjacent to CVS, ALDI, and the newly constructed Sanibel Straits apartments, a 224-unit luxury apartment facility.



## PROPERTY AERIAL





## PROPERTY AERIAL



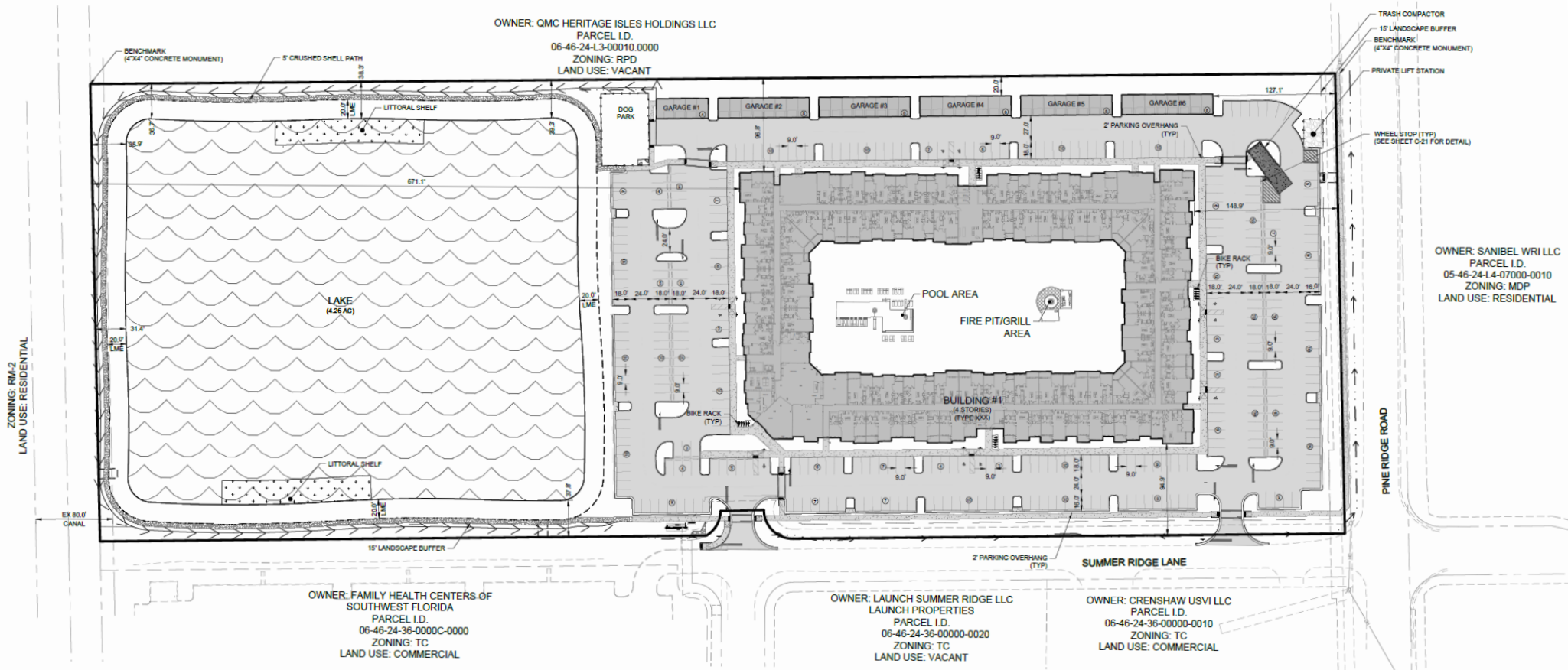
FORT MYERS BEACH

PINE RIDGE ROAD

SUMMERLIN ROAD - AADT 36,500±

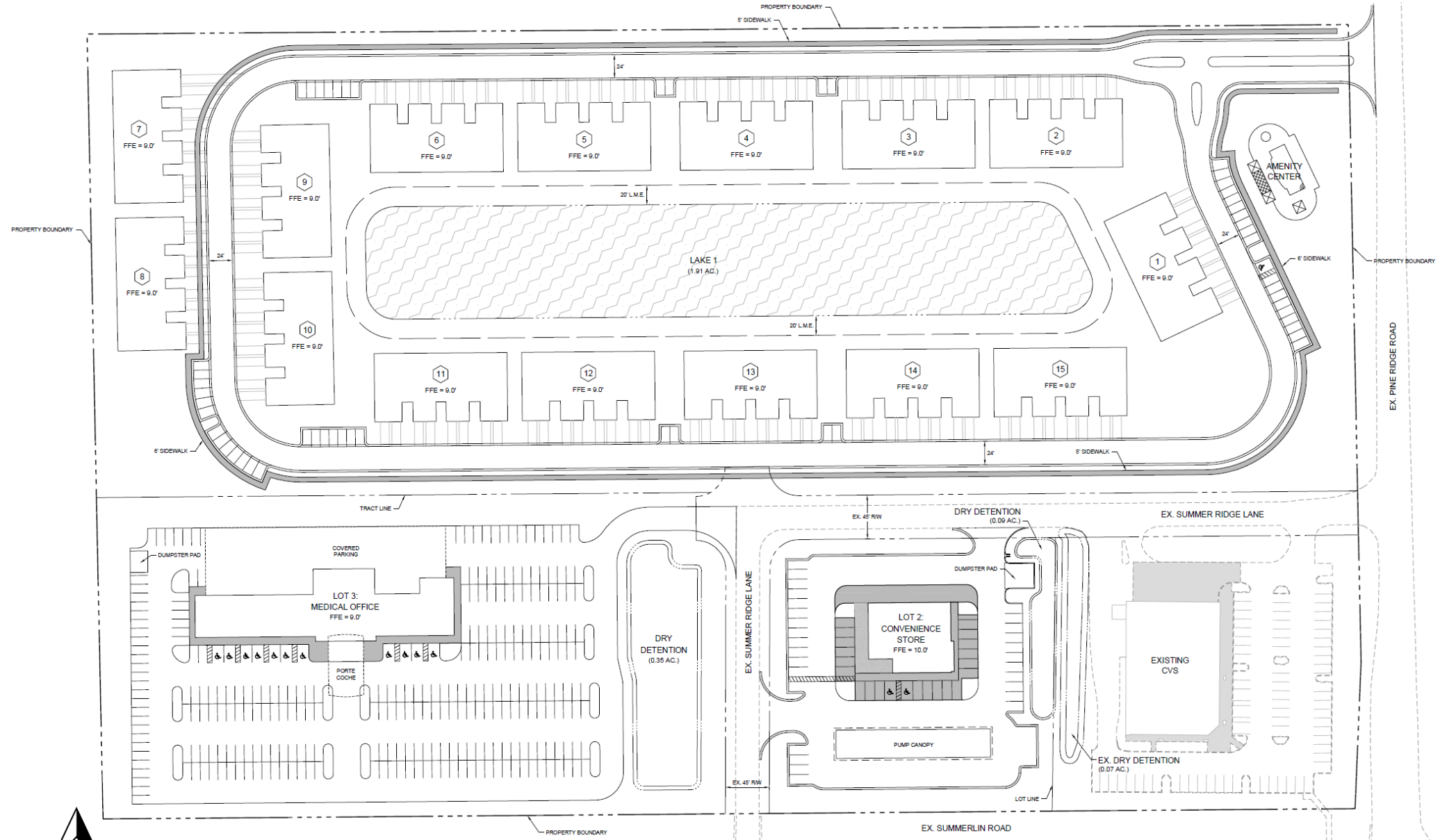


**282 UNITS**



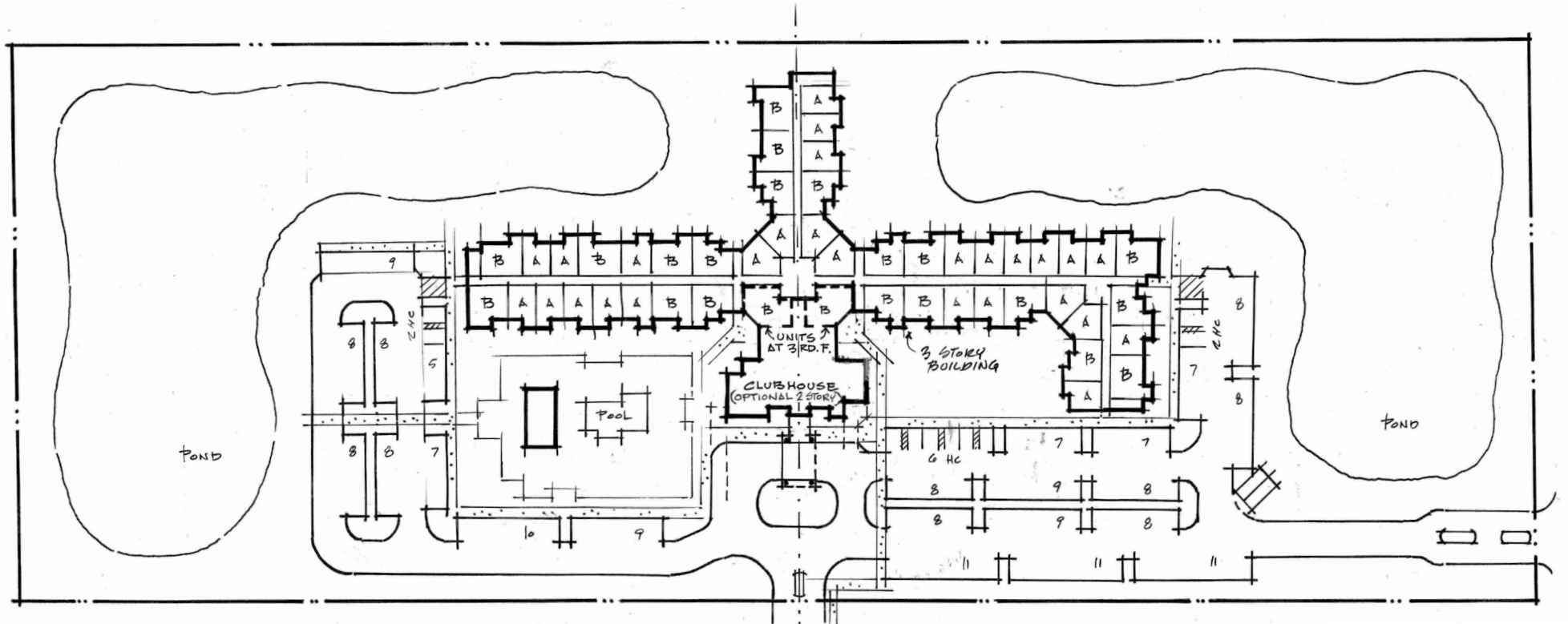
## CONCEPT PLAN 2

120 UNITS



## CONCEPT PLAN 3

140 UNITS





## AREA AMENITIES



### SPORTS & RECREATION

The Southwest Florida environment provides excellent weather for enjoying sports and recreation year-round. Golfers can enjoy the nearby Fort Myers Country Club Golf Course as it's just one of many golf courses from which to choose in the Fort Myers area. Baseball fans can enjoy two MLB teams during Spring Training season – The Boston Red Sox at JetBlue Park and The Minnesota Twins at CenturyLink Sports Complex (Hammond Stadium). The Fort Myers Miracle baseball team plays during the summer months and a variety of sporting events occur year round at these world-class facilities. Finally, Fort Myers' location on the Gulf of Mexico make it an excellent place to enjoy a variety of water sports such as boating, kayaking and fishing.

### ATTRACTIONS & ENTERTAINMENT

Southwest Florida's greatest attractions and entertainment opportunities offer something for everyone, from festival-goers and theatre lovers to families and college students. San Carlos Bay Preserve and Estero Bay Preserve State Park are two of the closest nature attractions. Each provide wonderful opportunities to explore the Southwest Florida environment and enjoy the beautiful weather. Sun Harvest Citrus is also a very popular outing with a Florida flair, where visitors can purchase grove-fresh oranges and orange juice. Of course, the beaches – including world renowned Sanibel and Captiva Islands and Fort Myers Beach – and other Fort Myers attractions are within a few miles of the property. Additional entertainment can be found throughout the area. From the festivals of The Fort Myers River District to world-class entertainment at Barbara B. Mann Performing Arts Hall and Hertz Arena, there is an abundance of cultural and entertainment opportunities for residents to enjoy year-round.

### SHOPPING & DINING

A plethora of shopping and dining attractions are situated conveniently throughout Fort Myers.

**COCONUT POINT** is a picturesque outdoor mall featuring over 140 stores including Dillard's, Target, Apple, Michael Kors, and more – all surrounding several acres of lakes with a boardwalk.

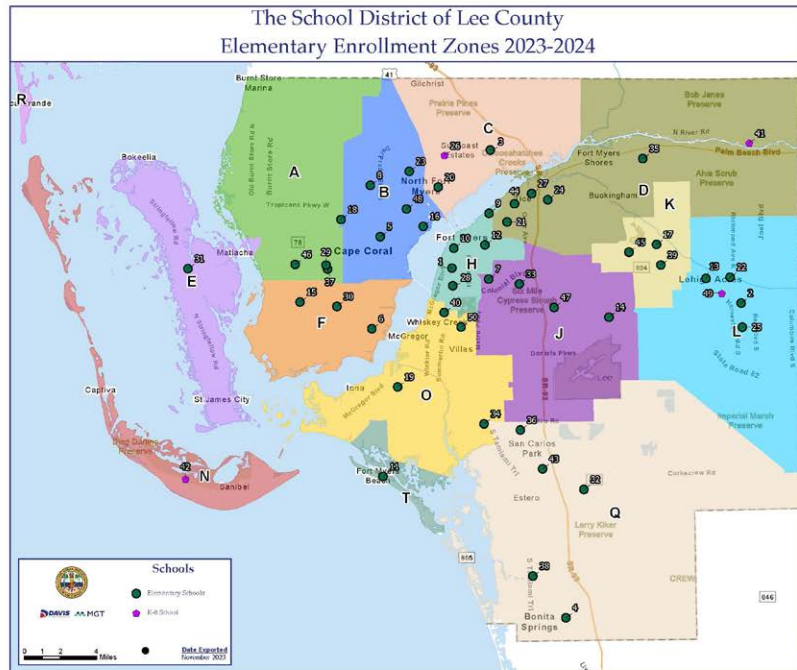
**BELL TOWER SHOPS** is a landmark shopping, dining and entertainment destination centrally located in Fort Myers, Florida. The open-air center offers fine retail shops including eclectic boutiques and more.

**GULF COAST TOWN CENTER** is a sophisticated shopping experience with more than 100 stores and restaurants and over a million square feet of business space. Bass Pro Shops, Costco, Regal Cinemas, Super Target, and Best Buy anchor this center.

**THE FORUM** is a 458,000± square foot retail property with numerous shopping and dining opportunities to Fort Myers residents. Retail stores include Staples, The Home Depot, Bed Bath & Beyond, and Petco.

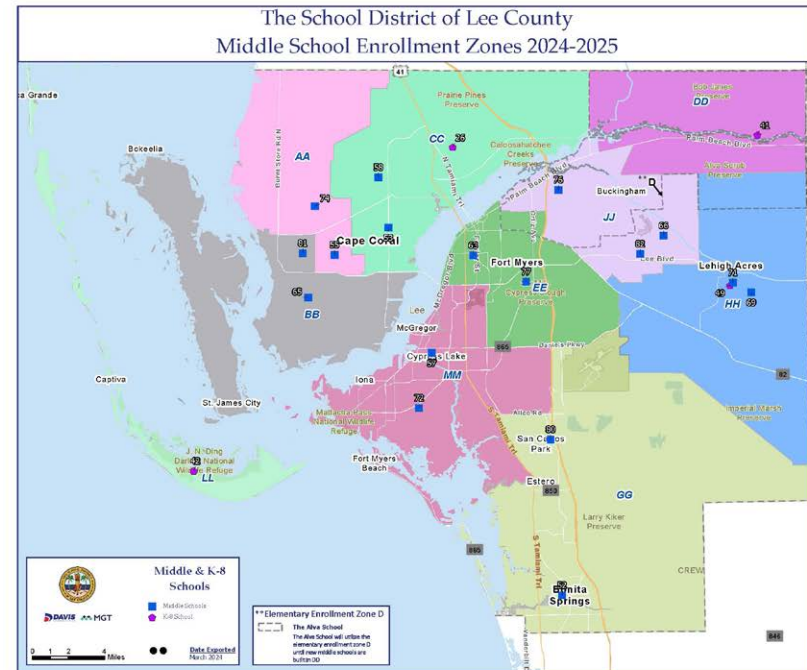


# SCHOOL DISTRICT MAP



<b>Enrollment Zone A</b> Hector A. Catterfiter Jr. ES (U) .....18 Patriot ES .....29 Skyline ES .....37 Trafalgar ES (U) .....46	<b>Enrollment Zone F</b> Cape ES .....6 Gulf ES .....15 Polican ES .....30	<b>Enrollment Zone N</b> The Sanibel School .....42
<b>Enrollment Zone B</b> Caloosa ES (U) .....5 Diplomat ES (U) .....16 Hancock Creek ES .....16 Littleton ES (U) .....23 Tropical Isles ES .....48	<b>Enrollment Zone H</b> Allen Park ES .....1 Edgewood Academy (A) (U) .....9 Edison Park (A) .....10 Franklin Park ES (U) .....12 Orangewood ES .....28	<b>Enrollment Zone O</b> Heights ES (IB) .....19 Rayma C. Page ES (U) .....34 Tanglewood Riverside ES .....40 Villas ES .....50
<b>Enrollment Zone C</b> Bayside ES (U) .....3 J. Colin English ES (IB) (U) .....20 NFM Academy of The Arts (K-8) (A) (U) .....26	<b>Enrollment Zone J</b> Colonial ES (U) .....7 Gateway ES .....14 Ray V. Pottori ES .....33 Treeline ES (U) .....47	<b>Enrollment Zone Q</b> Bonita Springs ES (A) (U) .....4 Pinewoods ES .....32 San Carlos Park ES (A) (U) .....36 Spring Creek ES (U) .....38 Three Oaks ES .....43
<b>Enrollment Zone D</b> James Stephens Academy (U) .....21 Manatee ES (U) .....24 Orange River ES (U) .....27 River Hall ES (U) .....35 The Alva School (K-8) .....41 Tux ES (FL) .....44	<b>Enrollment Zone K</b> Harris Marsh ES .....17 Sunshine ES (U) .....39 Tortuga Preserve ES (U) .....45	<b>Enrollment Zone R</b> No schools are within this zone
<b>Enrollment Zone E</b> One Island ES .....31	<b>Enrollment Zone L</b> Amanecer ES .....2 G. Weaver Hipps ES .....13 Lehigh ES .....22 Mirror Lakes ES (U) .....28 Veterans Park Academy (K-8) (A) (U) .....49	<b>Enrollment Zone T</b> Fort Myers Beach ES .....11

(A) Arts Program; (C) Comprehensive Program; (CA) Cambridge Program; (CAP) AP Capstone; (FC) FGCU Collegiate; (FL) Foreign Language; (IB) International Baccalaureate; (IB/S) IB/STEM; (STEAM) Science, Technology, Engineering, Arts, Math; (U) this school has a uniform clothing policy



<b>Zone AA</b> Challenger MS .....55 Mariner MS (IB) .....74	<b>Zone GG</b> Bonita Springs MS (A) (CA) .....52 Three Oaks MS (U) .....80
<b>Zone BB</b> Gulf MS .....65 Trafalgar MS .....81	<b>Zone HH</b> Lehigh Acres MS (CA) (STEAM) (U) .....69 Lemuel Teal MS .....71 Veterans Park Academy for the Arts (K-8) (A) (U) .....49
<b>Zone CC</b> Caloosa MS (CA) .....53 Diplomat MS .....58 NFM Academy for the Arts (K-8) (A) (U) .....56	<b>Zone JJ</b> Harris Marsh MS (CA) (A) (U) .....66 Oak Hammock MS (A) (U) .....76 Varsity Lakes MS (U) .....82
<b>Zone DD</b> The Alva School (K-8) .....41	<b>Zone LL</b> The Sanibel School (K-8) .....42
<b>Zone EE</b> Ft Myers MS Academy (U) .....63 Paul Laurence Dunbar MS .....77	<b>Zone MM</b> Cypress Lake MS (A) .....57 Lexington MS (IB) .....72

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# FORT MYERS ATTRACTIONS





## TERMS SHEET

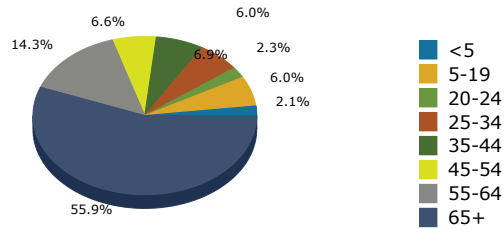
<b>PURCHASE PRICE</b>	\$5,500,000
<b>INITIAL DEPOSIT</b>	\$100,000 Due at contract execution, at which point \$10,000 shall immediately become non-refundable to the purchaser
<b>INSPECTION PERIOD</b>	60 Days
<b>ADDITIONAL DEPOSIT</b>	\$250,000 at expiration of inspection period
<b>CLOSING</b>	On or before 60 days from expiration of inspection period
<b>CLOSING COSTS</b>	Seller to pay for documentary stamps and title
<b>TITLE/ESCROW</b>	Bolanos Truxton, PA
<b>SELLER DELIVERABLES</b>	To be provided at contract execution



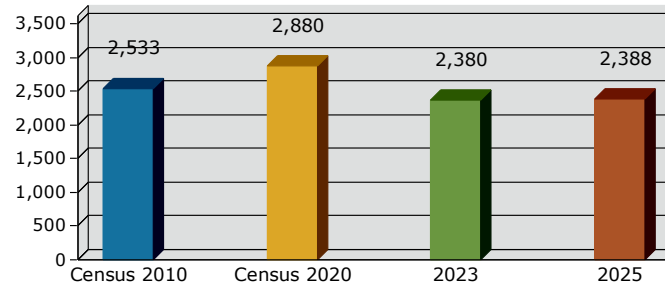


## AREA DEMOGRAPHICS

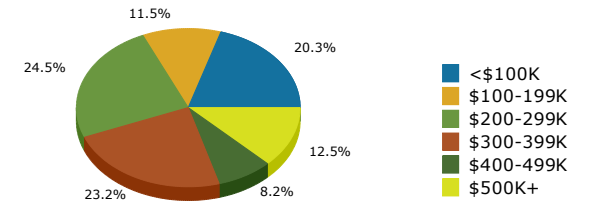
2023 Population by Age



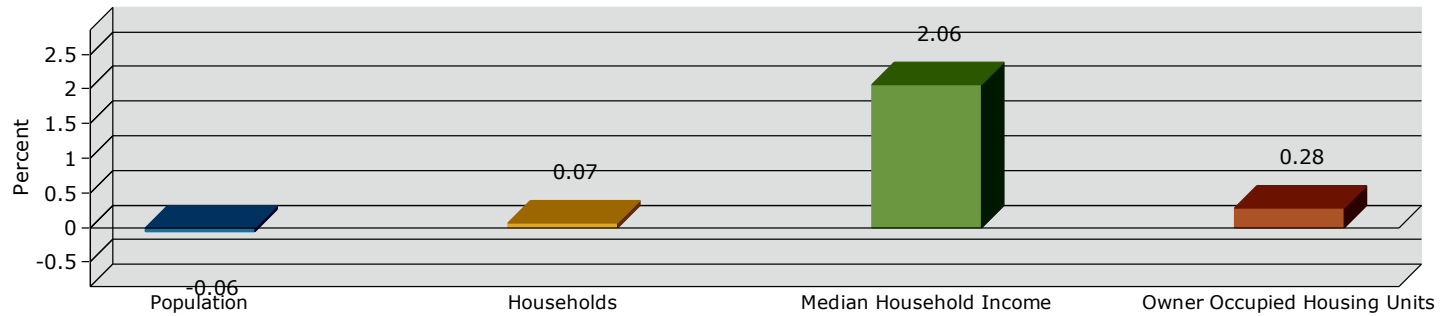
Households



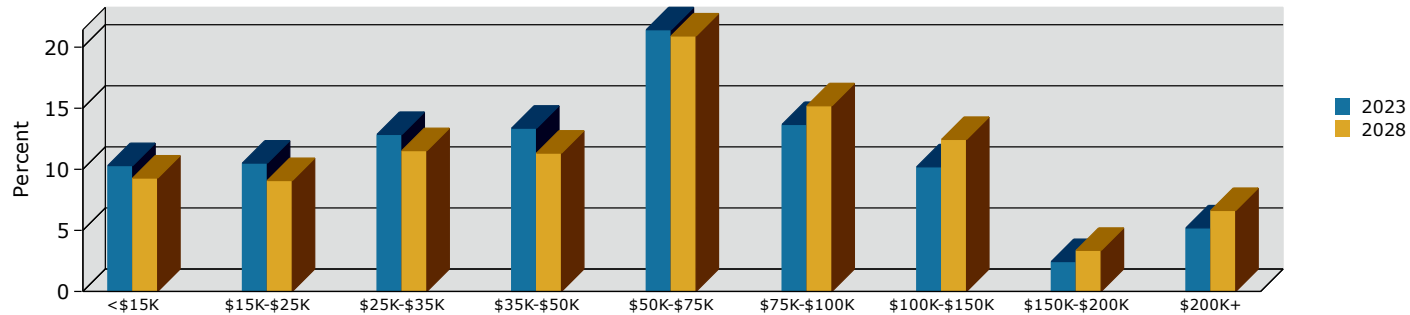
2023 Home Value



2023-2028 Annual Growth Rate

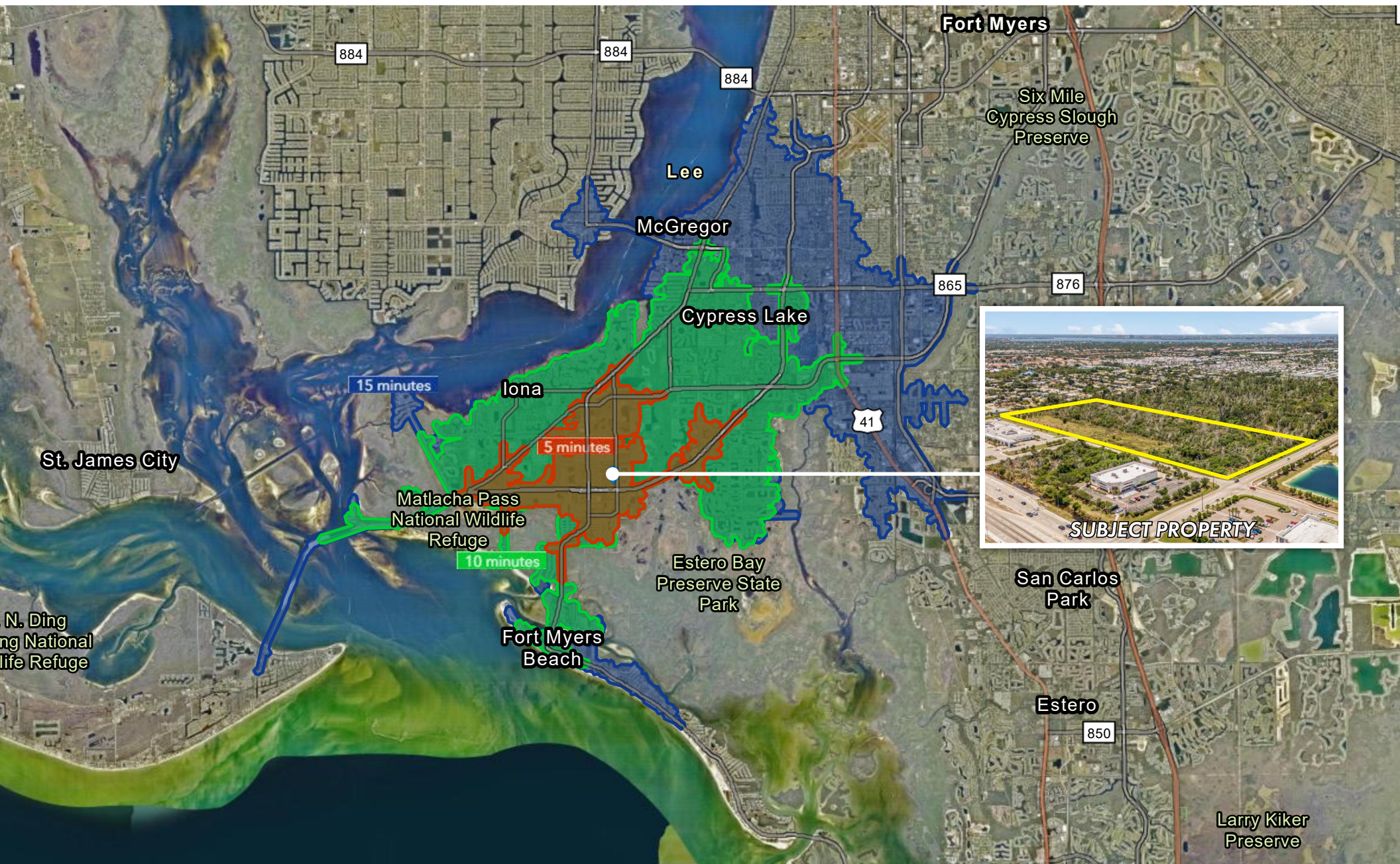


Household Income



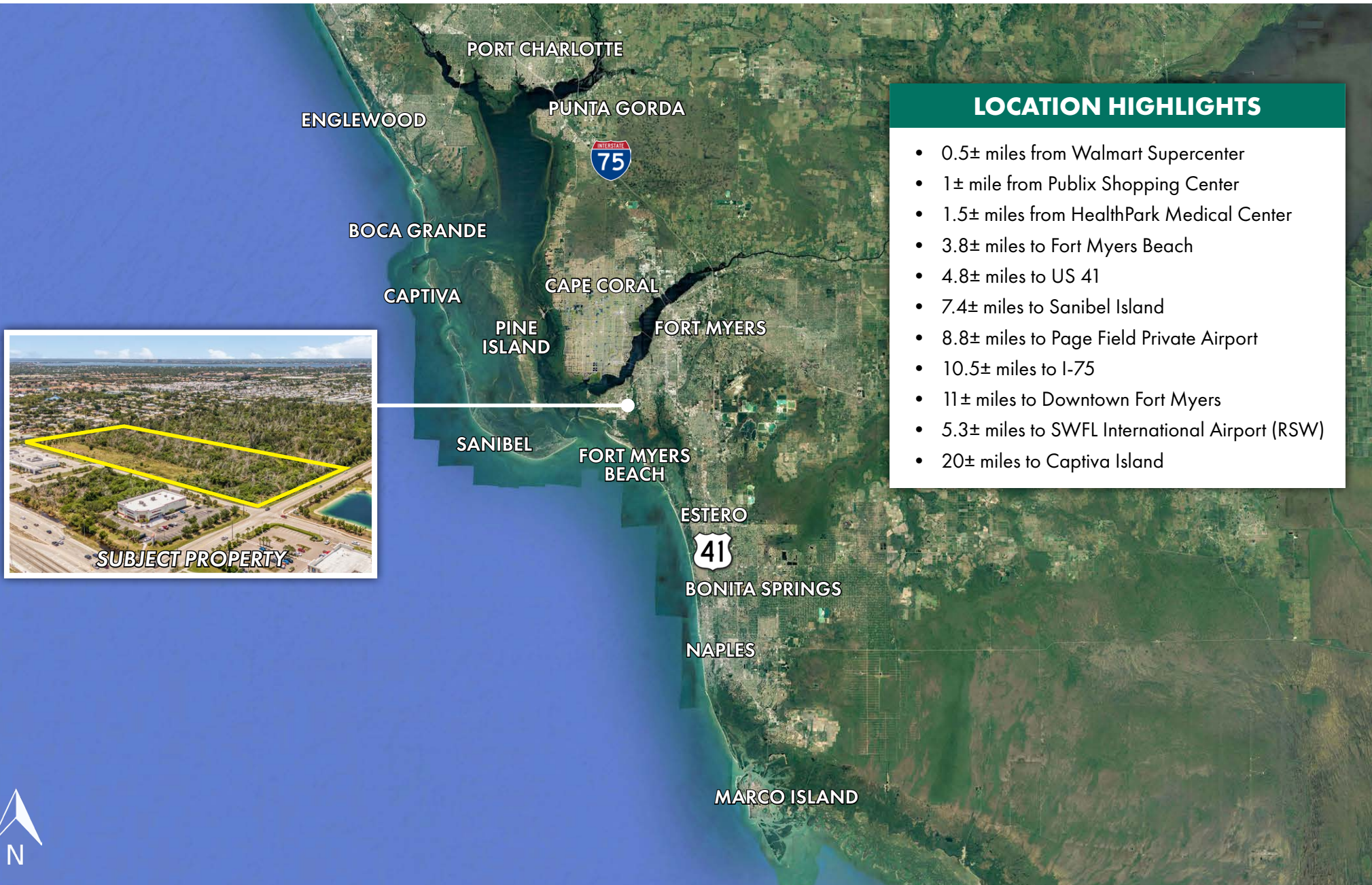


## DRIVE TIME MAP





## LOCATION MAP



### LOCATION HIGHLIGHTS

- 0.5± miles from Walmart Supercenter
- 1± mile from Publix Shopping Center
- 1.5± miles from HealthPark Medical Center
- 3.8± miles to Fort Myers Beach
- 4.8± miles to US 41
- 7.4± miles to Sanibel Island
- 8.8± miles to Page Field Private Airport
- 10.5± miles to I-75
- 11± miles to Downtown Fort Myers
- 5.3± miles to SWFL International Airport (RSW)
- 20± miles to Captiva Island







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## LIMITATIONS AND DISCLAIMERS

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