



**LSI**  
COMPANIES

OFFERING MEMORANDUM

# HOPE PRESERVE

IMPROVED DEVELOPMENT SITES WITH BUILD-TO-SUIT OPTIONS



## OFFERING SUMMARY

**Address:** 14720/14790 Hope Center Loop  
Fort Myers, FL 33912

**County:** Lee

**Size:** Lot 1 - 1.37± Acres  
Lot 2 - 2.78± Acres  
Lot 3 - Sold  
Lot 4 - Class A Medical/Professional  
Office for Lease

**Zoning:** MPD

**Future Land Use:** Intensive Development

**Utilities:** Water, sewer, electric stubbed to  
site

**Parcel ID:** 30-45-25-L4-08000.00C0;  
30-45-25-L4-08000.00B0

**Pricing:** See page 4 for details

# LSI COMPANIES

Land  
Solutions

LSI  
COMMERCIAL

Development  
Solutions

## SALES TEAM



**Justin Thibaut, CCIM**  
President & CEO



**Christi Pritchett, CCIM**  
Broker Associate



### PLEASE DIRECT ALL OFFERS TO:

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### 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.



**Hope Preserve**, a 7.75± acre offering within the overall 46.5± acre Hope Preserve Development, has created a new epicenter in Lee County for Medical, Retail, and Hospitality end-users. This development includes an existing Independent Living Facility, a 124-key Extended Stay America hotel, a Starbucks, several sizable medical office users totaling over 100,000 sq. ft., two surgery centers, and an additional 100,000 sq. ft. of medical or general office is available for future development on the remaining parcels.

This unique development is tucked between the highly trafficked thoroughfares of Ben C Pratt / Six Mile Cypress Pkwy., Metro Pkwy., and Plantation Road. Less than one mile from the site, Gulf Coast Regional Medical Center has recently completed a \$347± million expansion to include an additional 268 patient beds.

The remaining two lots are programmed for medical/professional office and can accommodate single or multiple story buildings and can be built-to-suit. Ownership and longterm lease options available.

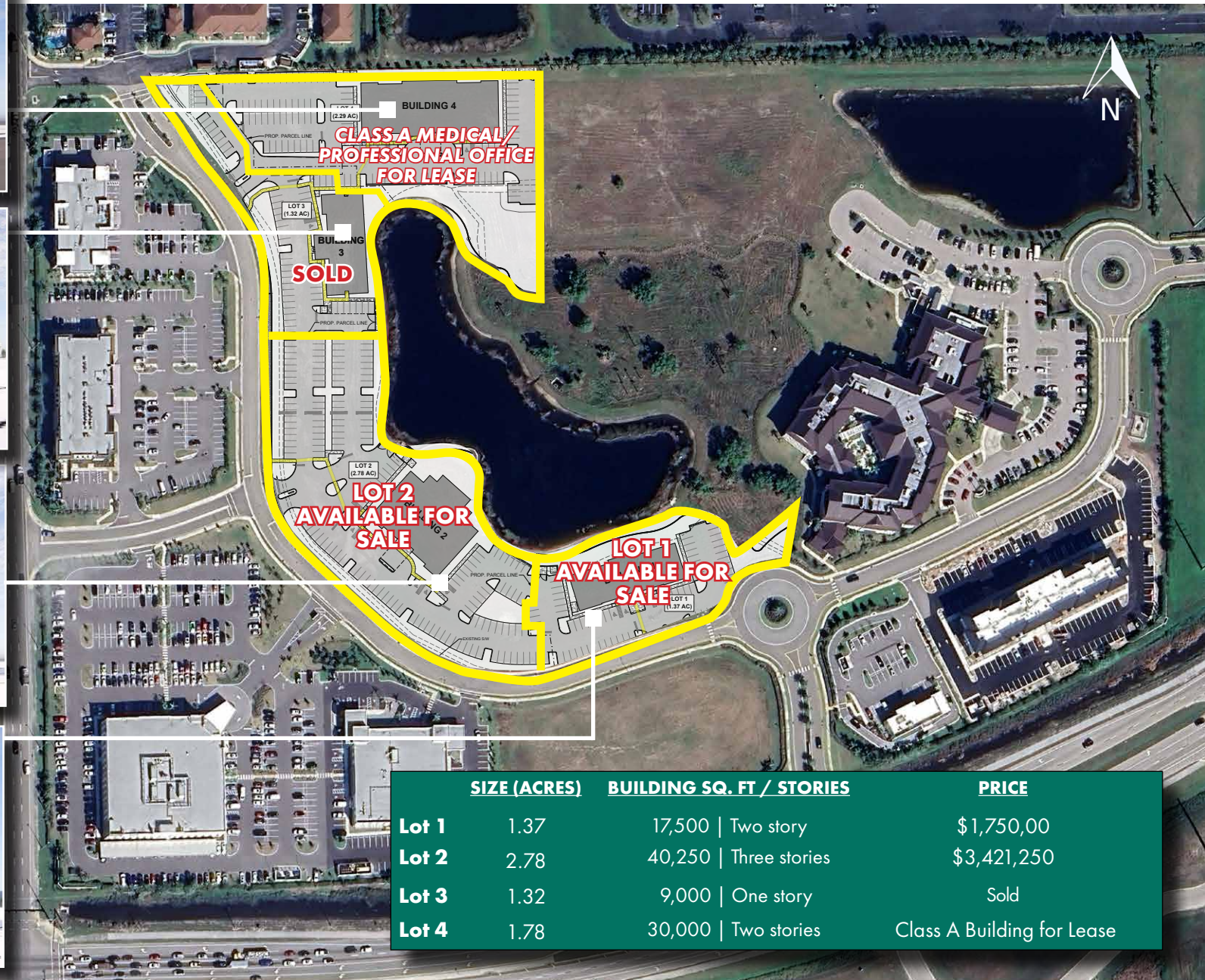
By creating a new oasis in the heart of Fort Myers, minutes from local and regional attractions, employment centers, and major interstate thoroughfares, Hope Preserve is the next upscale commercial and retail development, well-positioned for end-users who wish to differentiate their product from the norm.

## EXECUTIVE SUMMARY





# CONCEPTUAL SITE PLAN





## PROPERTY AERIAL





# PROPERTY AERIAL





## DEVELOPMENT UPDATE

AS OF SEPTEMBER 18, 2025



**LOT 3 - FOR LEASE**  
2-Story - 31,018 Sq. Ft. Medical /  
Professional Office



**LOT 3 - 9,000 SF MEDICAL OFFICE**  
Future Home Of Associates In Nephrology  
(Exp. Completion - Fall 2025)







Providing more than construction, Stevens Construction helps clients navigate everything associated with the development of a project including site evaluation, due diligence, design team selection, budgeting, scheduling, cost-savings suggestions and permitting. With offices in Orlando and headquarters in Fort Myers, Stevens Construction guides clients through the entire development and construction process, allowing them to make educated decisions which provide superior construction, saves money, time and creates the best experience possible.

Earning accolades such a Contractor of the Year, Large Business of the Year and Great Place to Work Certification, Stevens Construction has specialized in construction management of commercial and healthcare projects since our 2003 inception. Additionally, in 2018, Stevens Construction expanded operations with a special projects division focusing on projects under \$1M, which include tenant improvements, renovations, repairs and expansions.

## DEVELOPER INFORMATION

### CURRENT COMPLETED PROJECTS



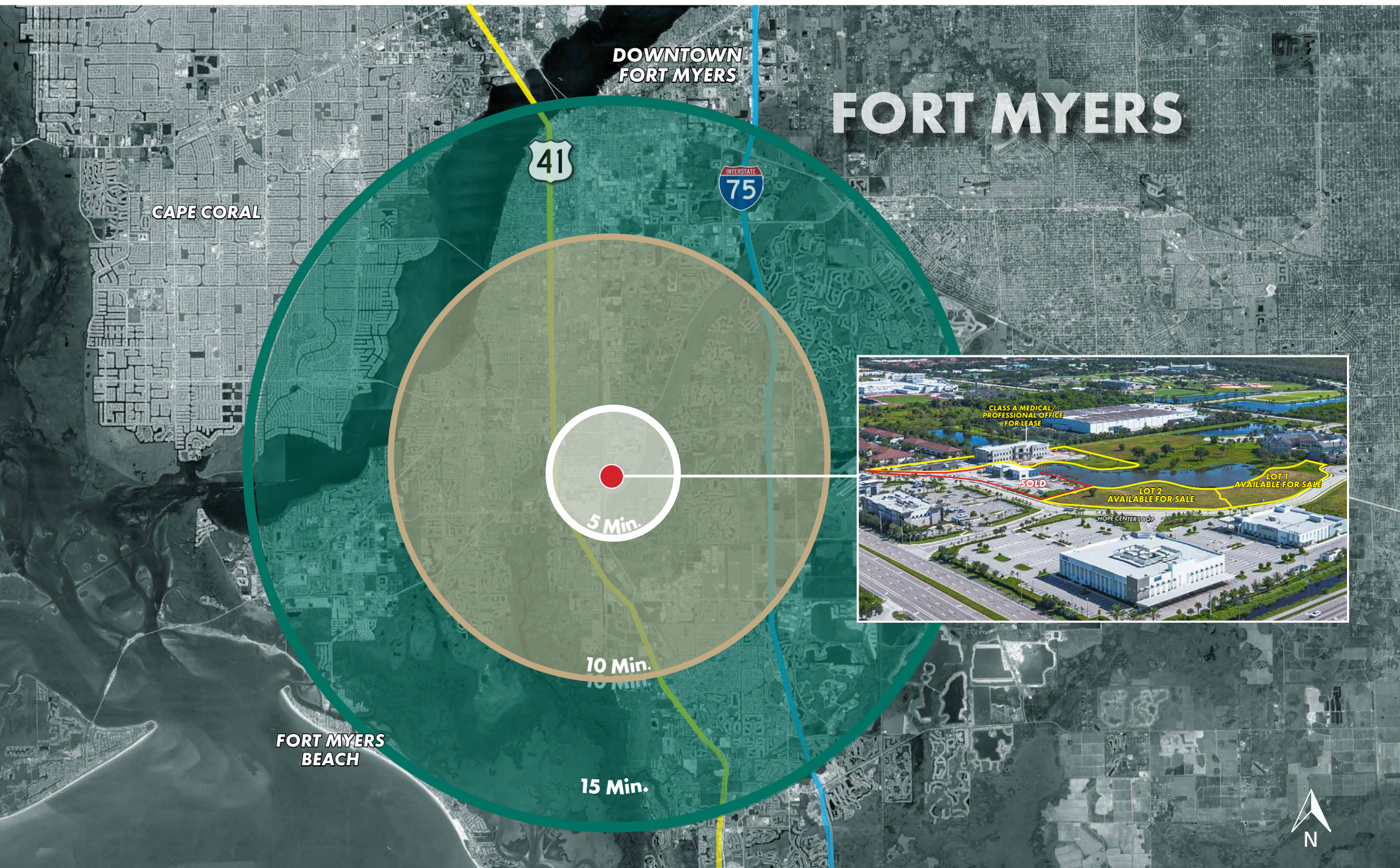


# RETAIL MAP



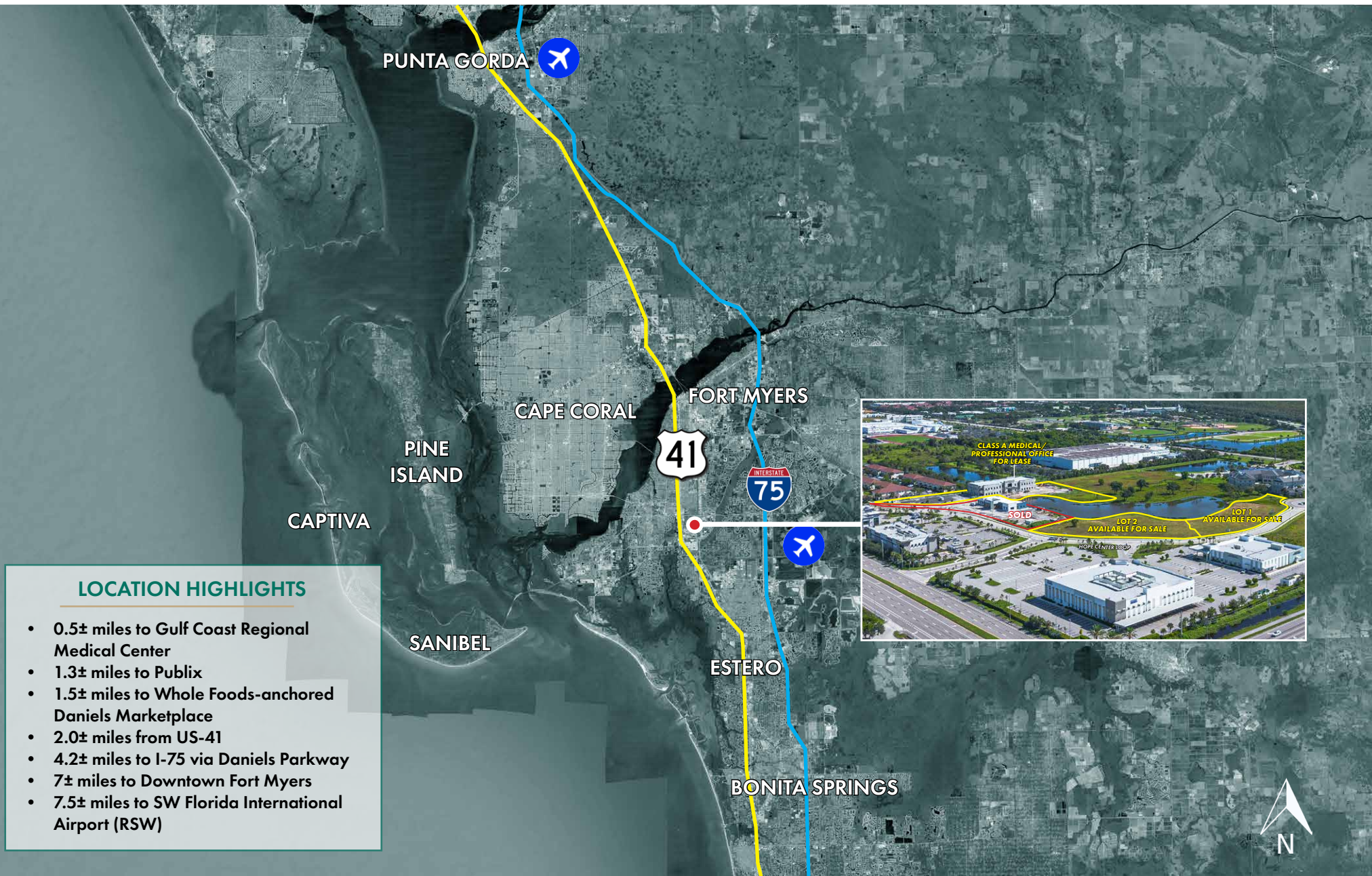


## DRIVE TIME MAP





## LOCATION MAP



### LOCATION HIGHLIGHTS

- 0.5± miles to Gulf Coast Regional Medical Center
- 1.3± miles to Publix
- 1.5± miles to Whole Foods-anchored Daniels Marketplace
- 2.0± miles from US-41
- 4.2± miles to I-75 via Daniels Parkway
- 7± miles to Downtown Fort Myers
- 7.5± miles to SW Florida International Airport (RSW)





[www.LSIcompanies.com](http://www.LSIcompanies.com)

## **LIMITATIONS AND DISCLAIMERS**

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.