



PEACE RIVER FACILITY

PEACE RIVER BRIDGE

Peace River

Peace River

Lettuce Lake



COUNTY ROAD 761 - AADT 8,300 ±

SW REESE STREET



SW LETTUCE LAKE AVE.



LSI
COMPANIES

OFFERING MEMORANDUM
LETTUCE LAKES
RESIDENTIAL DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 9881/9981 SW Lettuce Lake Ave.
Arcadia, FL 34269

County: DeSoto

Property Type: Vacant Residential Land

Parcel Size: 35.15± Acres

Zoning: RMF-6 (6 Dwelling Units/Acre)

Future Land Use: Low Density Residential

Utilities: Partial roadway with water & sewer lines in place, electricity in close proximity

Tax Information: \$15,304 (2023 Taxes)
\$930,779 (2023 Assessed)

STRAP Number: 14-39-23-0000-0045-0000
23-39-23-0000-0270-0000

LIST PRICE:

\$5,275,000 | \$25,000 PPU

ERU Reimbursement Fee: \$1,109,750

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SALES EXECUTIVE



Hunter Ward, CCIM, ALC
Broker Associate



Alec Burke
Sales Associate



DIRECT ALL OFFERS TO:

Hunter Ward, CCIM, ALC
hward@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



LSI Companies is pleased to present Lettuce Lakes, a 35.15± acre residential development opportunity, with approvals for a 208-unit town home project. Strategically situated in a high-growth corridor between Arcadia and Punta Gorda, the property is in close proximity to three new residential communities currently in the permitting stage, all of which are being developed by nationally recognized homebuilders. This strategic positioning underscores the area's rapid growth, making it an ideal site for future development.

Located less than 2 miles from US Highway 17, and just off the Peace River, the site benefits from an active ERP and existing infrastructure. This includes partially completed roadways with water and sewer lines in place, providing significant advantages for streamlining construction. Additionally, the property would be conveyed with 113 water Equivalent Residential Units (ERUs) and 213 wastewater ERUs, providing critical utility capacity necessary for infrastructure development.

The current zoning, RMF-6, allows for single-family, multifamily, and assisted living facilities at 6 units per acre, totaling 211 units across the two parcels. With an active ERP, development approvals in place, ERUs secured, and favorable zoning, Lettuce Lakes is an exceptional opportunity to meet the rising demand for new housing in this rapidly growing market.

PROPERTY HIGHLIGHTS

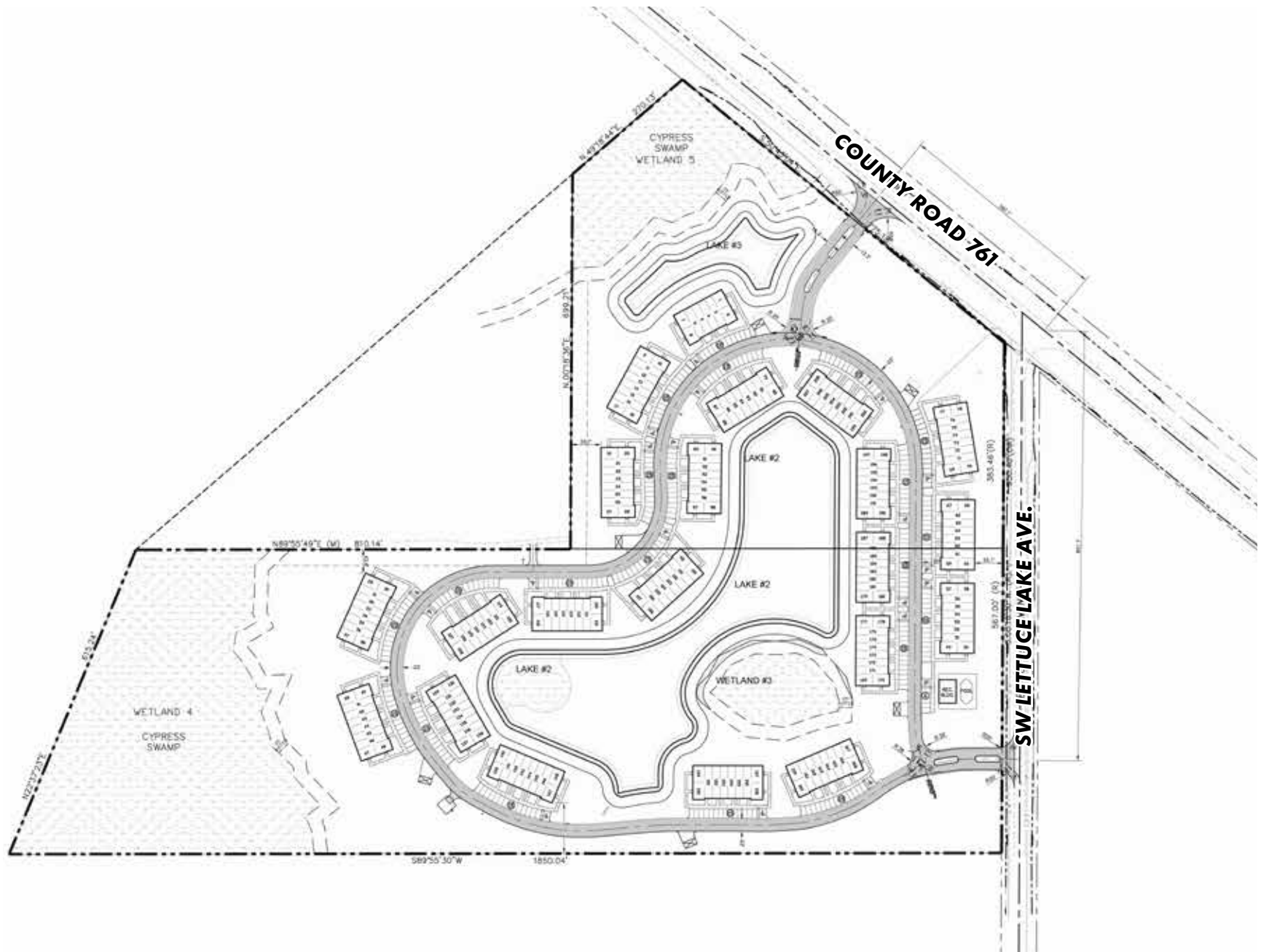
- Rare 35.15± acre residential development opportunity with entitlements for up to 211 units
- Partial roadway and infrastructure in place, including water and sewer lines
- Active ERP in place
- Situated in the path of growth with close proximity to Punta Gorda, Port Charlotte, and Arcadia
- Zoning allows for single-family, multi-family, and assisted living facilities
- One of the few fully entitled and shovel-ready sites available in this rapidly expanding market
- To be conveyed with 113 water ERUs and 213 wastewater ERUs (with reimbursement to Seller of \$1,109,750)



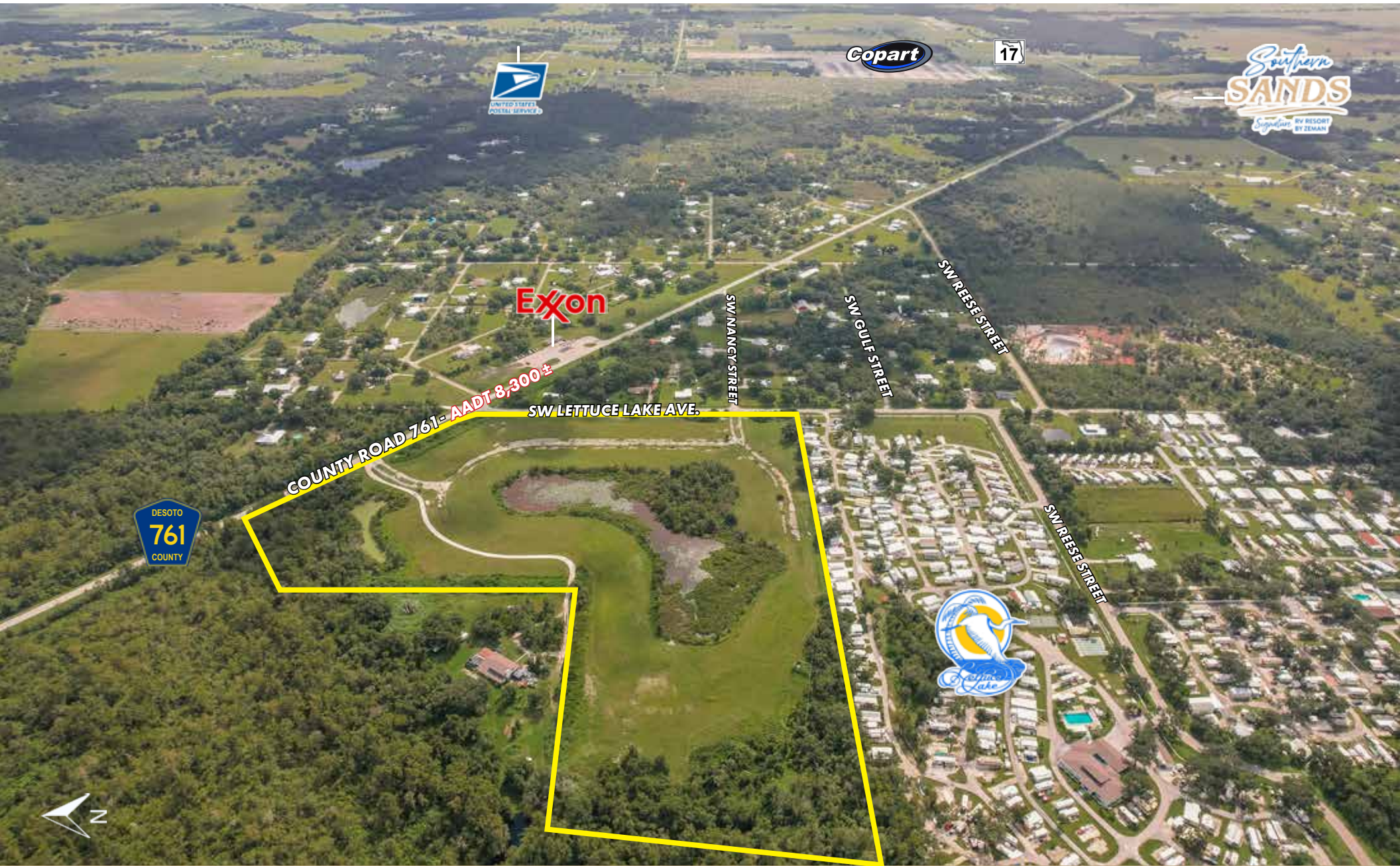
SITE PLAN OVERLAY



CONCEPT PLAN



PROPERTY AERIAL



PROPERTY AERIAL



Peace River

NAVY-A-GATOR
BAR & GRILL

SUNSHINE WIND
FISHING TOURS

Lettuce Lake

Peace River



SW REESE STREET

SW REESE STREET

SW NANCY STREET

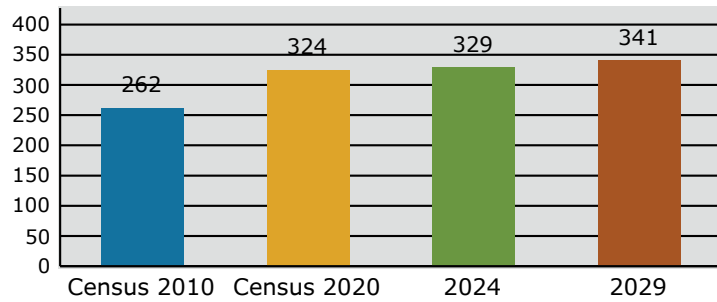
SW LETTUCE LAKE AVE.

COUNTY ROAD 761 - AADT 8,300 ±

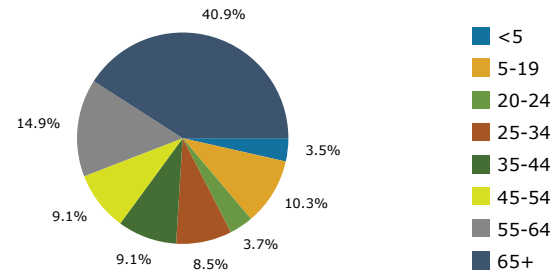
Exxon



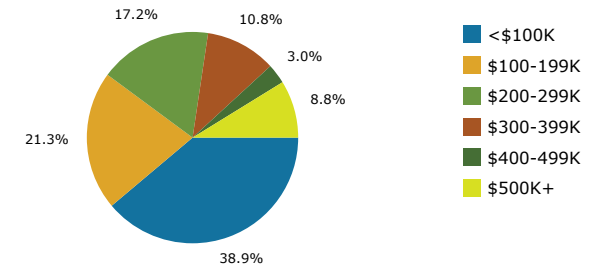
Households



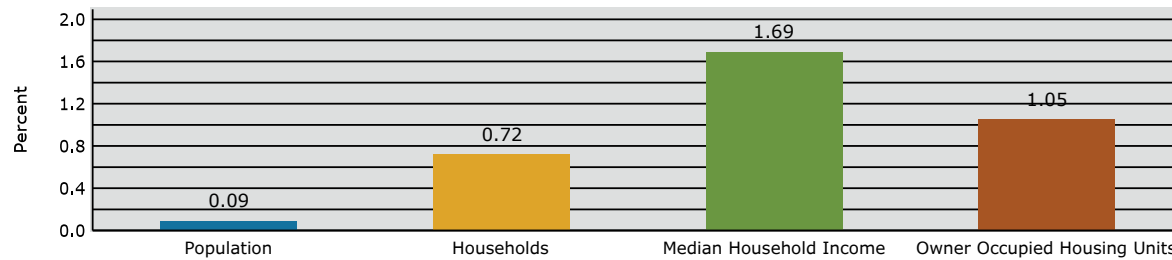
2024 Population by Age



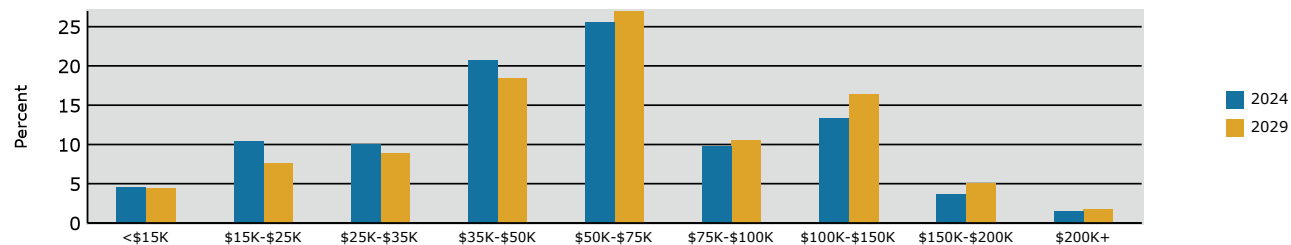
2024 Home Value



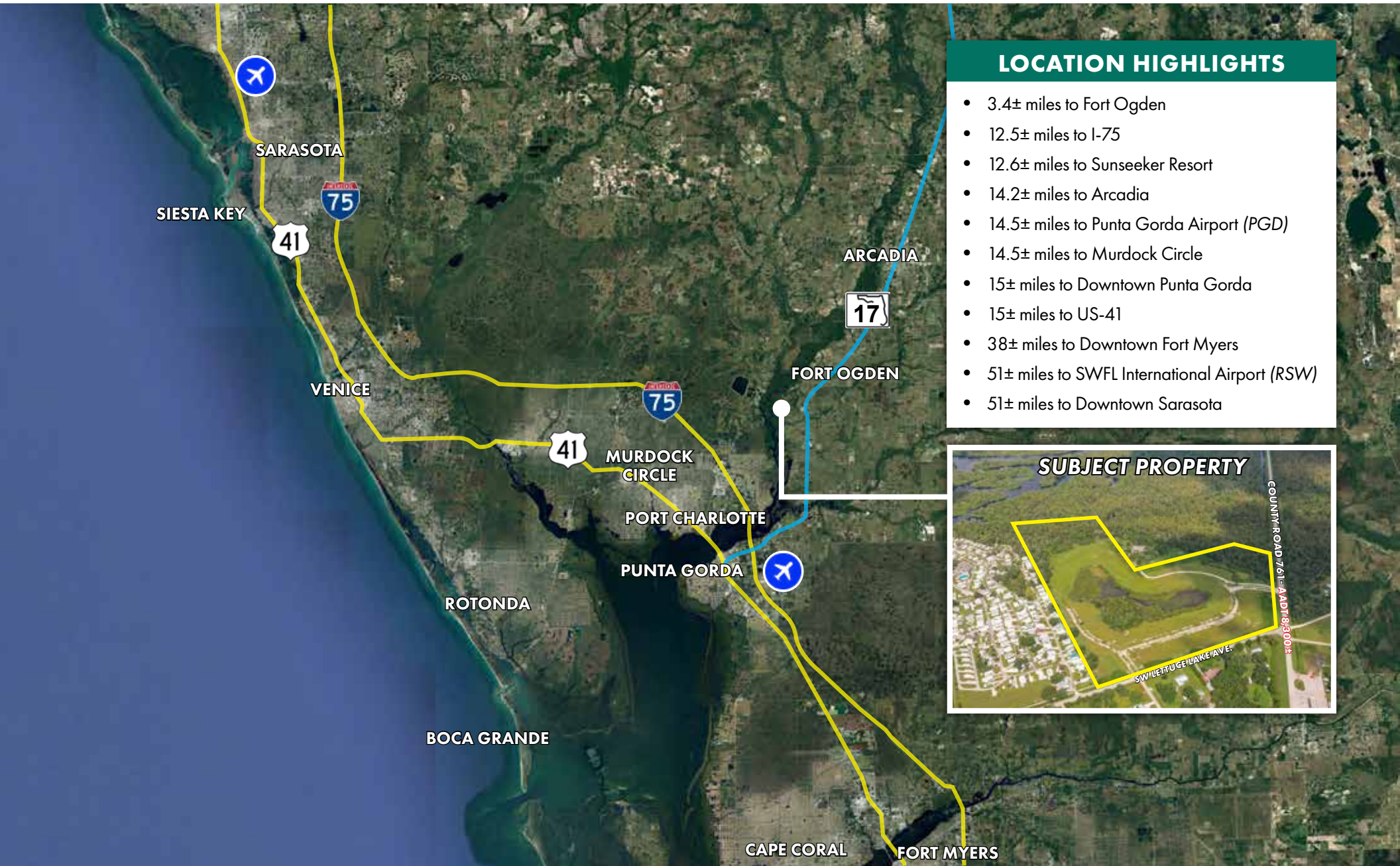
2024-2029 Annual Growth Rate



Household Income



LOCATION MAP



LOCATION HIGHLIGHTS

- 3.4± miles to Fort Ogden
- 12.5± miles to I-75
- 12.6± miles to Sunseeker Resort
- 14.2± miles to Arcadia
- 14.5± miles to Punta Gorda Airport (PGD)
- 14.5± miles to Murdock Circle
- 15± miles to Downtown Punta Gorda
- 15± miles to US-41
- 38± miles to Downtown Fort Myers
- 51± miles to SWFL International Airport (RSW)
- 51± miles to Downtown Sarasota

SUBJECT PROPERTY





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LIMITATIONS AND DISCLAIMERS

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