

METRO PKWY. - AADT 38,500±

PLANTATION ROAD - AADT 14,900±

7.94± ACRES
PRESERVE

13.82± ACRES
FULLY DEVELOPABLE

LSI
COMPANIES

OFFERING MEMORANDUM

PLANTATION CORPORATE PARK

FULLY ENTITLED MIXED-USE DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: Plantation Road
Fort Myers, FL 33966

County: Lee

Property Type: Vacant Commercial

Property Size: 21.76± Acres Total
13.82± Usable
7.94± Preserved

Zoning: Commercial Intensive

Future Land Use: Corridor Commercial

Permit in Place: ERP, Fully Mitigated

Utilities: Water, sewer, power
available on Plantation Rd.

Number of Parcels: 1

Property ID Number: 06-45-25-P4-U1532.4081

LIST PRICE:
\$5,100,000

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SALES EXECUTIVES



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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.

LSI Companies is pleased to present Plantation Corporate Park, a fully-entitled development opportunity with 13.82± buildable acres positioned in the heart of Lee County.

This exceptional site offers a rare opportunity for a mixed-use development along highly trafficked Plantation Road. With Commercial Intensive zoning in place, the site allows for a wide range of industrial, multifamily, office, and commercial uses. The property benefits from an active ERP in place and all mitigation credits secured, significantly reducing entitlement risk and permitting delays.

Encompassing 21.76± acres in total, the offering includes 13.82± developable acres and 7.94± acres of preserved lands. The property features 640± feet of frontage along Plantation Road, a high-traffic corridor just one mile from Colonial Boulevard and less than three miles from Daniels Parkway, placing it within minutes of major employers, regional commercial hubs, and key Southwest Florida infrastructure.

Located just south of a proposed Costco Wholesale and within two miles of the 260-bed Lee Memorial Hospital (under construction) and the approved 100-bed HCA facility, this prime infill site represents one of the last large-scale, permit-ready sites along this increasingly constrained corridor.



PROPERTY HIGHLIGHTS



- 21.76± acres total, with 13.82± acres fully developable
- Zoning allows for up to 544 multi-family units, subject to parking requirements and other development standards
- Commercial Intensive zoning allows for industrial, multifamily, and a wide range of commercial uses
- Fully mitigated with an active ERP in place
- Centrally located a high-demand commercial and residential district
- 640± feet of frontage on Plantation Road
- Situated just South of a proposed Costco Wholesale and fueling station
- Less than 2 miles from the 260-bed Lee Memorial Hospital (under construction) and the approved 100-bed HCA hospital
- Conceptual curb cut for northbound left-in access on Plantation Road
- Water, sewer, and electricity available along Plantation Road

APPROVED USES



- Bank
- Car Wash
- College or Trade School
- Fuel Station & Convenience Store
- Hotel/Motel (incl. Extended Stay)
- Commercial Recreation
- Light Manufacturing
- Medical Facility/Surgery Center
- Retail/Wholesale
- Rental Store (incl. Vehicle & large equipment)
- Vehicle Sales, Service, & Repair
- Warehouse/Distribution
- Professional and Medical Office
- Self-Storage (incl. fully enclosed indoor multi-story)
- Health Club
- Dry Cleaning/Laundromat
- Pharmacy
- Financial Institution
- Governmental Facilities
- Day-Care/Pre-School
- Restaurant/Food Service (alcohol sales permitted)
- Veterinary Clinic/Animal Hospital

RESIDENTIAL USES

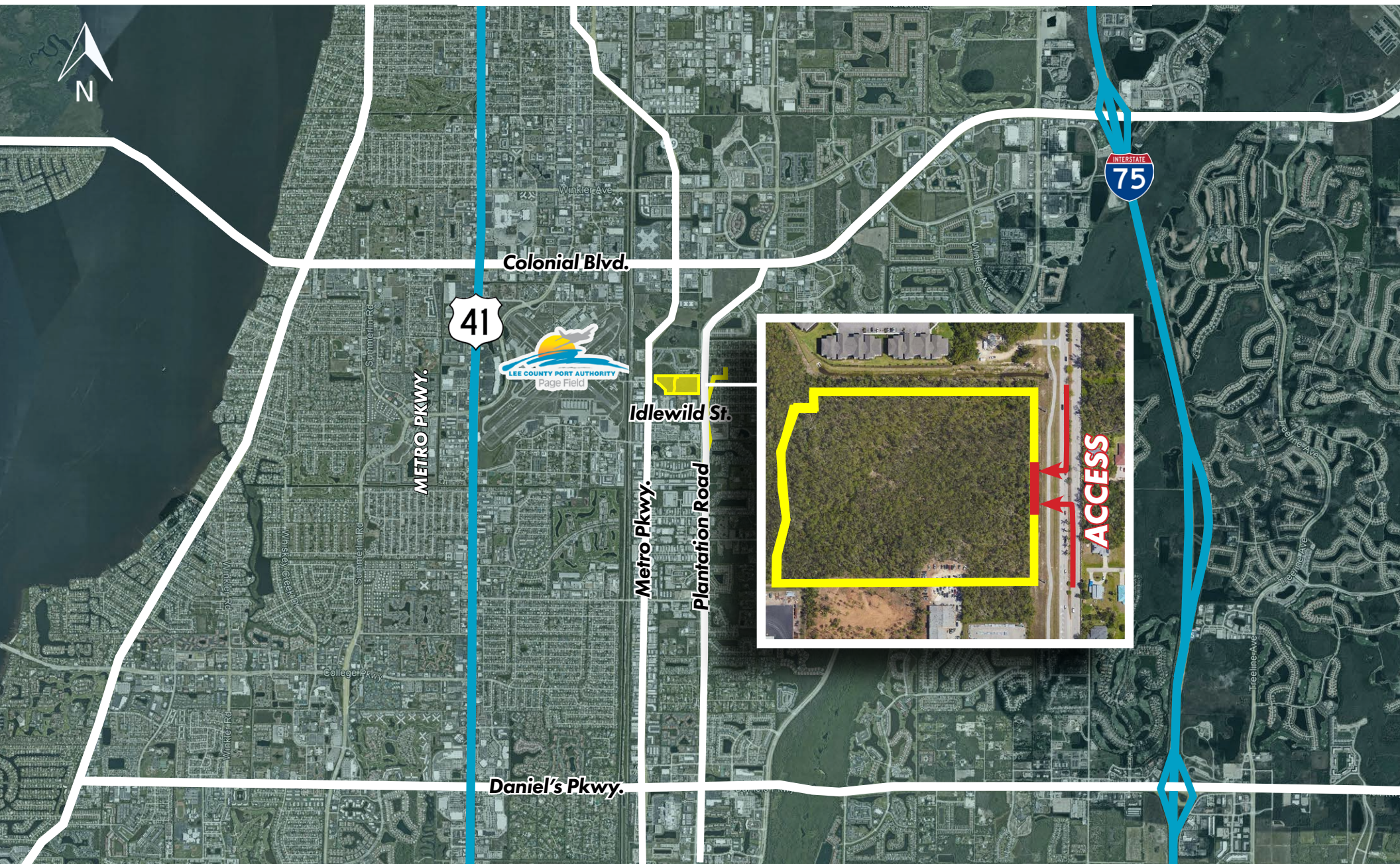
- Multifamily
- Townhouse
- Assisted Living/Nursing Home

DEVELOPMENT STANDARDS

- Commercial floor area ratio (FAR) up to 3.0
- Up to 70' (5-story) building height
- 45% building coverage ratio
- Base Residential densities of up to 25 DU/acre

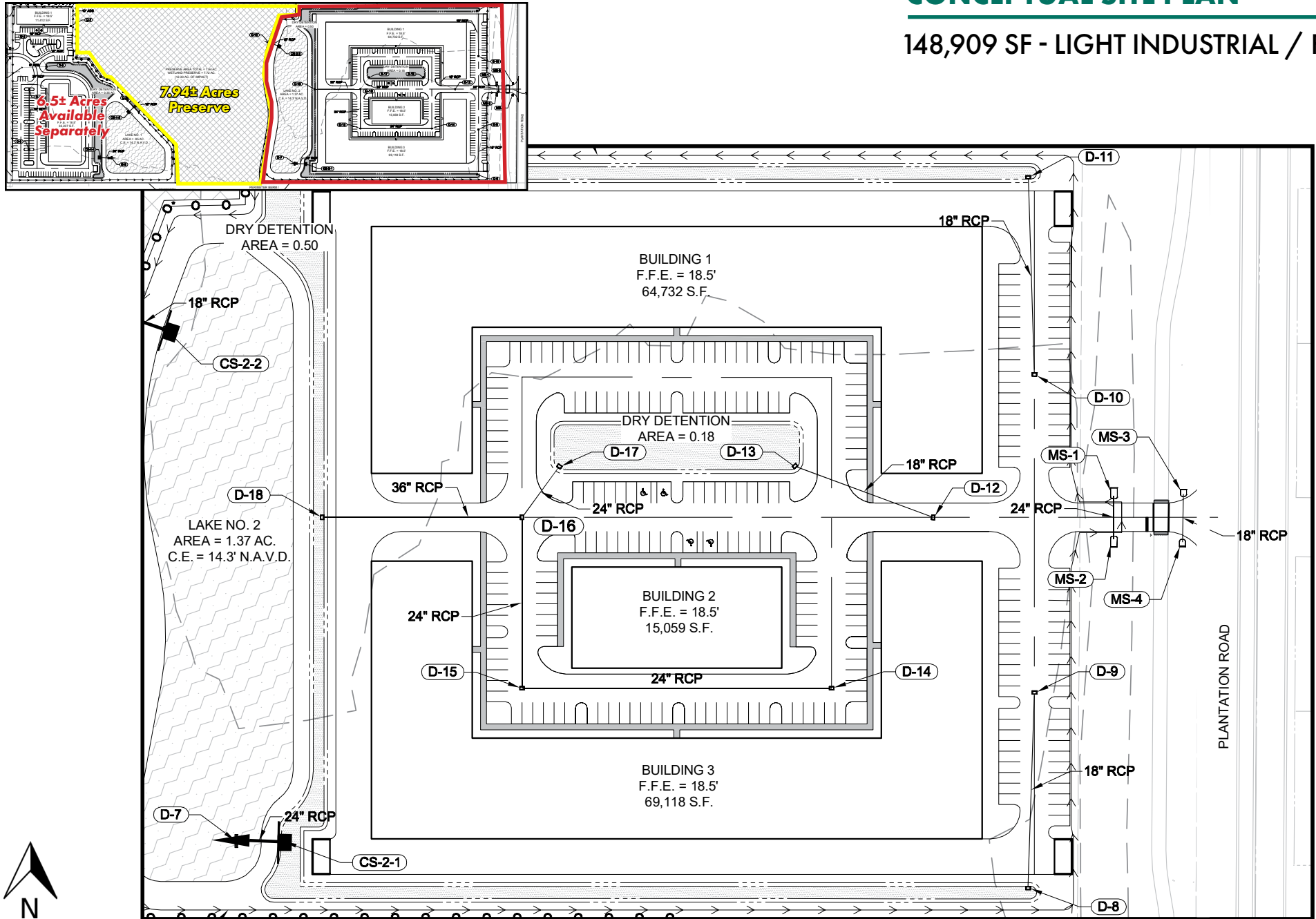
* Please inquire for additional development requirements

PROPERTY ACCESS



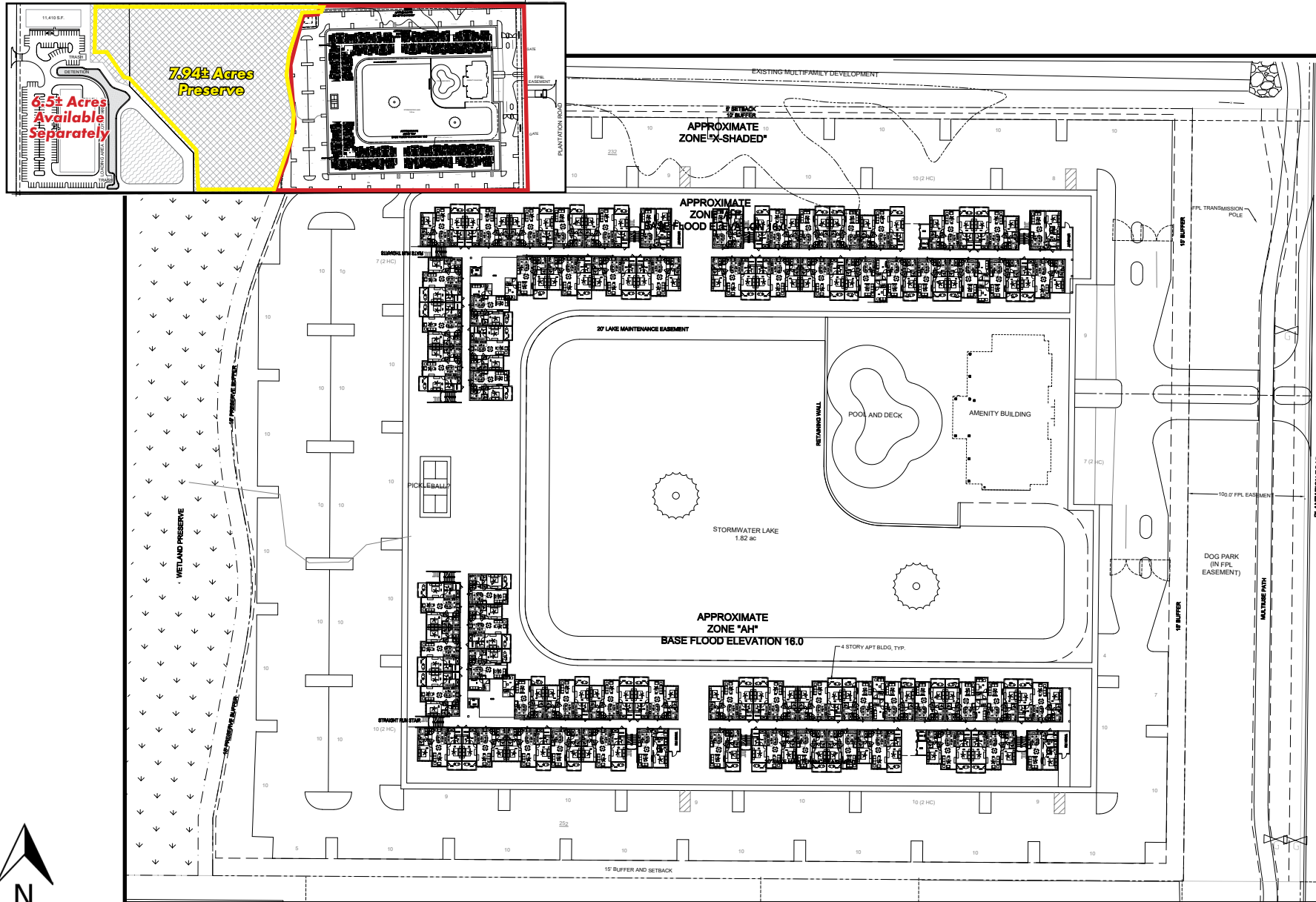
CONCEPTUAL SITE PLAN

148,909 SF - LIGHT INDUSTRIAL / FLEX



CONCEPTUAL SITE PLAN

264 UNITS - 4-STORY MULTI-FAMILY

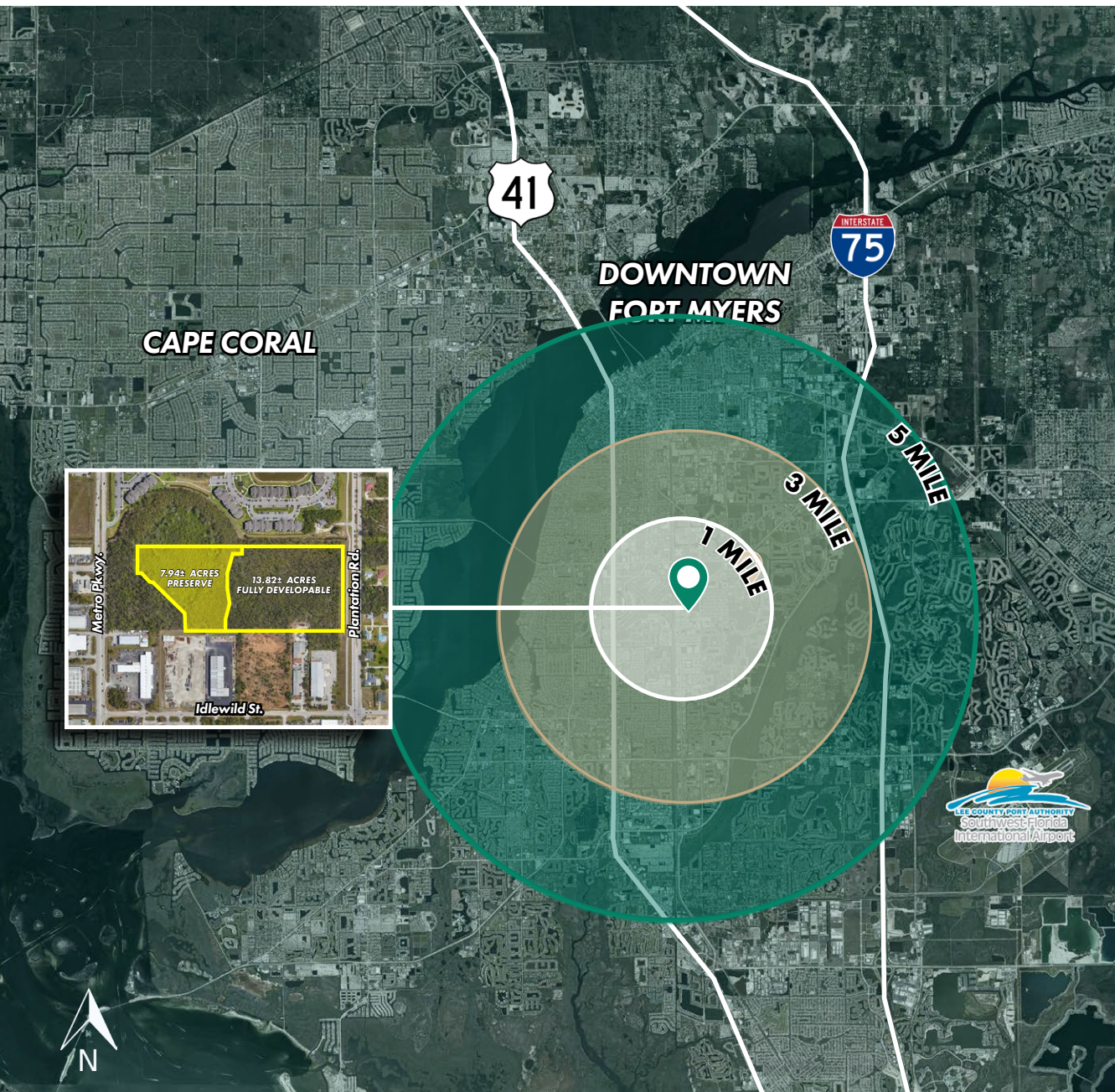


NOTABLE DEVELOPMENTS

- 1. THE CARLTON**
400 Multi-family units (completed)
- 2. METRO PARKWAY MINI STORAGE**
Approximately 113,500 SF storage facility (completed)
- 3. BONAVIE COVE**
238 Single-family units (under construction)
- 4. ADDISON SQUARE (PULTE)**
52 Single-family units (permitting)
- 5. METRO 26 STORAGE**
Approximately 115,000 SF storage & warehouse facility (DO)
- 6. CASTALINA**
246 Single-family units (completed)
- 7. HCA HEALTHCARE HOSPITAL**
100-bed hospital (planning)
- 8. ARDSLEY GRANDE**
300 Multi-family units (under construction)
- 9. LEE HEALTH HOSPITAL**
240-bed hospital (planning)
- 10. WATERMARK**
291 Single-family units (completed)
- 11. CAMDEN SQUARE**
96 Single-family units (completed)
- 12. PALM POINTE SHOPPES MULTI-FAMILY**
263 Multi-family units (permitting)
- 13. PRATT'S PRESERVE**
82 Single-family units (DO)
- 14. CARISSA**
52 Single-family units (permitting)
- 15. HOMES AT 81 WEST RPD**
90 Single-family units (planning)
- 16. PENZANCE SQUARE CPD**
185,000 SF commercial development (DO)
- 17. WINKLER AVENUE APARTMENTS**
238 Multi-family units (permitting)
- 18. MALLORY APARTMENTS**
164 Multi-family units (under construction)
- 19. SOLTURA**
193 Multi-family units (under construction)
- 20. MONTEGO SQUARE APARTMENTS**
280 Multi-family units (permitting)
- 21. V2 APARTMENTS**
308 Multi-family units (under construction)
- 22. COSTCO WHOLESALE & GAS STATION**
Proposed



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION



3,351

HOUSEHOLDS



1,305

MEDIAN INCOME



\$105,697

3 MILE RADIUS

POPULATION



74,803

HOUSEHOLDS



33,373

MEDIAN INCOME



\$62,910

5 MILE RADIUS

POPULATION



156,043

HOUSEHOLDS



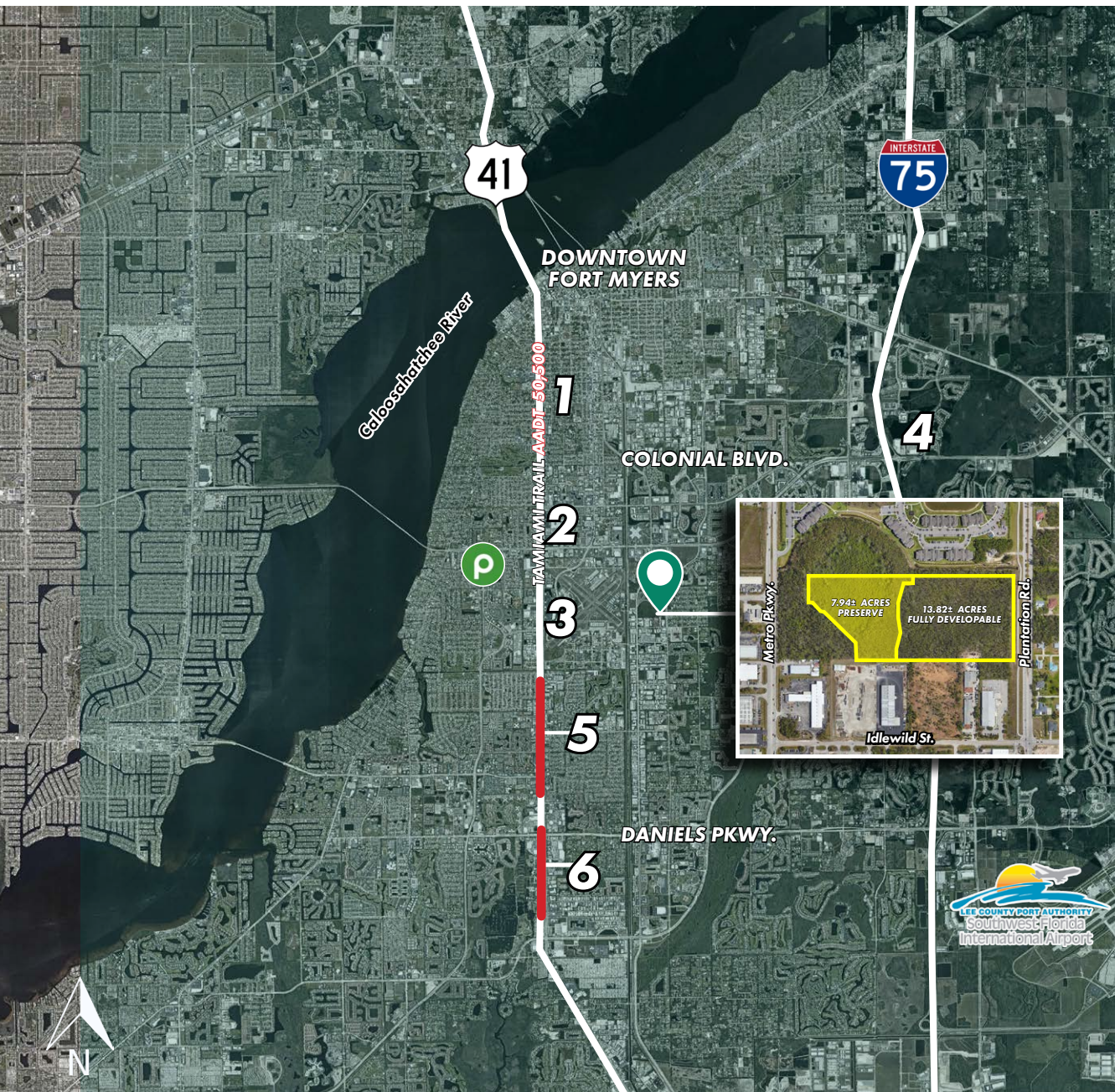
71,174

MEDIAN INCOME



\$67,610

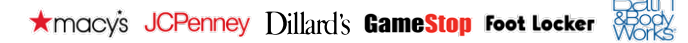
RETAIL MAP



1. SOUTH TRAIL SHOPPING CENTER



2. EDISON MALL



3. PAGE FIELD COMMONS



4. THE FORUM



5. ALONG TAMIAAMI TRAIL



6. BELL TOWER, MARKET SQUARE & CYPRESS LAKE PLAZA



AREA ATTRACTIONS



SOUTHWEST FLORIDA ISLANDS

Just off the coast of Fort Myers, the barrier islands of Fort Myers Beach, Sanibel, Captiva, and Pine Island are renowned for their pristine white-sand beaches, diverse wildlife, and endless opportunities for water adventures.



DOWNTOWN FORT MYERS

The culture and history-rich Downtown Fort Myers River District offers plenty to do with many a vibrant mix of boutique shops, dining, and year-round events.



N. "DING" DARLING NATIONAL WILDLIFE REFUGE

the subtropical barrier island of Sanibel, is part of the largest undeveloped mangrove ecosystem in the United States. It is world famous for spectacular migratory bird populations.



HAMMOND STADIUM MINNESOTA TWINS SPRING TRAINING

Fort Myers is the spring training home of the Minnesota Twins at Hammond Stadium, while JetBlue Park hosts the Boston Red Sox.



EDISON & FORD WINTER ESTATES

The culture and history-rich Downtown Fort Myers River District offers plenty to do with many boutique shops, restaurants and events.



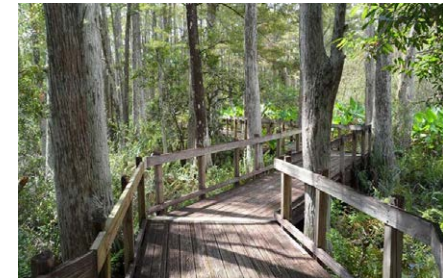
SIX MILE CYPRESS SLOUGH PRESERVE

It features a 1.2-mile boardwalk through cypress swamps, offering visitors the chance to observe wildlife nature education.



JETBLUE PARK BOSTON RED SOX SPRING TRAINING

JetBlue Park in Fort Myers is the Boston Red Sox's spring training home, featuring Fenway Park's replica dimensions and a full player development complex.



CALUSA CENTER AND PLANETARIUM

0.5-acre nature preserve in Fort Myers, Florida, featuring walking trails, a natural history museum, butterfly and raptor aviaries, and a full-dome planetarium offering daily shows.

LOCATION MAP

Strategically positioned on Plantation Road with quick access to US-41 and I-75, this site offers excellent regional connectivity—less than 10 minutes to Cape Coral and Downtown Fort Myers, 20 minutes to Southwest Florida International Airport (RSW), and under an hour to both Naples and Port Charlotte.

REGIONAL LOCATION HIGHLIGHTS

- 1± mile to Colonial Boulevard
- 2.7± miles to Daniels Parkway
- 2.1± miles to US-41
- 3.5± miles to I-75
- 4.1± miles to SR-82
- 5.4± miles to Downtown Fort Myers
- 8.6± Miles to Downtown Cape Coral
- 14± miles to SW Florida Intr. Airport (RSW)
- 14.4± Miles to Fort Myers Beach
- 18± Miles to Sanibel Island
- 32± miles to Punta Gorda Airport
- 35± miles to Naples

LOCATION HIGHLIGHTS

- 2± hours to Tampa
- 2.5± hours to West Palm Beach
- 2.5± hours to Miami
- 3± hours to Orlando





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