

## GATEWAY COMMERCIAL SITE



**SITE OPPORTUNITY:** 2.2 acre commercial site located in the heart of Gateway on Fairway Lakes Drive in Fort Myers, Florida. The Gateway Community is a master planned community with over 3,000 acres of mixed use neighborhoods with parks, retail, golf courses and a host of other amenities servicing the community. The site's located in a large commercial, medical and retail enclave just north of Daniels Parkway.

**SIZE:** 2.2 Acres total. 50,224± SF (1.15± AC—LOT 3) & 45,738± SF (1.05± AC—LOT 2)

**ZONING:** PUD (Planned Unit Development). PUD allows banks, restaurants, office, medical, institutional, schools and multiple other uses. PUD uses detailed in brochure. Property located within Lee County unincorporated area.

**ADDRESS:** 11950 & 11960 Fairway Lakes Drive Fort Myers, FL 33912.

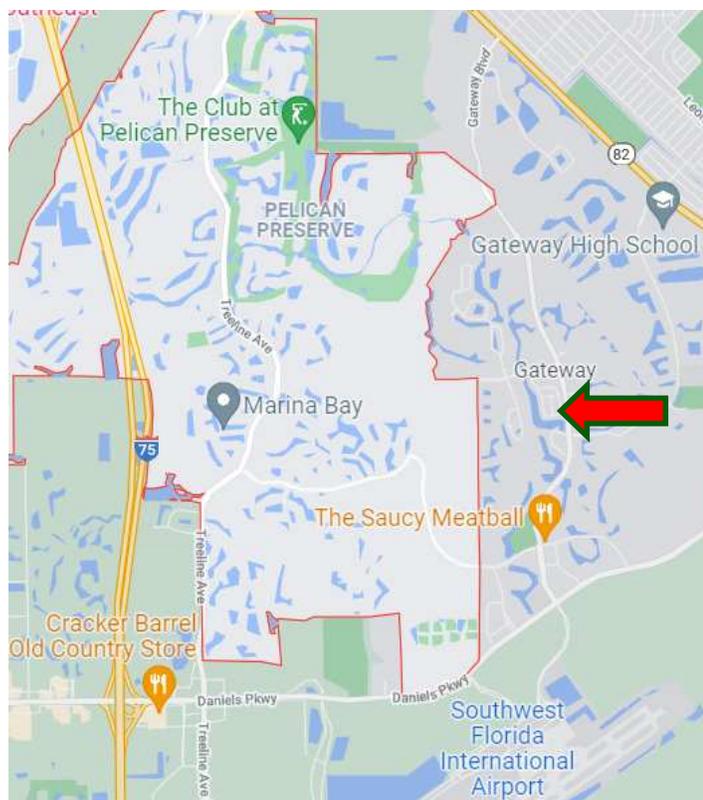
**STRAP #:** 07-45-26-07-0000A.0020 & 07-45-26-07-0000A.0030

**UTILITIES:** Central water, sewer and electric available.

**ENVIRONMENTAL:** Site has no wetlands and no known environmental issues.

**OWNERSHIP:** BREWSKI BROTHERS II LLC

**PRICE:** \$1,400,000



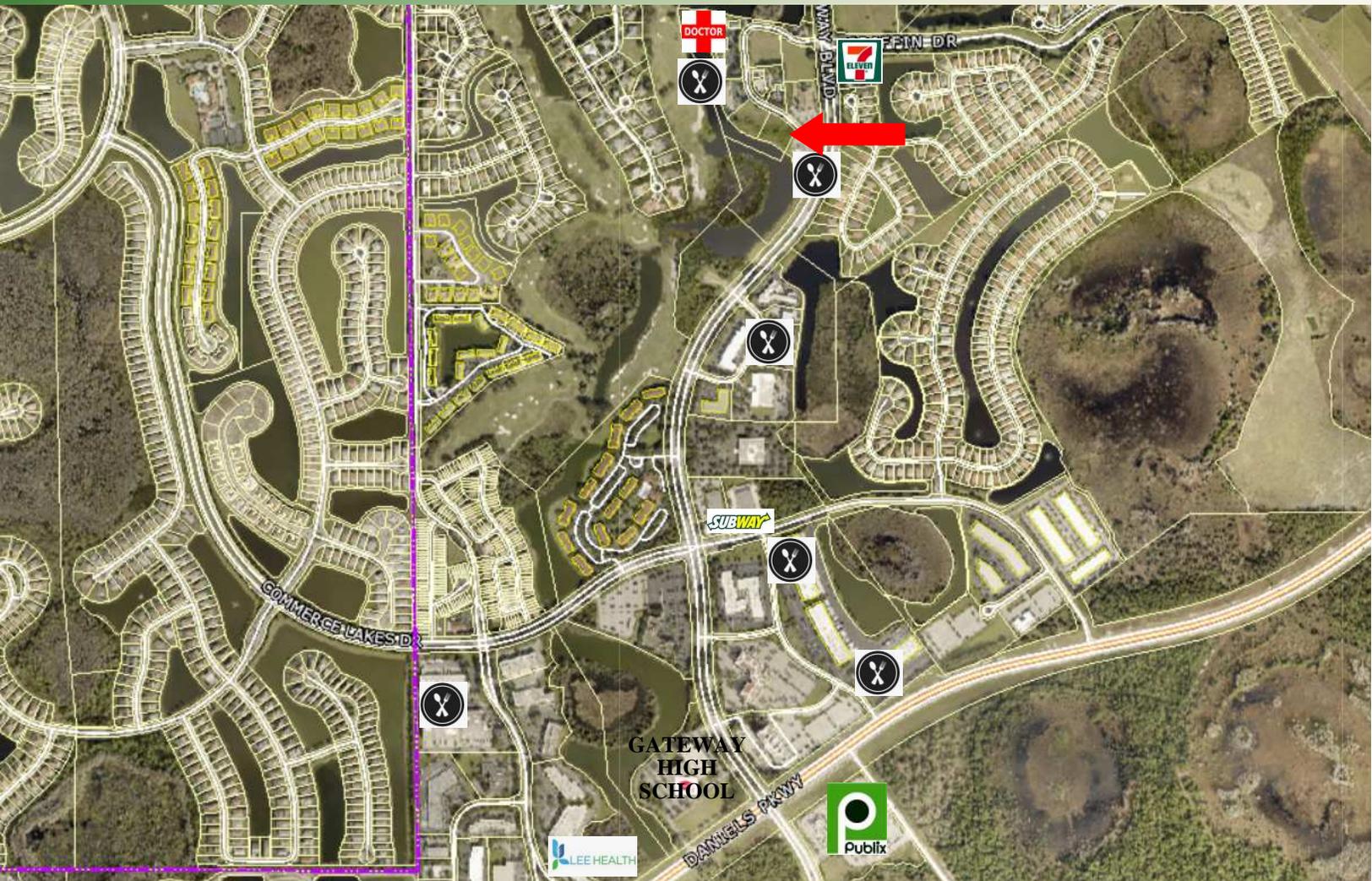
Noel E. Andress, CCIM  
Owner/Director  
PH: 239-283-1717 or Direct: 239-994-0624  
nandress@comcast.net

Sage N. Andress, ALC, CCIM  
Tampa Director  
PH: 813-416-4254  
Sage.sunmark@outlook.com



# OFFERING MEMORANDUM

## GATEWAY COMMERCIAL SITE



**National Wetlands Inventory**  
surface waters and wetlands

ABOUT

BASEMAPS >

MAP LAYERS >

- Wetlands 1 ?
- Riparian 1 ?
- Riparian Mapping Areas 1 ?
- Data Source 1 ?
  - Source Type
  - Image Scale
  - Image Year
- Areas of Interest ?
- FWS Managed Lands 1 ?
- Historic Wetland Data 1 ?

Map interface showing a satellite view of a residential area with a red polygon highlighting a wetland area. A green area labeled 'PEM1FJ' is also visible. A 'Measure' tool is active, and a 'PUBHx' label is present on the map.

# OFFERING MEMORANDUM

## GATEWAY COMMERCIAL SITE

### KEY DEMOGRAPHICS - 11960 FAIRWAY LAKES DRIVE, FORT MYERS, FL

1 mile

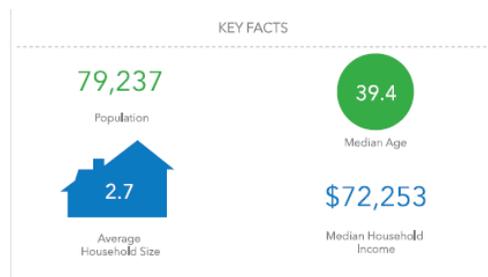
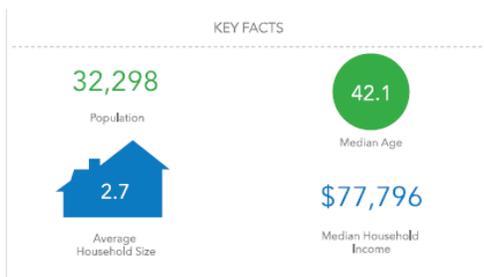
3 miles

5 miles

#### KEY FACTS

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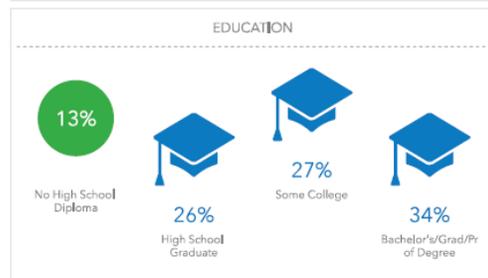
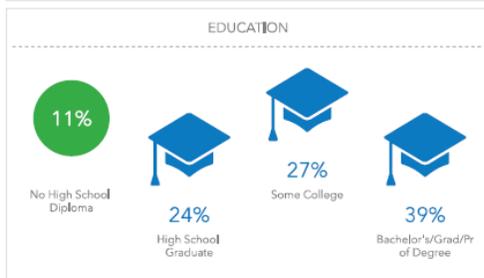
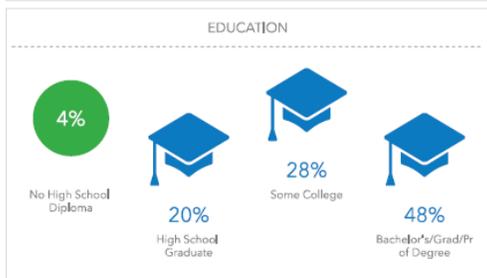
#### KEY FACTS



#### EDUCATION

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#### BUSINESS

#### BUSINESS

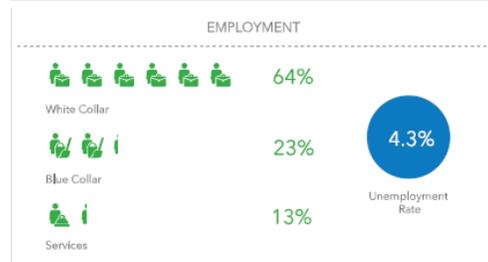
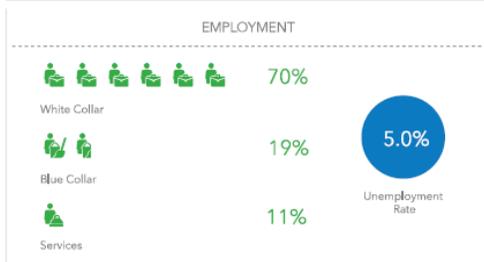
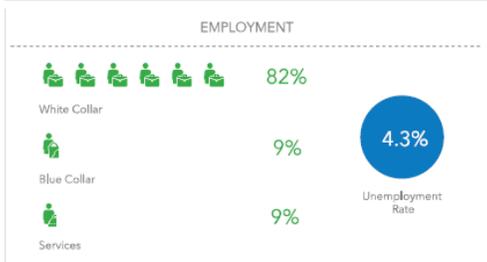
#### BUSINESS



#### EMPLOYMENT

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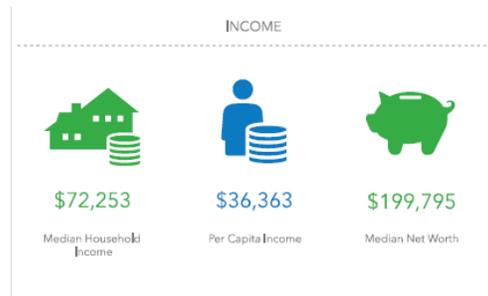
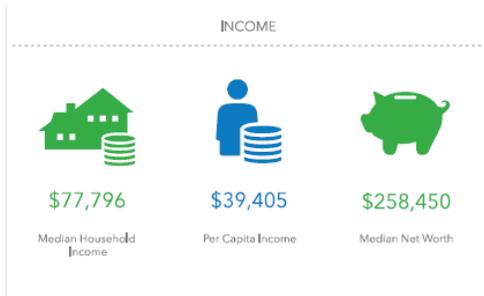
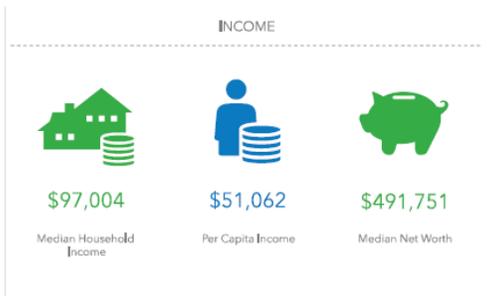
#### EMPLOYMENT



#### INCOME

#### INCOME

#### INCOME



#### Households By Income

The largest group: \$100,000 - \$149,999 (24.5%)  
The smallest group: \$15,000 - \$24,999 (2.5%)

Indicator ▲	Value	Diff	
<\$15,000	3.1%	-4.9%	█
\$15,000 - \$24,999	2.5%	-5.8%	█
\$25,000 - \$34,999	5.4%	-3.4%	█
\$35,000 - \$49,999	8.2%	-4.7%	█
\$50,000 - \$74,999	17.1%	-2.8%	█
\$75,000 - \$99,999	15.1%	+0.5%	█
\$100,000 - \$149,999	24.5%	+9.8%	█
\$150,000 - \$199,999	11.3%	+5.8%	█
\$200,000+	12.7%	+5.4%	█

Bars show deviation from Lee County

#### Households By Income

The largest group: \$100,000 - \$149,999 (18.9%)  
The smallest group: \$15,000 - \$24,999 (5.2%)

Indicator ▲	Value	Diff	
<\$15,000	6.1%	-1.9%	█
\$15,000 - \$24,999	5.2%	-3.1%	█
\$25,000 - \$34,999	7.1%	-1.7%	█
\$35,000 - \$49,999	10.9%	-2.0%	█
\$50,000 - \$74,999	18.5%	-1.4%	█
\$75,000 - \$99,999	15.3%	+0.7%	█
\$100,000 - \$149,999	18.9%	+4.2%	█
\$150,000 - \$199,999	8.9%	+3.4%	█
\$200,000+	9.2%	+1.9%	█

Bars show deviation from Lee County

#### Households By Income

The largest group: \$50,000 - \$74,999 (19.0%)  
The smallest group: \$15,000 - \$24,999 (5.8%)

Indicator ▲	Value	Diff	
<\$15,000	6.1%	-1.9%	█
\$15,000 - \$24,999	5.8%	-2.5%	█
\$25,000 - \$34,999	8.2%	-0.6%	█
\$35,000 - \$49,999	12.4%	-0.5%	█
\$50,000 - \$74,999	19.0%	-0.9%	█
\$75,000 - \$99,999	15.3%	+0.7%	█
\$100,000 - \$149,999	17.2%	+2.5%	█
\$150,000 - \$199,999	7.2%	+1.7%	█
\$200,000+	8.9%	+1.6%	█

Bars show deviation from Lee County

# OFFERING MEMORANDUM

## GATEWAY COMMERCIAL SITE

### ALLOWABLE SITE USES WITHIN P.U.D.

3.5.3. Pursuant to Section 2.4.6 of these Master Covenants, attorney's fees and costs shall be awarded to the prevailing party in any action to enforce the provisions of this section.

#### SECTION 4.

##### GENERAL PROTECTIVE COVENANTS

###### 4.1. Permitted Use.

4.1.1. The Sites may be used for the following purposes and appurtenant uses, but for no other purposes:

- (a) Banks and Financial Institutions, including drive-in facilities.
- (b) Private Clubs.
- (c) Cocktail Lounge or Bar.
- (d) Community Facilities.
- (e) Cultural Facilities.
- (f) Health Clinics, including, but not limited to, medical, dental, optical, chiropractic, osteopathic and related facilities such as blood banks and organ donor facilities.
- (g) Hospitals.
- (h) Institutional Facilities (as defined in the P.U.D.).
- (i) Laboratories for research or analysis **PROVIDED THAT:**
  - (a) Operation of heavy equipment is not conducted;
  - (b) All work is done within enclosed structures;
  - (c) No product is manufactured or sold, except incidental to the permitted use.
- (j) Business or Professional Offices.
- (k) Parking Garage.
- (l) Restaurants, other than fast food and drive-ins.
- (m) Recreation Facilities, the types to be approved by the ACC.
- (n) Retail Sales and Services including, but are not necessarily limited to specialty shops and personal services, but limited to retail sales clearly ancillary to, and primarily for the use of persons employed, or using the services of another permitted use.
- (o) Colleges or Universities.
- (p) Business, Professional or Trade Schools.

4.1.2. No part of the Office Park shall be used for residential purposes.

ALLOWABLE SITE USES WITHIN P.U.D. CONTINUED...

4.22. Maximum Height

4.22.1. Applicable to Lots 1 through 6 in Block A: No structure shall be erected or constructed over a height of thirty (30) feet above the highest point of the road in front of the Lot. Structures shall not exceed two (2) stories of habitable area even if within the above height limitation.

4.22.2. Applicable to Lots 1 through 4 in Block B: No Structure shall be erected or constructed over a height of forty-five (45) feet above the highest point of the road in front of the Lot. Structures shall not exceed three (3) stories of habitable area even if within the above height limitation.

4.26. Minimum Setbacks, Building Separations, and Minimum Floor Area.

4.26.1. No structure or part of a structure, except such ancillary structures as may be approved by the ACC, shall be constructed within:

(a) Fifty (50) feet of Gateway Boulevard.

(b) Twenty five (25) feet of Fairway Drive.

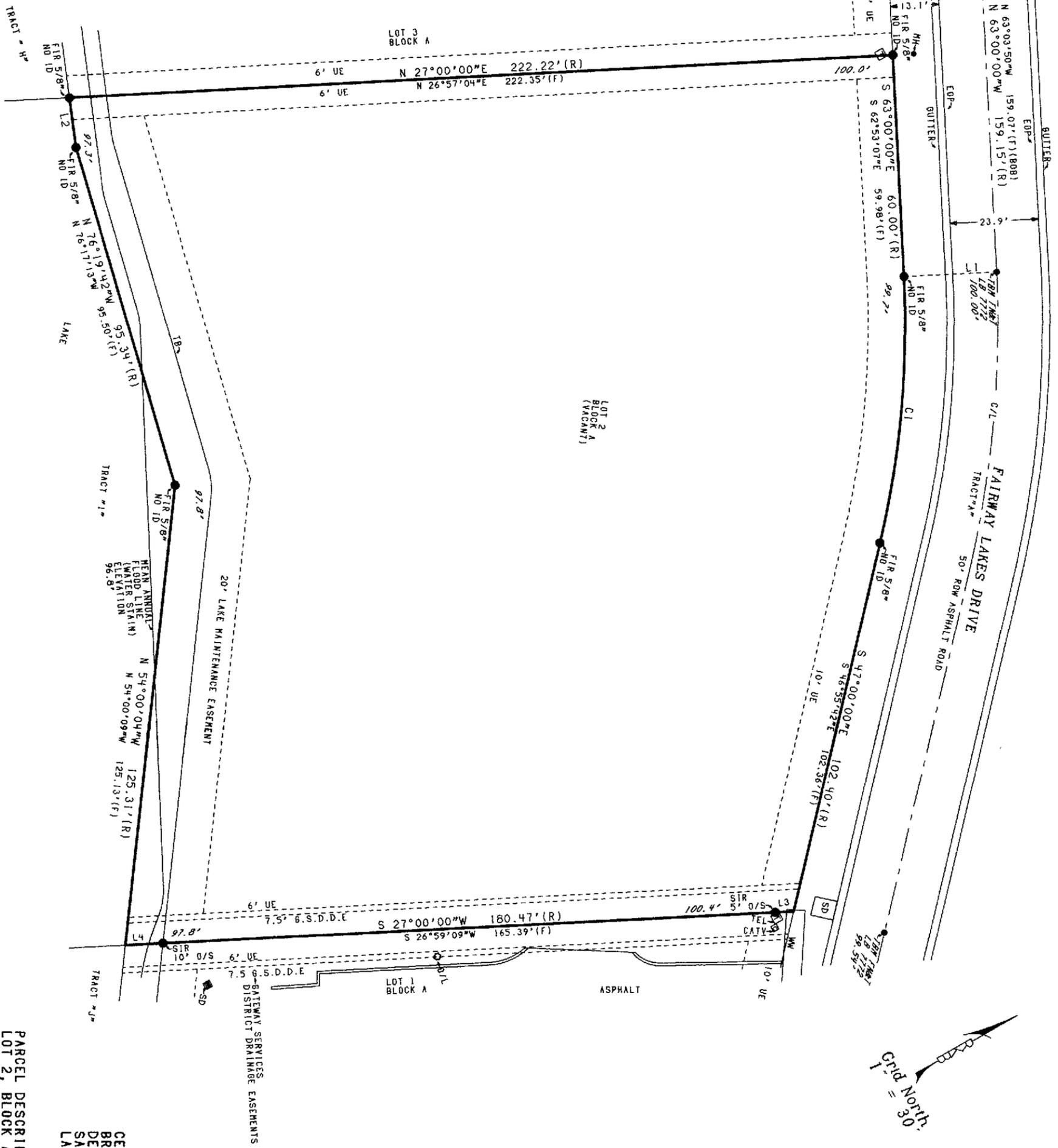
(c) Twenty five (25) feet of the boundary of a Site (except as provided for Sites adjacent to Gateway Boulevard).

4.26.2. Structures intended for human occupancy within a Site shall be separated by a minimum of fifteen (15) feet.

4.26.3. Each structure intended for human occupancy shall have a minimum ground floor area of 1000 square feet.

LINE	BEARING	DISTANCE
L 1(R)	S 27°00'00"W	25.00'
L 1(F)	S 27°03'05"W	24.99'
L 2(R)	N 67°31'31"W	13.60'
L 2(F)	N 67°36'27"W	13.41'
L 3(F)	S 25°19'12"W	4.97'
L 4(F)	S 28°03'32"W	10.11'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1(R)	16°00'00"	260.00'	72.61'	36.54'	72.37'	S 55°00'00"E
C 1(F)					72.45'	S 55°05'38"E



PARCEL DESCRIPTION:  
 LOT 2, BLOCK A, FAIRWAY LAKES OFFICE PARK, AS SHOWN ON THE PLAT OF GATEWAY PHASE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 84, THROUGH 88, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CERTIFIED TO:  
 BREWSKI BROTHERS L.L.C.  
 DE SANCTIS ENTERPRISES L.L.C.  
 SANIBEL/CAPIVA COMMUNITY BANK  
 LAKE HICHIGAN COMMERCIAL BANK

WO# 15-0529

DRAWN BY: DAM

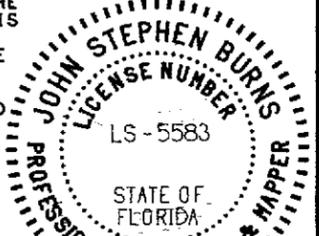
LEGEND:	
X.XX	EXISTING ELEVATIONS
(C)	CALCULATED
(F)	FIELD MEASURED
(NR)	NON-RADIAL
(R)	RECORD
(RAD)	RADIAL
BOB	BASIS OF BEARINGS (BRID-NAD 83)
C/L	CENTERLINE
CATV	CABLE TV BOX
CCED	CAPE CORAL ENGINEERING DEPT.
CCP	COVERED CONCRETE PAD
CLF	CHAIN LINK FENCE
CON	CONCRETE
CP	CONCRETE PAD
DE	DRAINAGE EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
EDP	EDGE OF PAVEMENT
FC	FENCE CORNER
FCM	FOUND CONCRETE MONUMENT
FF	FINISHED FLOOR ELEVATION
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&T	FOUND NAIL & TAB
BF	BARAGE FLOOR ELEVATION
GW	BUY WIRE
HYD	FIRE HYDRANT
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
MH	MANHOLE
NAD	NORTH AMERICAN DATUM

NAVD	NORTH AMERICAN VERTICAL DATUM
O/S	OFFSET
OHP	OVERHEAD POWER LINE
OL	OUTDOOR LIGHT
PC	POINT OF CURVE
PCP	PERMANENT CONTROL POINT
PP	POWER POLE
PS&M	PROFESSIONAL SURVEYOR & MAPPER
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SEP	APPROXIMATE LOCATION OF SEPTIC TANK
SIR	SET 5/8" X 18" IRON ROD AND CAP STAMPED "RKB LB 6133"
SN&T	SET NAIL & TAB
SP	SCREENED PORCH
SW	SEAWALL
TB	TOP BANK
TBM	TEMPORARY BENCHMARK
TEL	TELEPHONE BOX
TYP	TYPICAL
UE	UTILITY EASEMENT
USC&G	UNITED STATES COAST & GEODETIC SURVEY
WH	WATER METER
WV	WATER VALVE
WW	WALKWAY

- NOTES:
- 1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  - 2) UNDERGROUND UTILITIES, FOUNDATIONS, AND STRUCTURES WERE NOT FIELD LOCATED OR SHOWN.
  - 3) ONLY INTERIOR IMPROVEMENTS SHOWN WERE LOCATED.
  - 4) PARCEL WAS SURVEYED FROM INFORMATION FURNISHED BY THE CLIENT.
  - 5) PARCEL LIES IN "NO SPECIAL FLOOD HAZARD AREA" (FIRM 12071C 0434F NOT PRINTED).
  - 6) PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
  - 7) ELEVATIONS ARE ASSUMED.
  - 8) NO WETLANDS OR JURISDICTION LINES WERE LOCATED.

THIS MAP OF SURVEY IS ONLY FOR THE LAND DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENT, FREEDOM OF ENCUMBRANCE, OWNERSHIP OR RIGHTS-OF-WAY. ADDITIONS OR DELETIONS TO THE SURVEY MAP BY OTHERS THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS MAP OF SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR & MAPPER. ABSTRACT NOT REVIEWED.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOHN S. BURNS LS 5583 ON 07-01-2019

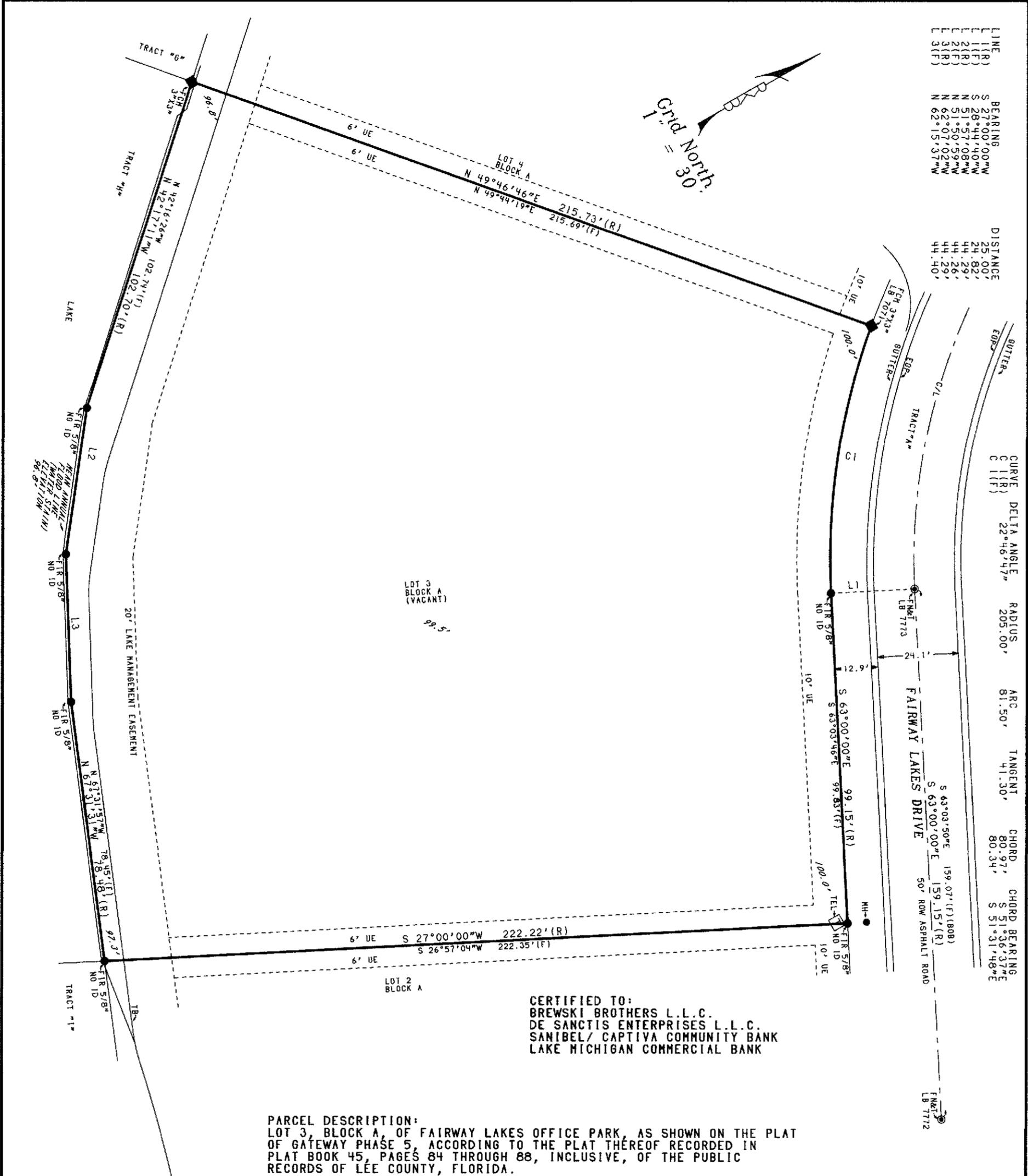


R.K.BURNS SURVEYING, INC. LB 6133

3507 LEE BLVD. # 246  
 LEHIGH ACRES, FL. 33971  
 239-303-0764  
 239-303-0832 (FAX)  
 INFO@BURNSURVEYING.COM

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY  
 FIELD WORK COMPLETED: 06-25-2019 SHEET 1 OF 1

By: *John S. Burns*  
 John S. Burns, Sr., PS&M-LS#5583  
 R. K. Burns Surveying, Inc. Licensed Survey Business # 6133



LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
L1(R)	S 27°00'00"W	25.00'							
L2(R)	S 26°44'40"W	24.82'							
L3(R)	N 51°57'08"W	44.29'							
L4(R)	N 51°50'59"W	44.26'							
L5(R)	N 62°07'02"W	44.29'							
L6(F)	N 62°15'37"W	44.40'							

CERTIFIED TO:  
 BREWSKI BROTHERS L.L.C.  
 DE SANCTIS ENTERPRISES L.L.C.  
 SANIBEL/ CAPTIVA COMMUNITY BANK  
 LAKE MICHIGAN COMMERCIAL BANK

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WO# 19-0530 DRAWN BY: DAM

<p><b>LEGEND:</b></p> <p>X.XX = EXISTING ELEVATIONS        (C) = CALCULATED        (F) = FIELD MEASURED        (NR) = NON-RADIAL        (R) = RECORD        (RAD) = RADIAL        BOB = BASIS OF BEARINGS (BRID-MAD 83)        CATV = CABLE TV BOX        CCEDE = CAPE CORAL ENGINEERING DEPT.        CCP = COVERED CONCRETE PAD        CLF = CHAIN LINK FENCE        CON = CONCRETE        CP = CONCRETE PAD        DE = DRAINAGE EASEMENT        DUE = DRAINAGE &amp; UTILITY EASEMENT        EOP = EDGE OF PAVEMENT        FC = FENCE CORNER        FCM = FOUND CONCRETE MONUMENT        FF = FINISHED FLOOR ELEVATION        FIR = FOUND IRON ROD        FN = FOUND NAIL        FN&amp;T = FOUND NAIL &amp; TAB        GF = GARAGE FLOOR ELEVATION        GW = GUY WIRE        HYD = FIRE HYDRANT        LB = LICENSED BUSINESS        LS = LICENSED SURVEYOR        MH = MANHOLE        MAD = NORTH AMERICAN DATUM</p>	<p>NAVD = NORTH AMERICAN VERTICAL DATUM        O/S = OFFSET        OHP = OVERHEAD POWER LINE        OL = OUTDOOR LIGHT        PC = POINT OF CURVE        PCP = PERMANENT CONTROL POINT        PP = POWER POLE        PS&amp;M = PROFESSIONAL SURVEYOR &amp; MAPPER        PT = POINT OF TANGENCY        PUE = PUBLIC UTILITY EASEMENT        ROW = RIGHT OF WAY        SD = STORM DRAIN        SEP = APPROXIMATE LOCATION OF SEPTIC TANK        SIR = SET 5/8" X 18" IRON ROD AND CAP STAMPED *RKB LB 6133*        SN&amp;T = SET NAIL &amp; TAB        SP = SCREENED PORCH        SW = SEAWALL        TB = TOP BANK        TBM = TEMPORARY BENCHMARK        TEL = TELEPHONE BOX        TYP = TYPICAL        UE = UTILITY EASEMENT        USC&amp;S = UNITED STATES COAST &amp; GEODETIC SURVEY        WM = WATER METER        WV = WATER VALVE        WW = WALKWAY</p>	<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.</li> <li>UNDERGROUND UTILITIES, FOUNDATIONS, AND STRUCTURES WERE NOT FIELD LOCATED OR SHOWN.</li> <li>ONLY INTERIOR IMPROVEMENTS SHOWN WERE LOCATED.</li> <li>PARCEL WAS SURVEYED FROM INFORMATION FURNISHED BY THE CLIENT.</li> <li>PARCEL LIES IN "NO SPECIAL FLOOD HAZARD AREA" (FIRM 12071C 0434F NOT PRINTED).</li> <li>PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.</li> <li>ELEVATIONS ARE ASSUMED.</li> <li>NO WETLANDS OR JURISDICTION LINES WERE LOCATED.</li> </ol> <p>THIS MAP OF SURVEY IS ONLY FOR THE LAND DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE ZONING EASEMENT, FREEDOM OF ENCUMBRANCE, OWNERSHIP OR RIGHTS-OF-WAY. ADDITIONS OR DELETIONS TO THE SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS MAP OF SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR &amp; MAPPER. ABSTRACT NOT REVIEWED.</p> <p>THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOHN S. BURNS LS 5583 ON 07-01-2019.</p>
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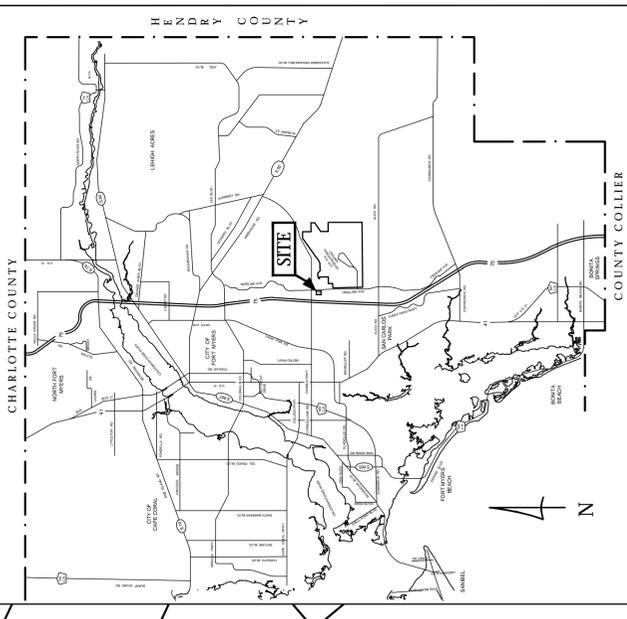
**R.K.BURNS SURVEYING, INC. LB 6133**

3507 LEE BLVD. # 246 LEHIGH ACRES, FL. 33971 239-303-0764 239-303-0832 (FAX) INFO@BURNSSURVEYING.COM	<b>MAP OF BOUNDARY &amp; TOPOGRAPHIC SURVEY</b> FIELD WORK COMPLETED: 06-25-2019 SHEET 1 OF 1	By: <i>John S. Burns</i> John S. Burns, Sr., PS&M-LS#5583 R. K. Burns Surveying, Inc. Licensed Survey Business # 6133
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# GATEWAY-DESANCTIS

LOCATED IN SECTION 07, TOWNSHIP 45 -S, RANGE 26 -E, LEE COUNTY, FLORIDA

# CONCEPT PLAN C-2



**LOCATION MAP**  
(NOT TO SCALE)

**ZONING**  
GENERAL OFFICE DISTRICT  
GATEWAY PLANNED UNIT DEVELOPMENT

**PARCEL No. & ADDRESS**  
07-45-26-070000-A0020  
07-45-26-070000-A0030  
11960, 11950 FAIRWAY LAKES DRIVE  
FORT MYERS, FL.

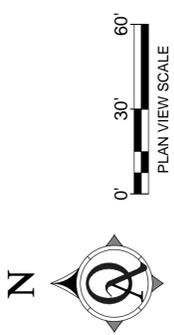
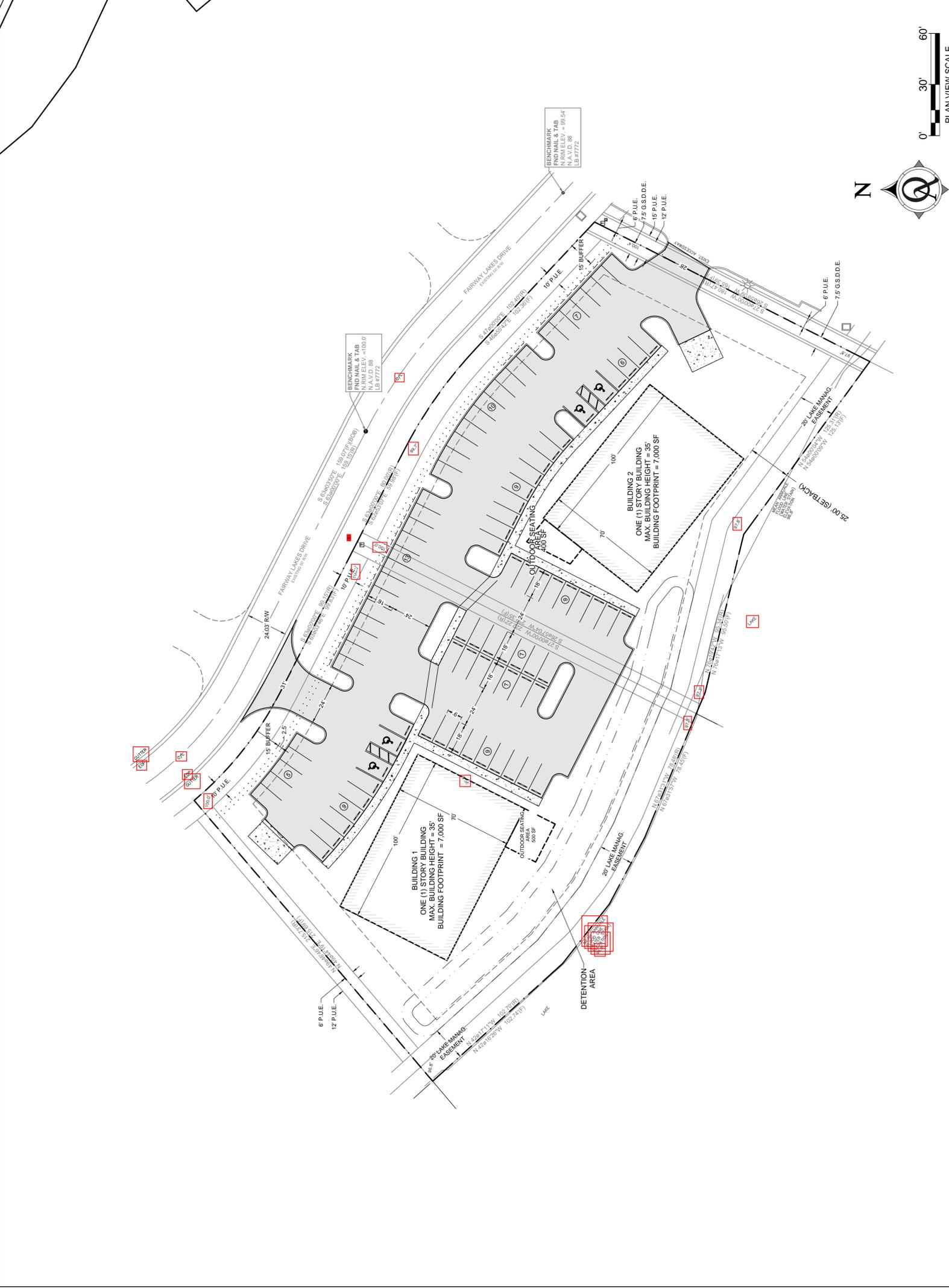
**PROJECT ACREAGE**  
2.2 ACRES (95,950 SF)

**PROJECT INTENSITY**

BUILDING 1	7,000 SF
OFFICE	
BUILDING 2	4,500 SF
OFFICE	
RESTAURANT	2,500 SF
OUTDOOR SEATING	400 SF

**PARKING SPACES**  
MULTI-USE OF OFFICE & RESTAURANT

OFFICE	= 33 SPACES
RESTAURANT	= 37 SPACES
2,900 SF (12.5 SP/1,000 SF)	
<b>TOTAL SPACES REQUIRED</b>	<b>= 70 SPACES</b>
<b>TOTAL SPACES PROVIDED</b>	<b>= 91 SPACES</b>
<b>INCLUDING 4 DISABLED PARKING SPACES</b>	



PLOTTED BY: BERGIO  
TUE, 7-30-2019, 5:20 PM  
190609-CONCEPT C-2.DWG

**Quatrone & Associates, Inc.**  
Engineers, Planners, & Development Consultants  
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net

## 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.

## OFFICES

### TAMPA OFFICE

24754 SR 54  
LUTZ, FL 33559



### BOKEELIA OFFICE

PO BOX 420 (7101 CAPRI LN)  
BOKEELIA, FL 33922



Noel E. Address, CCIM

Owner/Director

PH: 239-283-1717 or Direct: 239-994-0624

nadress@comcast.net

Sage N. Address, ALC, CCIM

Tampa Director

PH: 813-416-4254

Sage.sunmark@outlook.com

