



82

AADT 52,000±



ORTIZ AVE

AADT 17,300±

LSI
COMPANIES

OFFERING MEMORANDUM

EASTWOOD VILLAGE

APPROVED MULTIFAMILY DEVELOPMENT SITE

OFFERING SUMMARY

Location: Ortiz Ave. South of SR 82
Fort Myers, FL 339

Property Size: 30.21± Acres

Zoning: PUD
Approved for 365 Multi-Family Units

Permits: ACOE in place for Eastwood PUD, Water
Management Permit/Modification will be
needed

Utilities: Water, sewer, and electric available along
Ortiz Ave.

Parcel ID: 21-44-25-P2-070F2.0000

LIST PRICE:

\$12,000,000

LSI
COMPANIES



SALES EXECUTIVE



Justin Thibaut, CCIM
President & CEO



Randy Thibaut, ALC
Founder / Senior Broker



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.

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EXECUTIVE SUMMARY

DOWNTOWN FORT MYERS

THE VISTAS
at Eastwood
384 MF UNITS

EASTWOOD VILLAGE PUD
Approved for
2,600 Residential Units

Eastwood Village Phase 2 features 30.21± acres of gross land area and is located north of Colonial Blvd. and south of Dr. Martin Luther King Jr. Blvd. (MLK) within the city limits of Fort Myers.

Approved for development of 365 multifamily units, this property is part of the 810-gross acre Eastwood Village Planned Unit Development (PUD), which has entitlements for residential, office, and retail uses with a max residential build-out of 2,600 residential units.

The property is located near the I-75 & Colonial Blvd. interchange with numerous commercial activity centers with national retail anchors within proximity, including Publix, Walmart, Target, BJ's Wholesale Center, Lowe's, Home Depot, and TopGolf.

ORTIZ AVE. AADT 17,300±

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PROPERTY AERIAL



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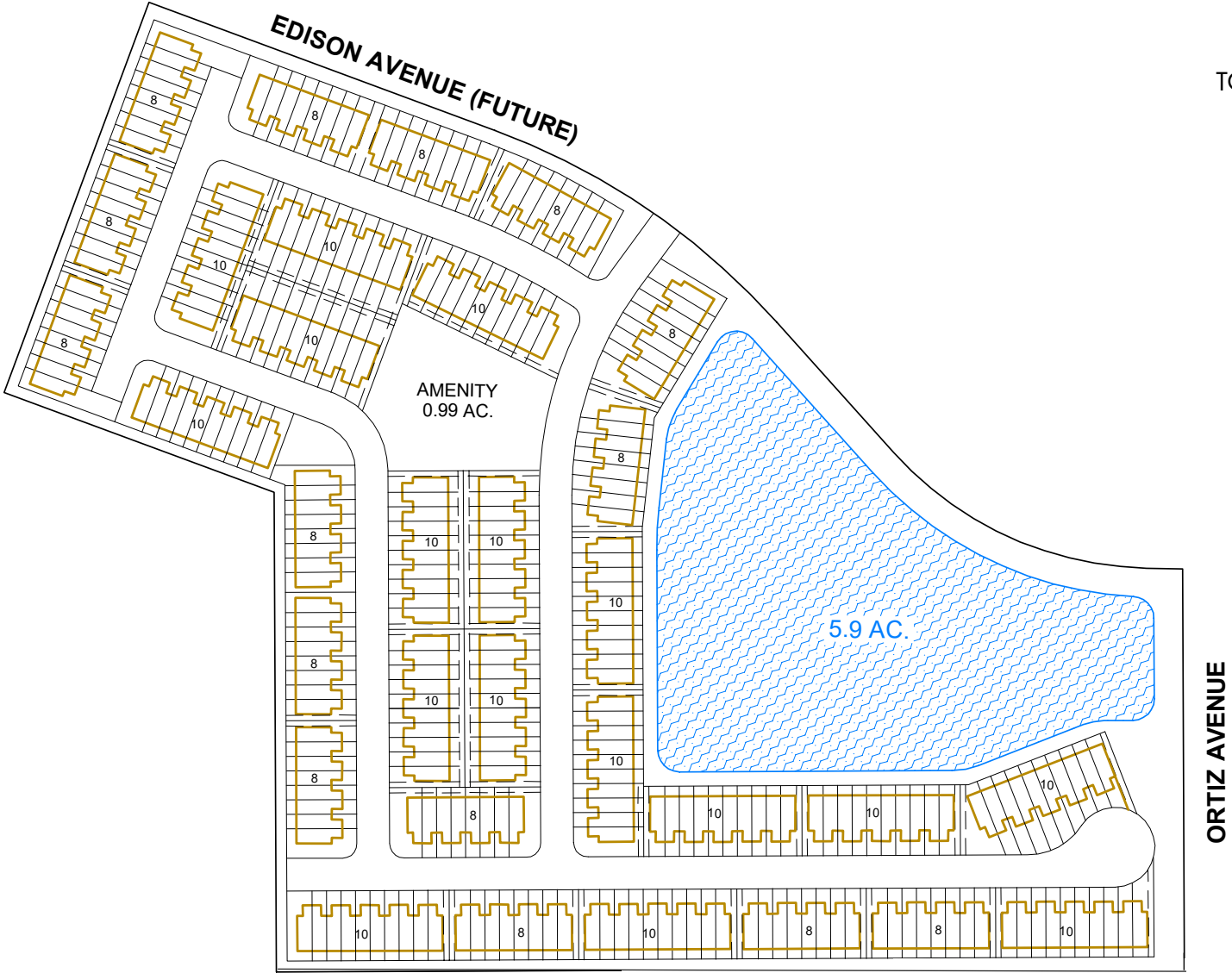


PROPERTY AERIAL

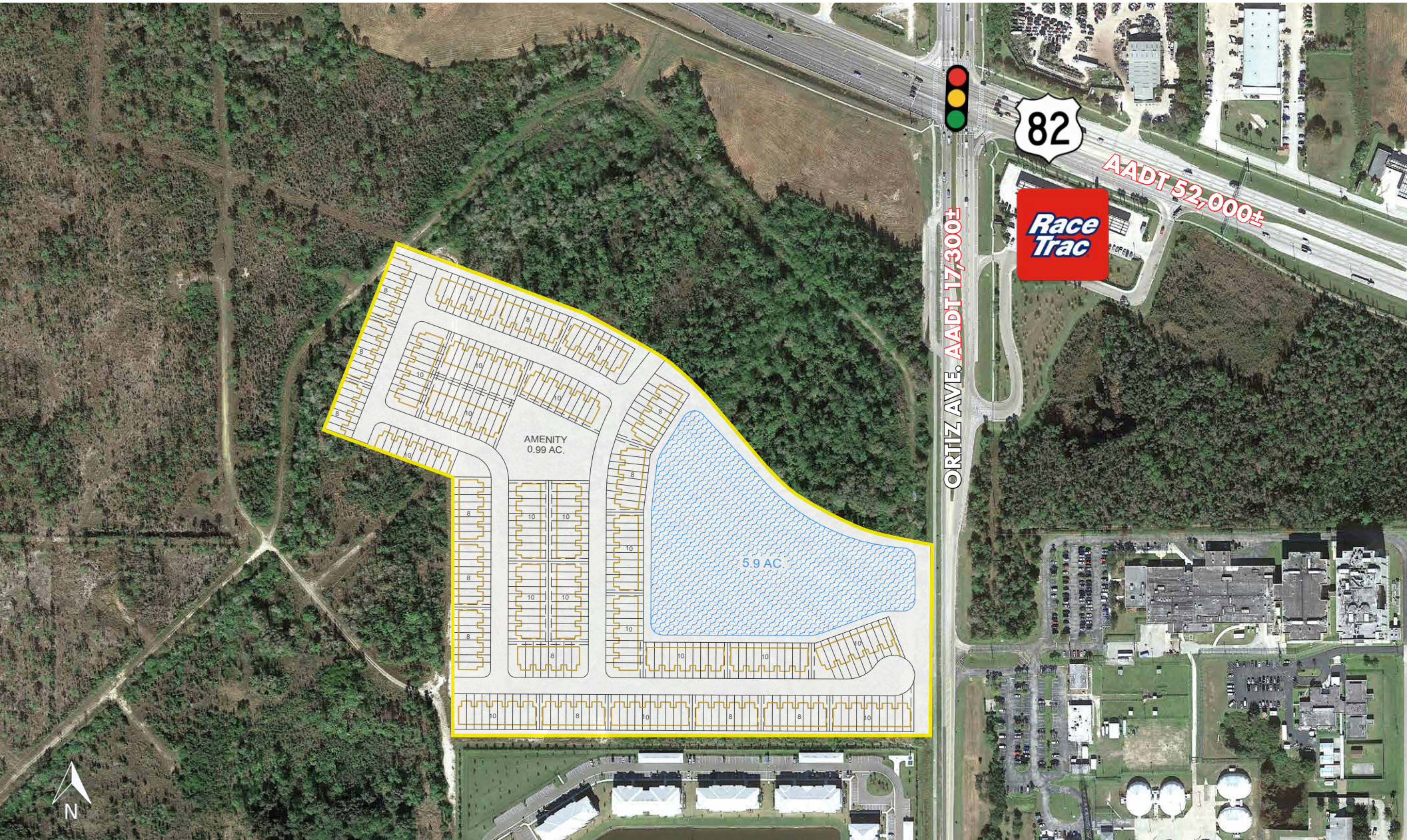


CONCEPT PLAN – TOWNHOMES

DENSITY
TOWNHOUSE - 290 UNITS



SITE PLAN OVERLAY



NOTABLE DEVELOPMENTS



1. The Vistas at Eastwood
2. The Tailor - 384 Multifamily Units Under Construction
3. Industrial Park - 129,000 SF Under Construction
4. Gerenzy's RV World - 54,000 SF Under Construction
5. The Forum - 638 Multifamily Units Under Construction
6. Odyssey By Soltura
7. Soltura at the Forum (109 Units)
8. Planned Lee Health Hospital Campus
9. Planned HCA Central Fort Myers Hospital
10. Planned HCA Facility

RETAIL MAP

DOWNTOWN
FORT MYERS



Logos for TRUIST, TESLA, ELEVEN, LEE HEALTH, and Bob Evans.



ORTIZ AVE.

COLONIAL BLVD.

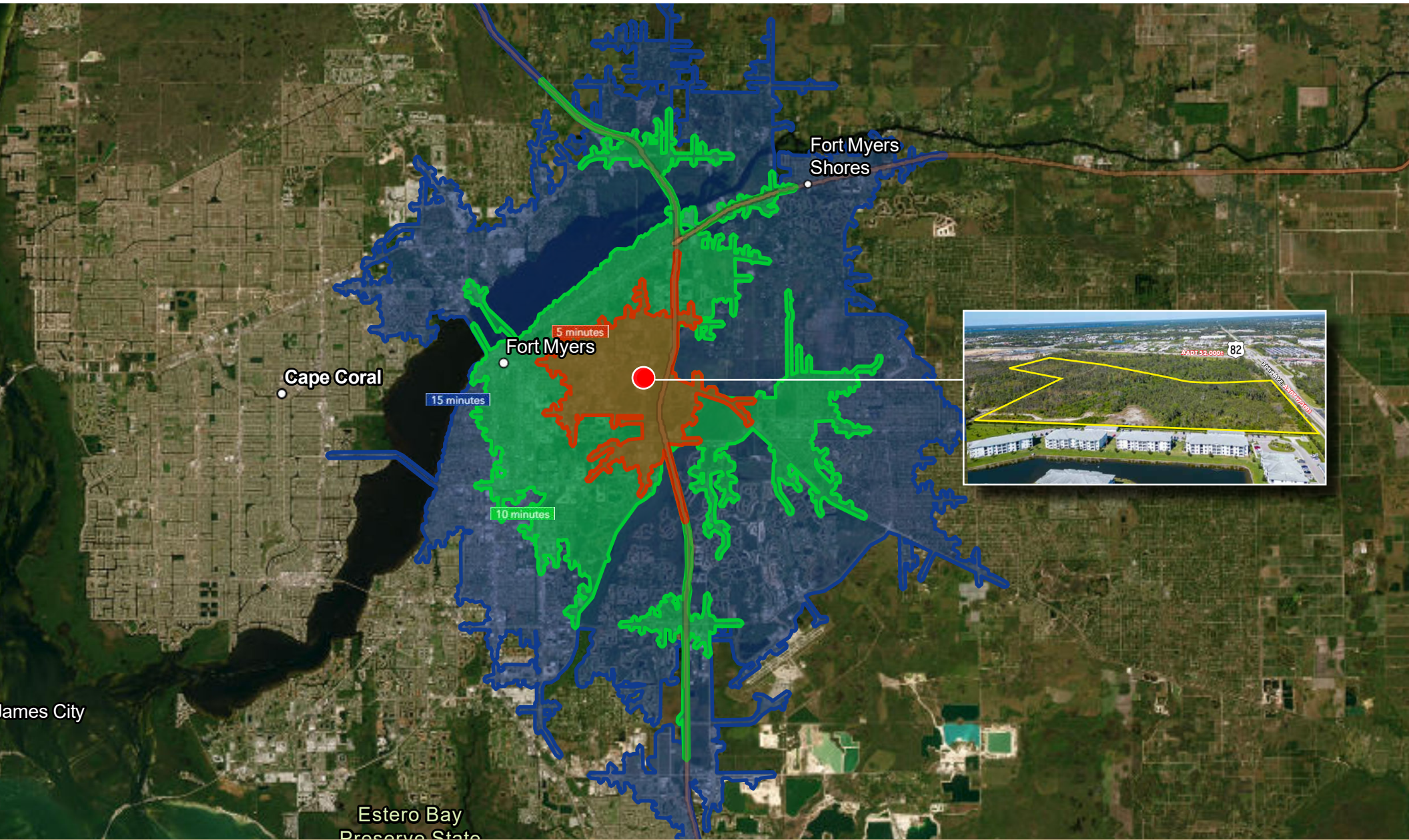
Logos for Walmart, chij's, BEALLS, BJ's, and Chick-fil&.

Logos for Publix, Bank of America, Applebee's, DUNKIN' DONUTS, Lowe's, and TEXAS ROADHOUSE.

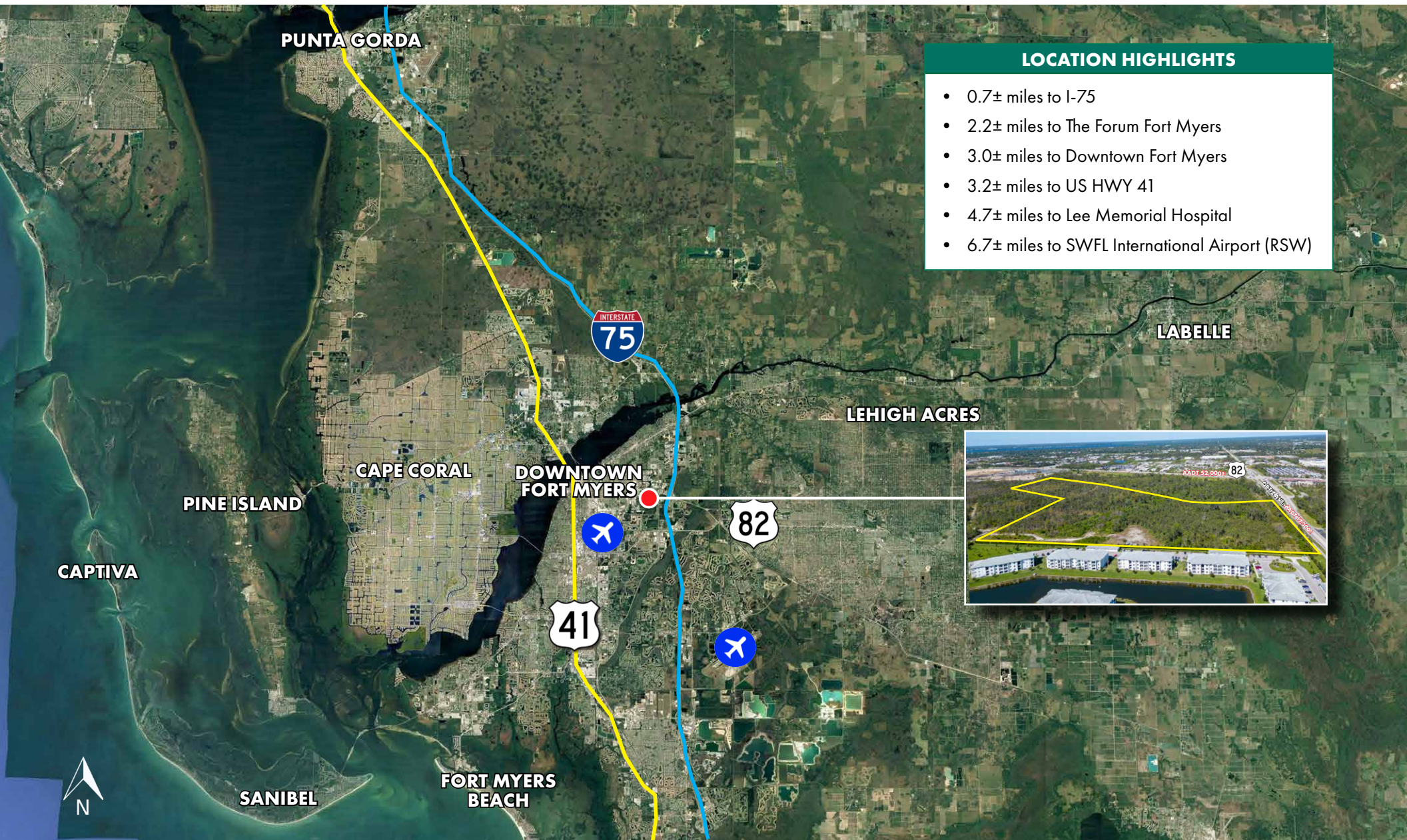
Logos for THE FORUM AT FORT MYERS, NOTABLE TENANTS, TARGET, STARBUCKS COFFEE, THE HOME DEPOT, FIVE GUYS, petco, McALISTER'S DELI, BED BATH & BEYOND, FIREHOUSE SUBS, ROSS, BANK of the OZARKS, STAPLES, Me's, BUFFALO WILD WINGS, and SUNTRUST.



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.7± miles to I-75
- 2.2± miles to The Forum Fort Myers
- 3.0± miles to Downtown Fort Myers
- 3.2± miles to US HWY 41
- 4.7± miles to Lee Memorial Hospital
- 6.7± miles to SWFL International Airport (RSW)



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 Buyer, neither their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer and with significant experience in entitlement and development process of Charlotte County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.