

AADT: 38,000

LSI
COMPANIES

OFFERING MEMORANDUM

19001 N. TAMiami TRAIL

28.83± ACRE NORTH FORT MYERS DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 19001 N. Tamiami Trail
North Fort Myers, FL 33903

County: Lee

Property Type: Vacant Land (27.83± Acres)/Improved Commercial (1.0± Acres)

Property Size: 28.83± Acres | 1,255,835± Sq. Ft.

Building Size: 8,575± Sq. Ft.

Zoning: CPD - NFM Driving Range

Future Land Use: Suburban (6 du/acre up to 8)

Permit in Place: Surface Water Management (36-02071-S)

Utilities: All Available

STRAP numbers: 09-43-24-00-00010.008A

Property Taxes: \$19,261 (2024)

LIST PRICE:
\$6,950,000 | \$241,068 Per Acre

LSI
COMPANIES



SALES TEAM



Justin Thibaut, CCIM
President & CEO



Christi Pritchett, CCIM
Broker Associate



Alec Burke, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Alec Burke - aburke@lsicompanies.com
Christi Pritchett - cpritchett@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.

THE OPPORTUNITY

- Currently home to a fully operational driving range and discount golf retailer.
- One of the last remaining sizable development opportunities in the high-growth market area of North Fort Myers.
- Future land use allows for densities of 6 du/acre, with a maximum of 8 du/acre with the use of Greater Pine Island TDUs.
- The local market has an exceptionally strong demand for RV, manufactured home, apartment, and townhome style communities.
- The current fully stabilized income-producing building provides an opportunity to offset entitlement and development costs.
- Direct frontage on US Hwy 41 and located within a 5-minute drive to Publix, retail centers, golf courses, and schools.
- Opportunity to purchase the rear 26.74± acres only, excluding the commercial frontage, for a reduced price.



- Seller is willing to subdivide the property to allow for a sale of the rear 26.74± acres only, for a price of \$5,450,000 (or \$203,815/acre).
- Seller to grant shared access from Tamiami, to be arranged.
- Seller to allow for signage on Tamiami frontage, to be arranged.
- Possession of the 2.09± acre commercial frontage and related incomes to stay with current owner.

26.74± Acres
\$5,450,000 | \$203,815 Per Acre



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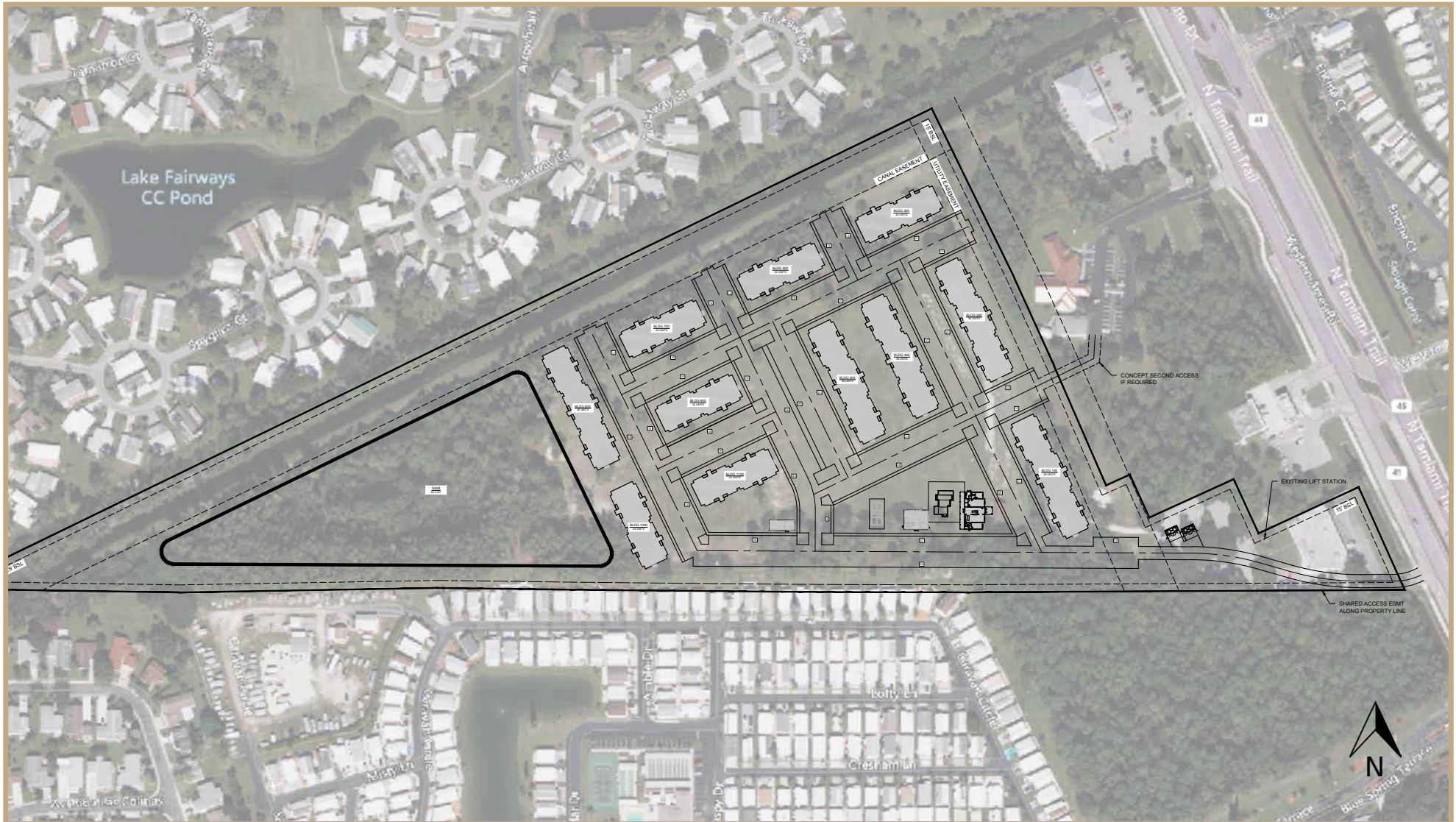




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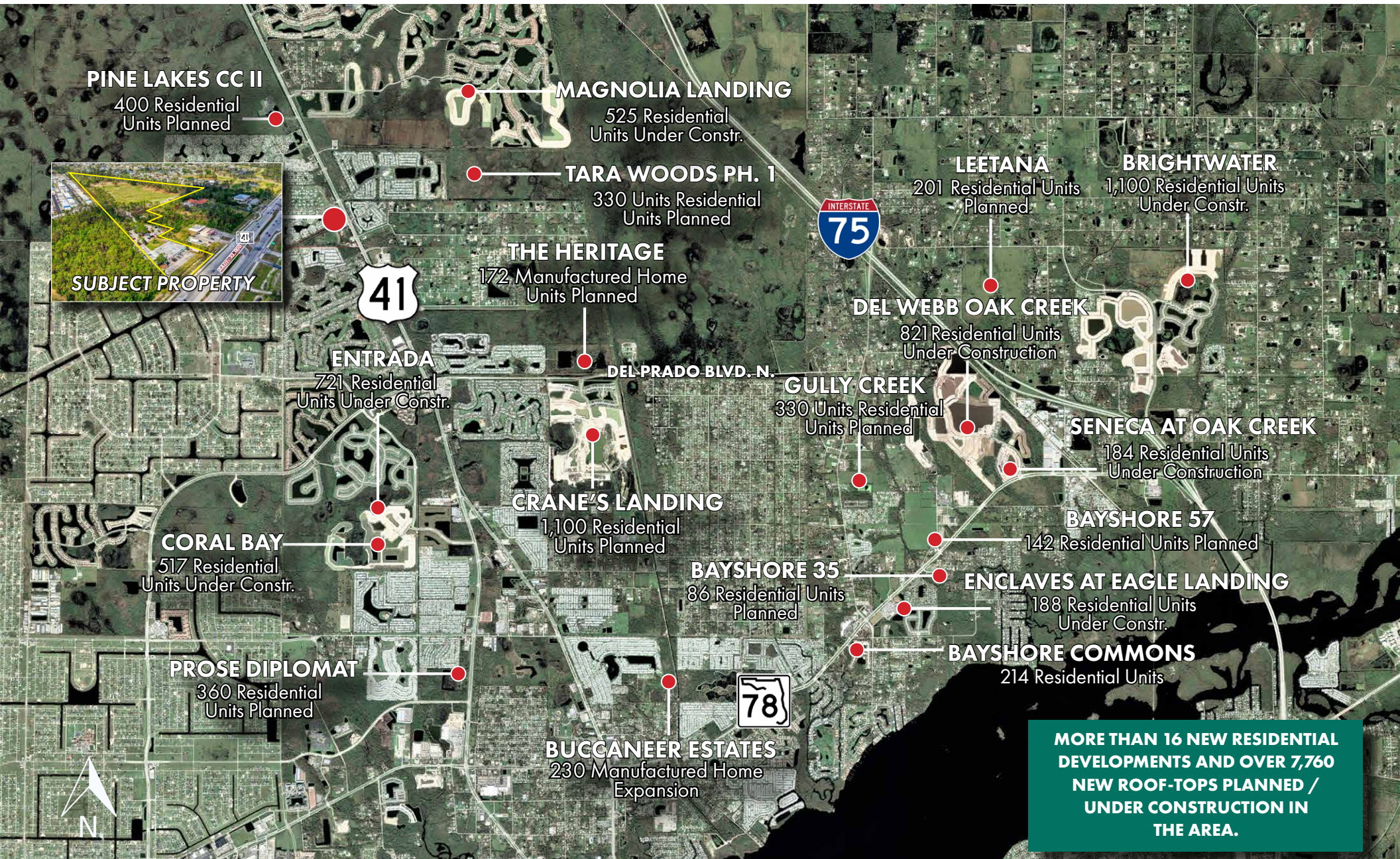
CONCEPT PLAN

324 UNITS - 4-STORY MULTI-FAMILY



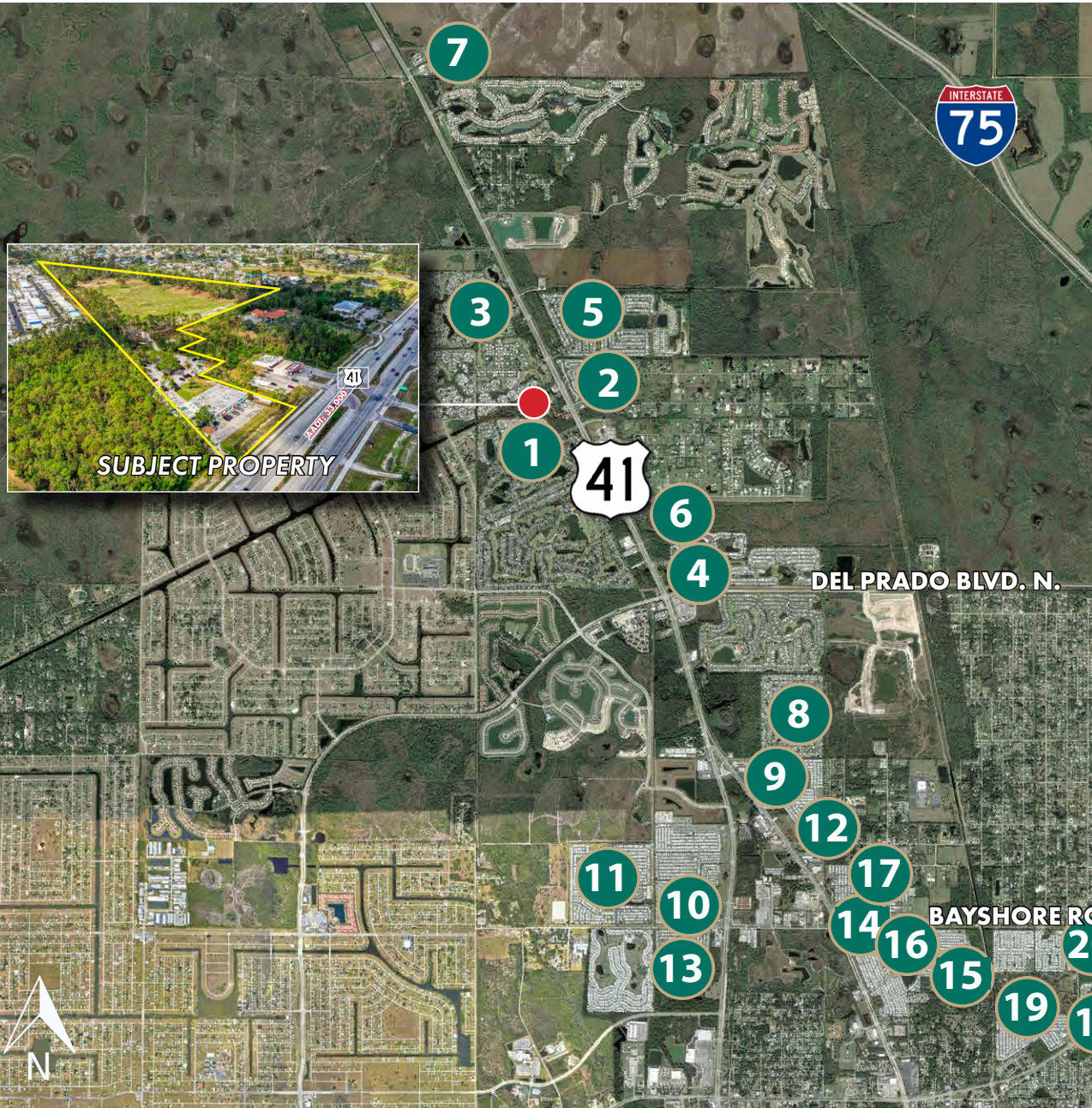


- Fully stabilized retail building with 8,575 SF of rentable floor area.
- Private parking lot with 28 spaces in front and a rear parking lot with 56 additional spaces
- 225' of US Hwy 41 frontage, with direct access off of US41.
- Constructed in 1993 and currently separated into 3 units.
- Current NOI of \$88,058, with the greater income potential as the owner operator that occupies 4,191± sq. ft. is not included in this calculation.



MORE THAN 16 NEW RESIDENTIAL DEVELOPMENTS AND OVER 7,760 NEW ROOF-TOPS PLANNED / UNDER CONSTRUCTION IN THE AREA.

NEARBY RV & MANUFACTURED HOME COMMUNITIES



1. Fountain View RV Park
2. Raintree RV Resort
3. Sunseekers RV Park
4. The Heritage Mobile Home Community
5. Tara Woods
6. CareFree Resort
7. Tropical Palms Manufacture Home
8. Island Vista Estates
9. Lake Arrowhead Village
10. Windmill Village
11. Horizon Village Co-Op
12. Laurel Estates
13. Serendipity
14. Swan Lake Village & RV Resort
15. Buccaneer Estates
16. Forest Park Mobile Home Park
17. Lazy Days Village
18. Carriage Village
19. Royal Coach Estates
20. Bayshore Village Manufactured Homes
21. Mobile Manor

AREAS OF INTEREST





LOCATION HIGHLIGHTS

- 1.2± miles to Del Prado Boulevard
- 4.5± miles to Pine Island / Bayshore Rd.
- 9.5± miles to I-75
- 7.3± miles to Downtown Fort Myers
- 14± miles to Burnt Store Marina
- 16.6± miles to Punta Gorda
- 18.2± miles to Pine Island
- 21.9± miles to Fort Myers Beach
- 23.1± miles to Southwest Florida Intl. Airport (RSW)
- 25± miles to Sanibel Island





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.