

Development Opportunity

Offering Memorandum

134 +/- Acres | 15780 N. Cleveland Ave. North Fort Myers, FL 33903

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Disclaimer Statement

This is a Offering Memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This memorandum contains brief, selected information pertaining to the business and affairs of the Site and has been prepared by Colliers International Florida, LLC, primarily from information supplied by the Owner. Although this memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Colliers International Florida, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

Prospective offerors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Site from the market at any time, without notice. This memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum.

Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

Property Tours

Interested parties must schedule a prearranged time with the broker prior to touring the property. Tours will be conducted by appointment only and no one is allowed to tour the property without the brokers' knowledge. Please see broker contact information below to schedule a tour.

Contact Us

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01 The Offering

Uniland, the developer/owner and Colliers seek to engage in development and acquisition discussions. As the development plan is finalized for this fully zoned property, there is an opportunity to acquire portions of the site and have the master plan tailored to the needs of your group, for the portion most suitable and delivered shovel ready.

This offering seeks to provide information on the qualities of the site, the capabilities of the existing zoning that is very comprehensive and not dependent on a master concept plan, the densities available and the capacities available in utilities and infrastructure to permit a diverse, mixed use plan.

The property is located at the intersections of two, north – south arterial roadways, with signalized intersections at either end of the property. The nearby schools, medical, VA Clinic, quality developments and dynamic growth, provide an excellent opportunity.

Please review these materials and allow us to provide any additional details needed to further the discussion.



Opportunity Highlights

Strategic location in a growing market

Business-friendly environment, incentives and tax benefits

Access to a diverse and skilled workforce

Ideally located to serve all of Southwest Florida

Lower operating costs compared to other major cities

02 Property Overview

Zoning

The existing zoning is excellent, non-discretionary and does not require amendments as the proposed uses are permitted by right, without the requirement of a Master Concept Plan (MCP) approval. Your interest and input can help drive the process.

C-2 zoning includes a tremendous array of uses by right. Those include the following and more: Animal Clinic, Automotive, financial, retail, construction related, residential, multi family (up to 15 units per acre), storage, industrial, manufacturing, etc.

C-1A includes some of the above but on a more limited basis.



Property Details

Address: US-41, Littleton Rd., & N. Tamiami Trail N. Fort Myers, Lee County FL 33917

Location: The subject property is located in North Fort Myers, west side of N. Tamiami Trail (Bus-41), East side of N. Cleveland Ave. (US-41), South side of Littleton Road

Traffic: 26,000 AADT N. Cleveland | 9,400 AADT Littleton Rd. | 25,000 AADT N. Tamiami Trail

Access: 1 right in/right out on N. Cleveland, 1 full access on N. Tamiami, multiple full access on Littleton

Parcels/Size:	34-43-24-00-00007.0000	101,756 SF	2.34 Acres
	34-43-24-00-00008.0000	726,581 SF	16.68 Acres
	35-43-24-00-00001.1030	716,562 SF	16.45 Acres
	34-43-24-00-00001.3040	56,236 SF	1.29 Acres
	34-43-24-00-00009.0000	4,227,062 SF	97.04 Acres
		Total	134+/- Acres

Zoning: C-2: 100 Acres±
C-1A 34 Acres±

Future Land Use: Central Urban

Utilities: **Water and sewer:** Lee County Utilities (on all three roadways) has provided a “service availability letter” for the proposed project with sufficient capacity for the flows described
Communications: Century Link and Comcast
Electricity: Lee County Co-op

South Florida Water Management District ERP: Expires 12/8/2025

Development Order & Concurrency Certificate: DOS2007-00201- Expires 2/21/2025
CNC2007-00233- Expires 2/21/2025

Density: Approved for up to 15 dwelling units/acre, by right

Aerial | Southeast Facing



03 Location Overview

This 134 (+/-) acres is ideally situated with frontage on two 4-laned arterial roadways plus 2-laned Littleton Road. These roadways interconnect the site with Fort Myers, Cape Coral, Punta Gorda and I-75, with excellent access.

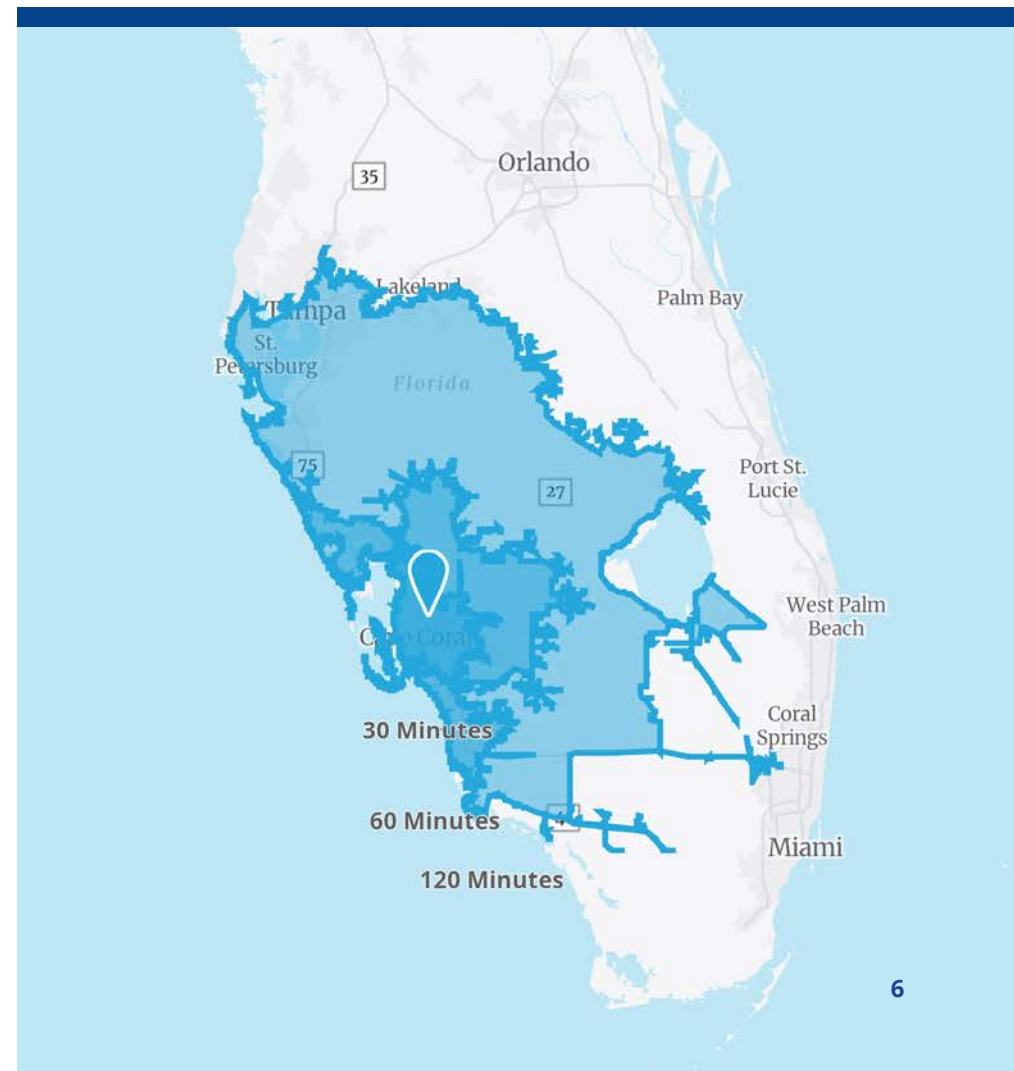
Location Demographics

Population		Average Household Income		Median Age	
30 ^{min}	644,521	30 ^{min}	\$92,670	30 ^{min}	49.7
1 ^{hr}	1,545,052	1 ^{hr}	\$102,255	1 ^{hr}	51.6
2 ^{hr}	4,031,944	2 ^{hr}	\$100,601	2 ^{hr}	46.8
Workforce Population		Unemployment Rate			
30 ^{min}	262,009	30 ^{min}	4.8%		
1 ^{hr}	606,252	1 ^{hr}	4.3%		
2 ^{hr}	1,811,815	2 ^{hr}	3.9%		

Key Driving Distances



Interstate 75.....	13 miles
Sarasota.....	72.7 miles
Port Manatee.....	90.5 miles
Tampa.....	121.9 miles
Lakeland.....	105.9 miles
Fort Myers.....	4.49 miles
Naples.....	38.8 miles



Growth In the Area

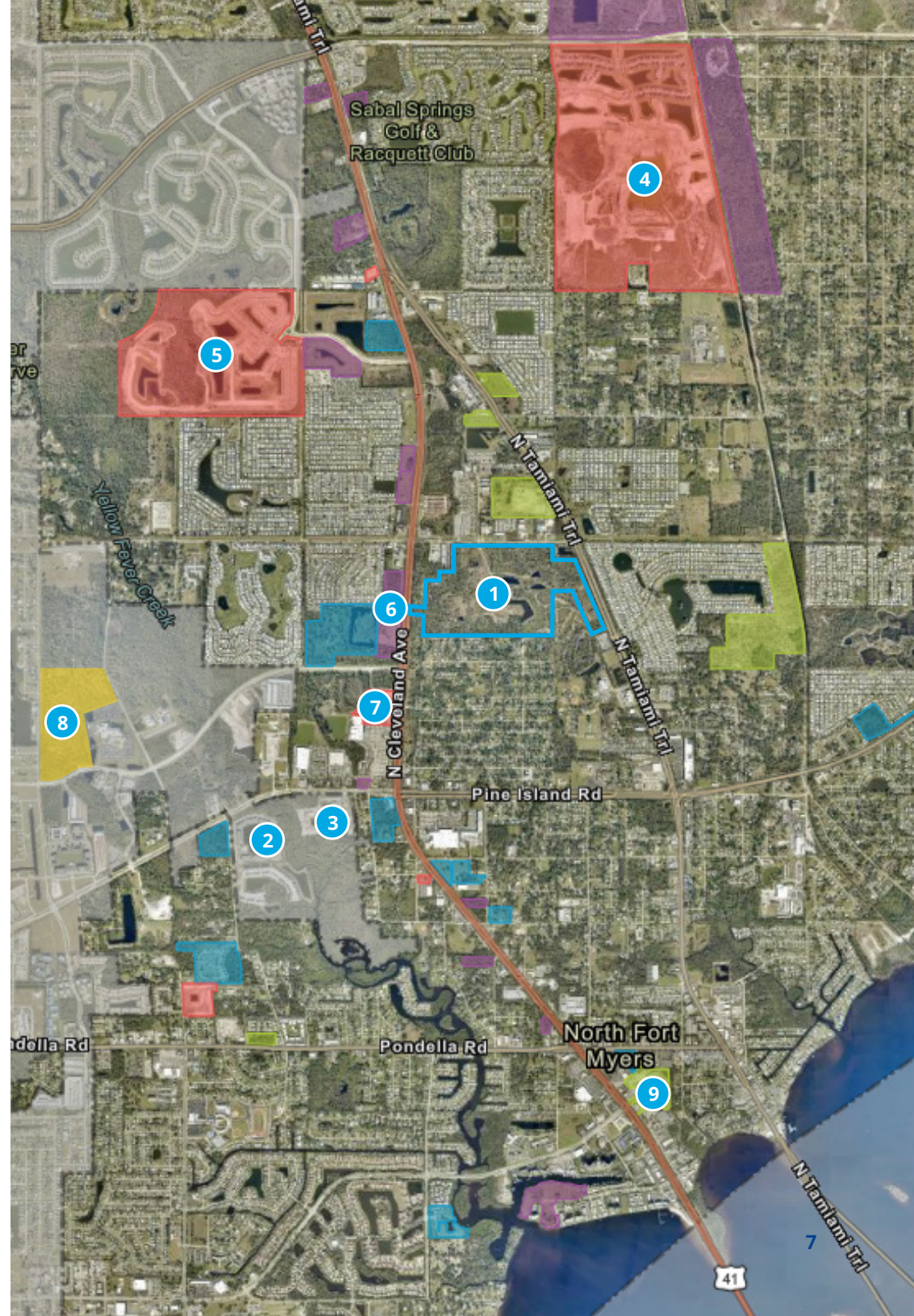
- 1 N. Cleveland Ave. & Littleton Rd | Uniland
134+/- gross acres | 117+/- net buildable acres
- 2 Springs at Cape Coral | Continental Properties
292 Class A apartments
- 3 Judd Creek Blvd. Apartments | Kittle Property Grp.
298 Class A apartments

Under Construction

- 4 Crane Landing | Lennar
387 acres | 1,100 homes
- 5 Estates at Entrada | Lennar
281 acres | 179,000 SF commercial, retail, medical office and 1,600 residential units
- 6 N. Fort Myers Apartments | Kimley-Horn
proposed 285 units
- 7 Merchants Crossing Apartments
278 units
Owner-RD Management

In Permitting

- 8 Victory Park | Blue Water Development Group
138 acre Veteran-Centric Life Sciences Campus
- 9 Hancock Bridge Apartments | Mast Capital
320 apartments



Surrounding Area



Site

Littleton Road

N. Tanjiami Trail

N. Cleveland Ave.

Interstate 75
9 minutes



North Fort Myers
Recreation Center

North Fort Myers
Library

VA Hospital

Advance
Auto Parts

Bayshore Road

Downtown
Fort Myers
9 minutes



Southwest Florida

Southwest Florida enjoys an exceptional climate for business as well as for lifestyle. That's why global companies are locating here.

Southwest Florida is a fast growing economy that provides a competitive framework to global companies such as Chicos FAS, Gartner, Inc. and Shaw Development. The region has 1.2 million residents, a workforce of over 500,000, and prime available locations including acreage, office space, warehousing, and manufacturing. Key benefits include great

infrastructure connecting to the world, friendly and flexible business climate, strong educational systems, and fabulous quality of life.

In 2013, Hertz announced the company would relocate its corporate headquarters from New Jersey to Southwest Florida. Hertz CEO Mark Frissora said, "We are so grateful for this welcome to the Sunshine State. We did not make the decision to relocate lightly. We wanted to know that Florida was not only attractive to us as a company, but also to our employees."



Airports

SWFL International
Punta Gorda
Sarasota-Bradenton Int'l
Tampa Int'l Airport



Ports

Port Manatee
Port of Tampa



Rail Service

Seminole Gulf
Railway

From biofuels to healthcare, apparel design to sugar production, Southwest Florida employers are the driving force behind the region's success. The tables below provides a few examples of some key employers in Southwest Florida.

Global Headquarters

Algenol Biofules	Industrial biotechnology
Arthrex, Inc.	Medical devices
Chico's FAS	Women's specialty apparel retailer
Fox Electronics	Specialty electronics manufacturer
Hertz, Inc.	Vehicle rentals and sales
Shaw Development	Manufacturing fluid management
U.S. Sugar Corporation	Agricultural and food manufacturer
21st Century Oncology	Healthcare

Other Top Employers

Gartner, Inc.	Global IT research and advising
Lynx Services, LLC	Customer Service Center, subsidiary Pittsburgh Glass Works

Talent and Workforce

A Large and Highly Skilled Workforce

Our region has experienced tremendous growth in the past fifteen years; a key part of that growth can be attributed to the human and intellectual capital that exists in our area. Currently, the Southwest Florida region features a workforce in excess of 500,000.

Training to Support and Enhance

We are committed to expanding the opportunities available to our professionals. CareerSource Southwest Florida, our local CareerSource Florida Network partner, has tailored training programs for both new and expanding companies.

There is a strong connection between the business community and education systems, including internship and apprenticeship programs. Southwest Florida has nine colleges and universities, five technical vocational schools and public and private offerings.

Quality of Life

The five counties of Southwest Florida – Lee, Collier, Charlotte, Hendry, and Glades - are best known for their tropical climate with plenty of sunshine, water, wildlife and a unique environmental ecosystem consisting of preserves, sanctuaries, and estuaries. Major cities are Naples, Fort Myers, Cape Coral, Bonita Springs, Punta Gorda, Marco Island, Sanibel and Fort Myers Beach.

Southwest Florida Features:

- Professional and amateur sporting events year- round, including baseball spring training for the Boston Red Sox, Minnesota Twins, and Tampa Bay Rays.
- More than 150 golf courses and is known as the golfing capital of the world.
- A myriad of entertainment options from shopping and art festivals to symphony and fine dining along with fabulous sunsets.
- World-renowned attractions including the Edison Ford Winter Estates, Ding Darling National Wildlife Refuge, Everglades National Park, and Babcock Wilderness Preserve.
- An array of water recreation opportunities with world-class fishing and beaches ranked in the U.S. top ten. Miles of intracoastal and coastal waters provide excellent pleasure boating, beach combing, swimming, and kayaking, as well as bird, dolphin, and manatee watching.
- A wide range of housing choices on and off the water, on and off golf course, in town and out in the countryside from condominiums to sprawling estates

Key Assets:

- Low cost of doing business with available incentives at the state and local levels, a business-friendly regulatory climate, and a low corporation tax rate.
- Southwest Florida International Airport with more than 8 million passengers annually and direct flights to 43 destinations in North America and Europe.
- Skilled workforce and an education system ready to train.
- Strong work/live balance with an abundance of leisure activities and sunshine along with short commute times and an engaged, professional business community.
- No State of Florida personal income tax. World-renowned attractions including the Edison Ford Winter Estates, Ding Darling National Wildlife Refuge, Everglades National Park, and Babcock Wilderness Preserve.



Source: Southwest Florida Economic Development Alliance





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