

GLADIOLUS DRIVE - AADT 44,600±

Publix

LEE HEALTH
Health Park Medical Center

CVS
pharmacy



FUTURE
MIXED-USE PROJECT

GOLFVIEW GOLF &
RACKET CLUB

WHITNEY WAY

VICTORIA BLVD.

SUMMERLIN ROAD - AADT 24,700±

REFLECTION KEY
COMMUNITY

LSI
COMPANIES

OFFERING MEMORANDUM

SUMMERLIN ROAD COMMERCIAL

9.08± TOTAL ACRES HOTEL AND COMMERCIAL LOTS - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 14911 - 14931 Whitney Way
Fort Myers, FL 33907

County: Lee

Property Type: Hotel & Commercial Lots

No. of Parcels: 5 Total
(1) Hotel Lot, (4) Commercial Lots

Property Size: 9.08± Total Acres
Hotel Lot: 4.21± Acres
Commercial Lots: 1.14–4.87± Acres

Zoning: Commercial Planned Development
(CPD)

Future Land Use: Central Urban

STRAP Number(s): 26-45-24-10-00000.0010;
26-45-24-10-00000.0020;
26-45-24-10-00000.0030;
26-45-24-10-00000.0040;
26-45-24-10-00000.0050

LIST PRICE:

Hotel Lot
\$5,250,000

Commercial Lots
\$3,394,195 | \$16 PSF

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Logan Holley
Sales Associate



DIRECT ALL OFFERS TO:

Logan Holley

lholley@lsicompanies.com

o: (239) 489-4066 m: (404) 625-0185

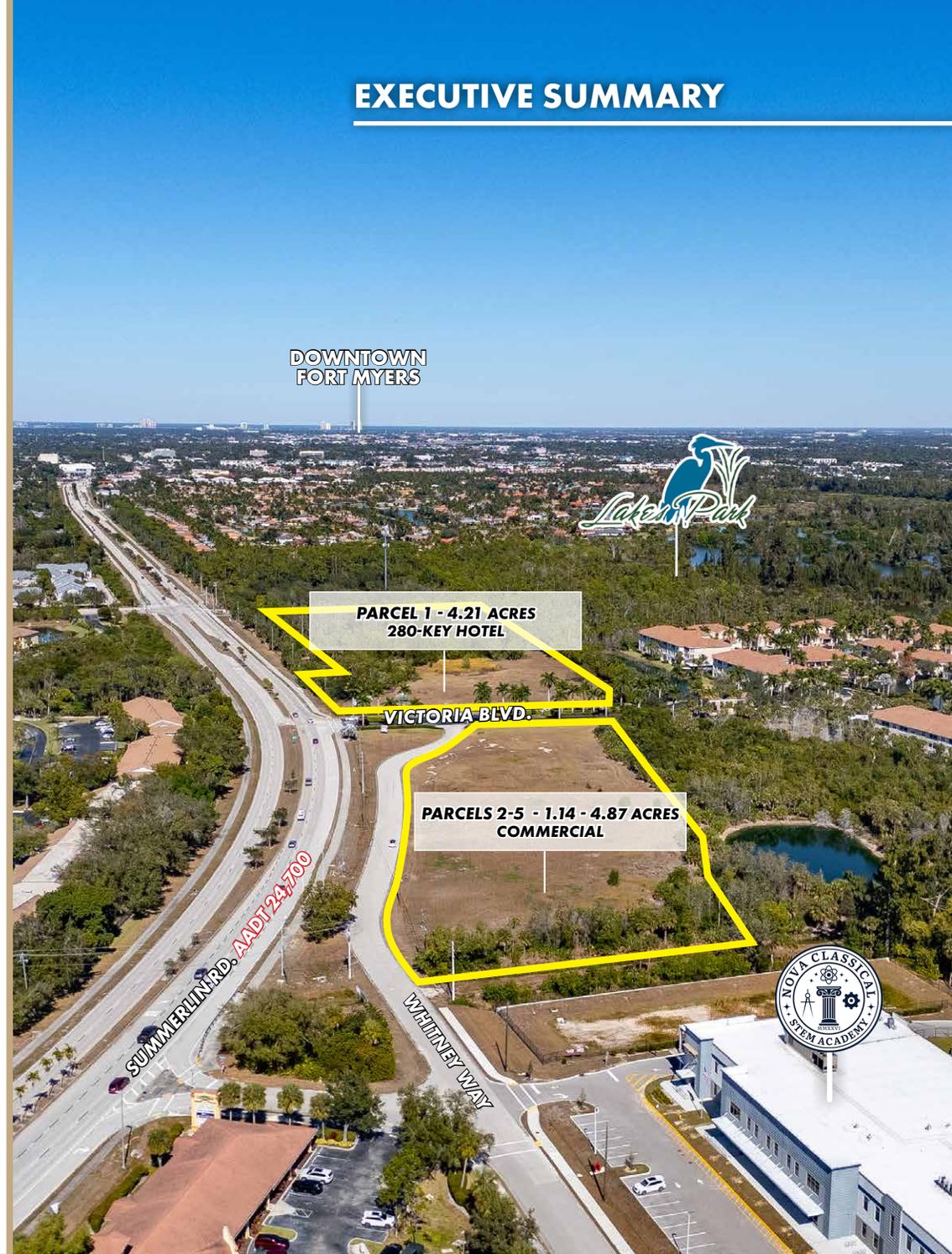
OFFERING PROCESS

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 a prime commercial development opportunity in Lee County for Medical, Retail / Mixed-Use and Hospitality end-users.

- Summerlin Road Commercial is a 9.08± acre total offering **at the gateway to Fort Myers Beach and Sanibel Island** with a long list of approved uses:
 - **Parcel 1:** 4.21± acres entitled for up to 280-Hotel Key
 - **Parcels 2-5:** Up to 4.87± acres entitled for Commercial / Medical Office / Hotel Ancillary.
- Strategically positioned between two of Lee County's flagship hospitals, HealthPark Medical Center and Gulf Coast Medical Center, the site sits in a thriving healthcare corridor along the highly-trafficked Summerlin Road and Gladiolus Drive.
- Located just minutes from multiple key thoroughfares, this site benefits from quick access to a variety of local and regional attractions & beaches, major retailers, regional healthcare systems, and Southwest Florida International Airport (RSW).

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- Entitlements available for up to 280 Hotel Keys and 60,000 SF of Commercial Space
- Max height:
 - Hotel: 80 feet
 - Commercial: 35 feet
- 1,300± feet of frontage along Summerlin Road
- Median Income (15-minute drive): \$69,000
- Water & wastewater stubbed to site
- (2) points of ingress from Summerlin Road & Gladiolus Drive
- Centrally located between Lee County's 2 major hospitals, HealthPark Medical Center and Gulf Coast Medical Center
- Located adjacent north of Nova Classical STEM Academy and adjacent south of Lakes Park.



LAKES PARK



41 S. TAMIAAMI TRAIL - AADT 62,000±

SUMMERLIN ROAD - AADT 24,700±

VICTORIA BLVD

WHITNEY WAY



Lakes Park is a 279 acre regional park in Fort Myers with 158 acres of lakes, making it a major recreational anchor for the area. It offers approximately 2.5 miles of paved trails around the lakes, with additional distance available via internal loops and spur paths.

KEY FEATURES:

- Walking, jogging, and biking on multi use paved trails around the water
- Canoe, kayak, and paddleboat rentals, plus shoreline fishing
- Multiple playgrounds, splash/play areas, open fields, and picnic pavilions with grills
- Fitness stations along the paths, restrooms, concessions, and Wi Fi
- Botanical and fragrance garden areas and regular community events and markets

With potential for a pedestrian access point directly into Lakes Park, Summerlin Road Commercial provides immediate access to waterfront recreation, health and wellness amenities, and year round family friendly activity, enhancing both lifestyle appeal and long term demand.

APPROVED USES

- Hotel
- Accessory Uses
- Banks and Financial Institutions
- Business Services
- Day Care Center
- Drive-Through Facility
- Drug Store, Pharmacy
- Essential Services
- Food and Beverage Service
- Health Care Facilities
- Helistop
- Insurance Companies
- Medical Office
- Personal Services
- Place of Worship
- Recreational Facilities
- Restaurants
- Retail
- Storage, indoor only

* Please inquire for full list of approved uses.



CAPE CORAL



PARCEL 1 - 4.21 ACRES
280-KEY HOTEL

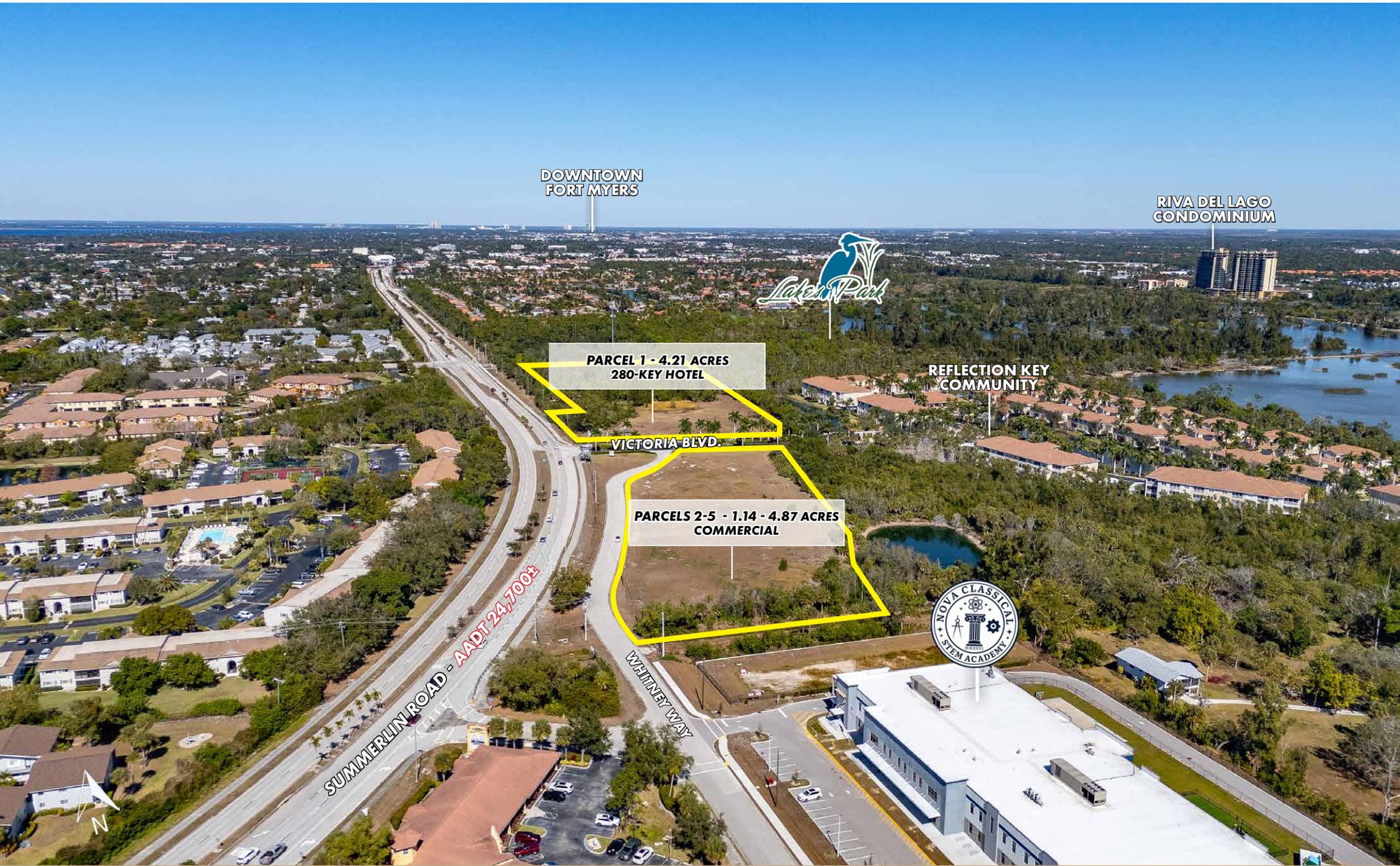
PARCELS 2-5 - 1.14 - 4.87 ACRES
COMMERCIAL

SUMMERLIN ROAD - AADT 24,700±

VICTORIA BLVD.

WHITNEY WAY







RIVA DEL LAGO
CONDOMINIUM

41 S. TAMAMIAMI TRAIL - AADT 62,000±

THE HOME DEPOT
POPSTROKE
LOWES
Walmart*

amavida
Resort, Retirement, Community

Lakeside Park

PARCEL 1 - 4.21 ACRES
280-KEY HOTEL

REFLECTION KEY
COMMUNITY

PARCELS 2-5 - 1.14 - 4.87 ACRES
COMMERCIAL

NOVA CLASSICAL
STEM ACADEMY

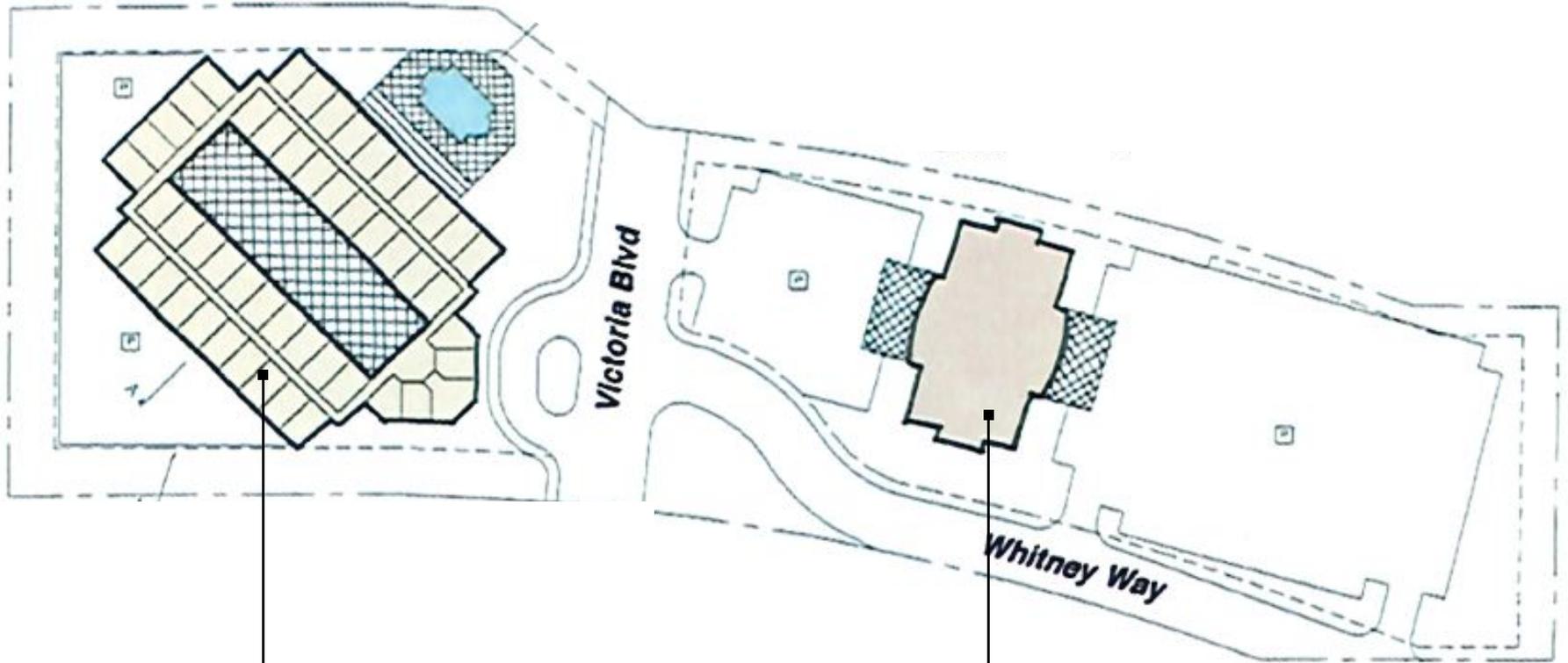
VICTORIA BLVD

WHITNEY WAY

SUMMERLIN ROAD - AADT 24,700±

CONCEPT PLAN

HOTEL / MEDICAL OFFICE



HOTEL DEVELOPMENT



MEDICAL OFFICE DEVELOPMENT



RENDERINGS



**CONCEPTUAL IMAGE
RETAIL / HOTEL ANCILLARY**

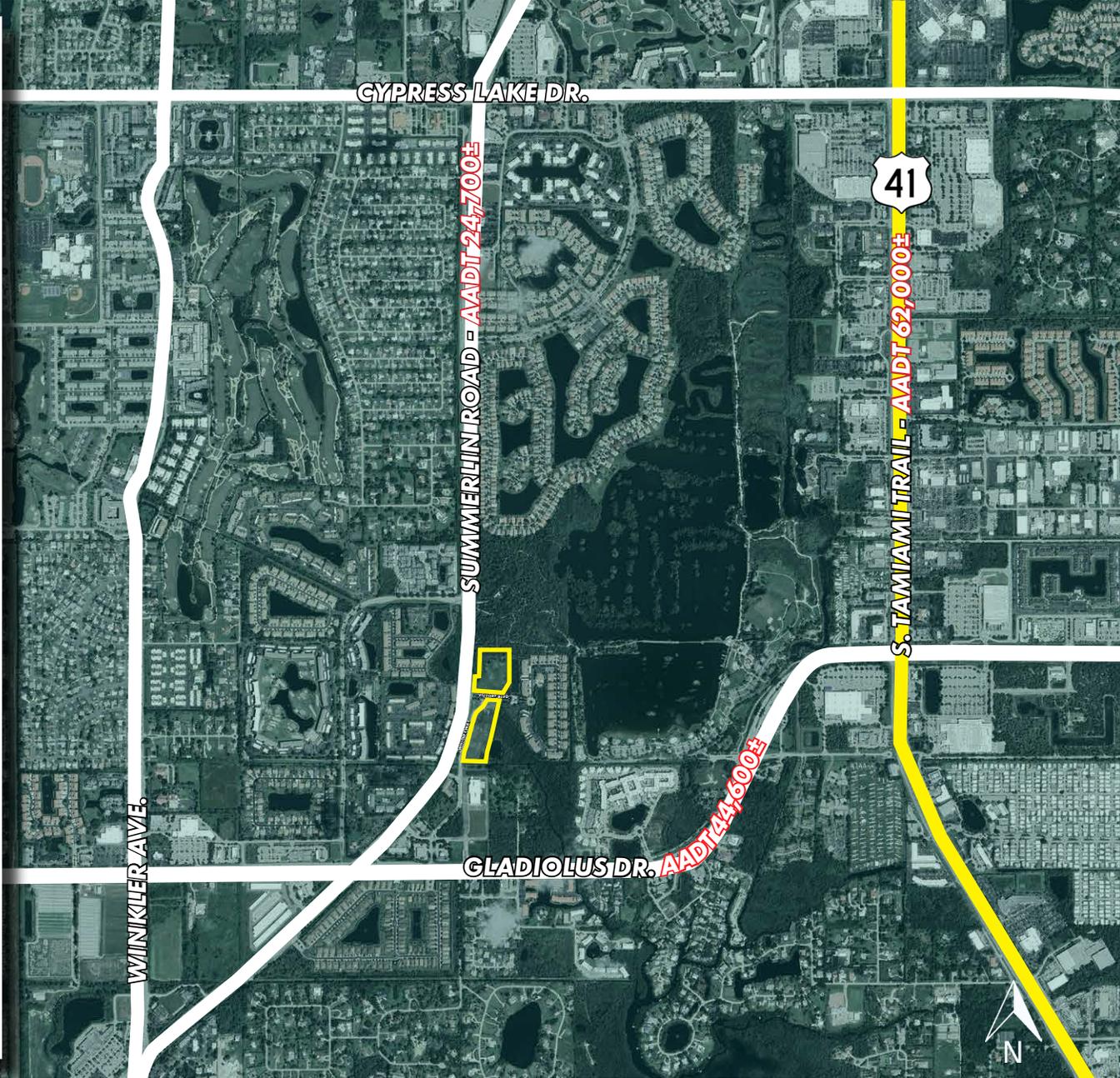


**CONCEPTUAL IMAGE
HOTEL**



**CONCEPTUAL IMAGE
MEDICAL OFFICE**

PROPERTY ACCESS



ARDMORE PLANNED MIXED USE DEVELOPMENT

A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO.

SHEET 2 OF 2

Banks Engineering

ENGINEERING, SURVEYING & LAND PLANNING
 8515 NORTHBROOK PLAZA DR., SUITE 200
 HALLSBURG, FLORIDA 34419
 (813) 699-0001

FLORIDA BUSINESS CERTIFICATE NUMBER LB 8660
 THIS INSTRUMENT PREPARED BY RICHARD M. RITZ, R.L.S., NO. 4000

TRACT USE TABLE

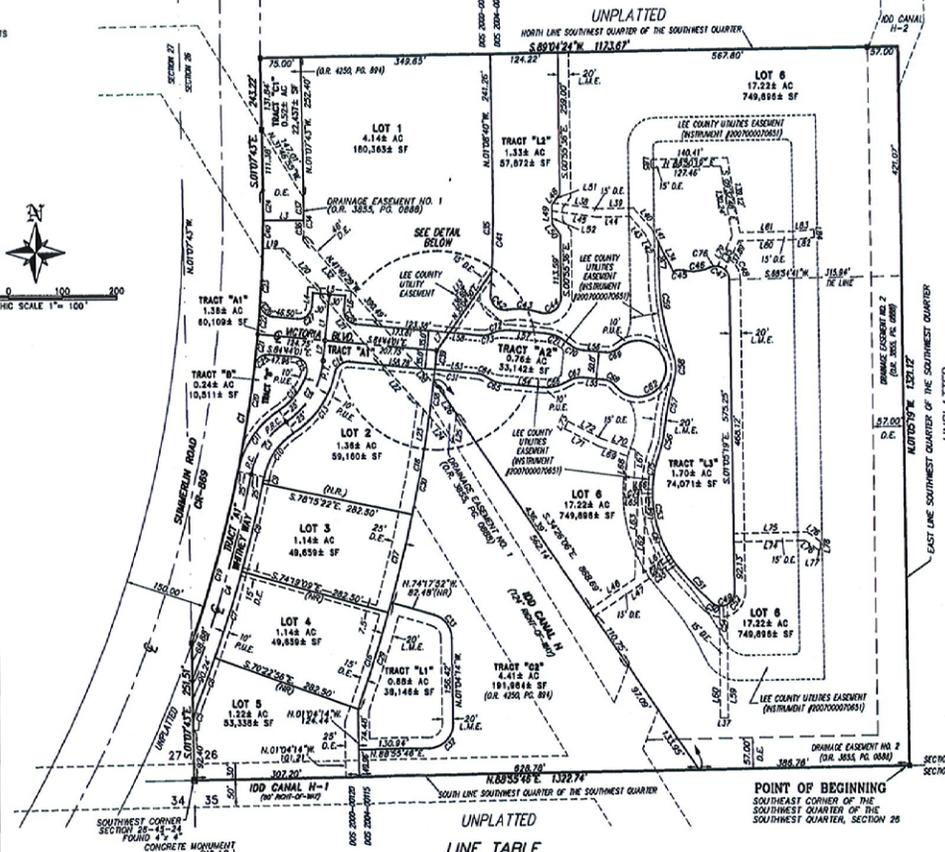
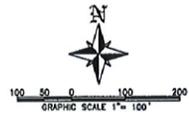
TRACT	DESIGNATED USE
TRACTS "A1" & "A2"	PRIVATE ROAD RIGHTS-OF-WAY, WYOFFS, EGRESS, PUBLIC UTILITY AND DRAINAGE EASEMENT
TRACT "B"	BUFFER TRACT & PUBLIC UTILITY EASEMENT
TRACTS "C1" & "C2"	CONSERVATION TRACTS AND DRAINAGE EASEMENTS
TRACTS "L1", "L2" & "L3"	LAKE TRACTS AND DRAINAGE EASEMENTS

NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, AS BEARING N.01°07'43"W
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- MONUMENTS TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
- TRACTS "A1" & "A2" (PRIVATE ROADWAYS) ARE A PUBLIC UTILITY EASEMENT.

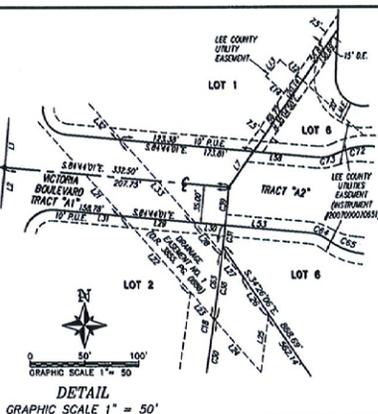
LEGEND:

- (TYP.) - TYPICAL
- R.P. - RADICAL POINT
- P.C.C. - POINT OF REVERSE CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.O.I. - POINT OF INTERSECTION
- P.O.B. - POINT OF BEGINNING
- O.R. - OFFICIAL RECORDS BOOK, LEE COUNTY PUBLIC RECORDS
- P.L. - AT PUBLIC RECORDS
- (R) - RADIAL
- (N.R.) - NON RADIAL
- R/W - RIGHT-OF-WAY
- CR - INDICATES NO. 1 OF THE CURVE TABLE
- CONC - CONCRETE
- LI - IRON ROD
- MON - CONCRETE MONUMENT
- D.B. - DEED BOOK
- F.P. & L. - FLORIDA POWER & LIGHT COMPANY
- POA - PROPERTY OWNERS ASSOCIATION
- FOUND - FOUND
- E - CENTERLINE
- P.C.P. - PERMANENT CONTROL POINT
- L.V.E. - LAKE MAINTENANCE EASEMENT
- EASE - EASEMENT
- AC - INDICATES SQUARE FEET
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- LI - INDICATES LINE 1 OF THE LINE TABLE
- LI - INDICATES PERMANENT CONTROL POINT (P.C.P.), NAIL AND BRASS DISK BEARING THE CERTIFICATE OF AUTHORIZATION NUMBER 8660 TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091(7).
- MON - INDICATES FOUND PERMANENT REFERENCE MONUMENT NO IDENTIFICATION NUMBER
- - INDICATES POINT OF CURVATURE OR BEARING BREAK
- - INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.), CONCRETE MONUMENT WITH METAL DISK IN TOP BEARING CERTIFICATE OF AUTHORIZATION NUMBER 8660.



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	236.83'	02°05'28"	142.18'	842.64'	S 89°13'11" W
C2	150.00'	51°46'38"	135.64'	131.05'	S 31°10'17" W
C3	150.00'	45°37'50"	118.46'	116.33'	N 34°15'40" E
C4	239.61'	09°28'54"	358.70'	353.23'	S 87°13'30" W
C5	125.00'	22°52'50"	46.92'	46.59'	N 10°16'45" E
C6	2418.83'	02°07'29"	89.83'	89.63'	S 89°13'22" W
C7	2418.83'	03°56'14"	168.00'	165.04'	S 17°32'31" W
C8	2418.83'	03°56'14"	168.00'	166.04'	N 13°43'17" W
C9	2418.83'	07°16'25"	12.93'	12.95'	S 13°28'58" W
C10	125.00'	45°37'50"	99.55'	96.04'	N 34°15'40" E
C11	175.00'	45°37'50"	139.33'	135.72'	N 34°15'40" E
C12	125.00'	02°07'29"	81.74'	81.17'	S 13°28'58" W
C13	175.00'	45°37'50"	136.32'	134.92'	N 34°15'40" E
C14	25.00'	83°32'28"	36.46'	33.31'	N 83°39'16" E
C15	25.00'	102°38'05"	44.81'	38.19'	S 31°14'31" W
C16	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C17	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C18	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C19	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C20	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C21	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C22	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C23	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C24	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C25	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C26	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C27	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C28	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C29	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C30	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C31	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C32	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C33	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C34	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C35	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C36	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C37	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C38	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C39	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C40	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C41	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C42	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C43	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C44	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C45	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C46	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C47	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C48	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C49	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C50	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C51	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C52	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C53	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C54	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C55	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C56	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C57	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C58	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C59	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C60	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C61	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C62	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C63	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C64	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C65	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C66	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C67	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C68	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C69	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C70	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C71	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C72	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C73	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C74	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C75	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W
C76	2699.33'	02°56'14"	185.49'	185.45'	S 17°32'27" W

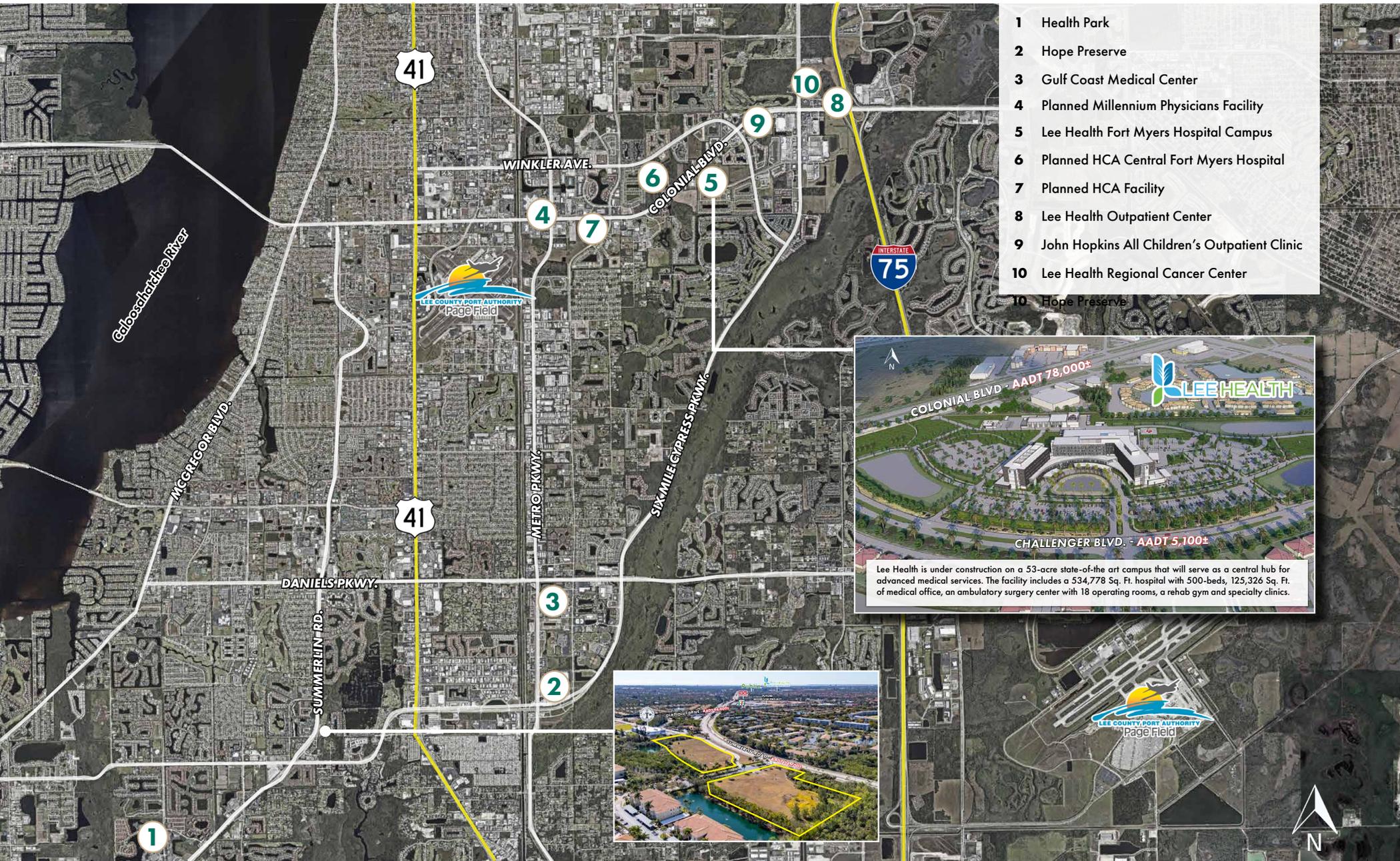


LINE TABLE

LINE	BEARING	DISTANCE									
L1	S 02°15'59" W	85.00'	L8	N 34°26'08" W	41.34'	L13	N 41°31'41" W	41.70'	L18	N 89°34'41" E	4.94'
L2	S 02°15'59" W	32.58'	L9	N 41°40'29" W	30.03'	L14	S 89°42'24" W	60.12'	L19	N 01°05'10" W	15.00'
L3	S 89°46'01" E	75.11'	L10	N 41°40'29" W	32.94'	L15	N 82°15'58" W	69.24'	L20	N 25°56'46" E	60.91'
L4	N 02°15'59" E	26.00'	L11	S 84°44'01" E	67.33'	L16	N 83°15'34" E	100.19'	L21	N 84°34'41" E	97.76'
L5	S 84°44'01" E	80.00'	L12	S 84°44'01" E	28.18'	L17	S 83°15'34" E	177.64'	L22	N 84°34'41" E	95.23'
L6	S 02°15'59" W	26.00'	L13	N 84°44'01" W	63.23'	L18	N 89°44'21" E	25.09'	L23	N 84°05'10" E	40.75'
L7	N 35°04'50" E	40.34'	L14	N 41°40'29" W	210.99'	L19	S 02°56'14" E	35.74'	L24	N 84°05'10" E	40.12'
L8	N 40°03'50" W	28.12'	L15	N 41°40'29" W	102.53'	L20	S 89°44'21" E	25.09'	L25	S 02°56'14" E	15.00'
L9	N 41°56'10" W	20.00'	L16	S 27°10'33" E	59.35'	L21	N 36°13'23" E	20.00'	L26	N 03°19'41" E	18.00'
L10	S 40°03'50" E	30.52'	L17	N 25°56'46" E	36.32'	L22	N 02°56'14" W	24.24'			
L11	S 80°15'40" E	35.47'	L18	N 02°56'14" W	55.44'	L23	S 84°44'01" E	78.64'			
L12	S 41°40'29" E	111.14'	L19	N 82°15'58" W	15.00'	L24	S 84°44'01" E	70.97'			
L13	S 41°40'29" E	175.76'	L20	S 82°15'58" W	70.39'	L25	S 84°44'01" E	36.53'			
L14	S 41°40'29" E	80.00'	L21	S 82°15'58" W	41.65'	L26	N 84°44'01" W	63.80'			
L15	S 41°40'29" E	32.97'	L22	S 82°15'58" W	41.65'	L27	N 84°44'01" W	63.80'			
L16	S 41°40'29" E	55.29'	L23	S 27°10'33" E	28.68'	L28	N 84°44'01" W	15.00'			
L17	N 02°11'14" E	51.36'	L24	N 27°10'33" E	27.22'	L29	S 02°56'14" E	208.48'			

DOS 2000-00120
 DOS 2000-00119/PL1 2005-00057

MEDICAL ACTIVITY MAP



- 1 Health Park
- 2 Hope Preserve
- 3 Gulf Coast Medical Center
- 4 Planned Millennium Physicians Facility
- 5 Lee Health Fort Myers Hospital Campus
- 6 Planned HCA Central Fort Myers Hospital
- 7 Planned HCA Facility
- 8 Lee Health Outpatient Center
- 9 John Hopkins All Children's Outpatient Clinic
- 10 Lee Health Regional Cancer Center

COLONIAL BLVD. - AADT 78,000±

CHALLENGER BLVD. - AADT 5,100±

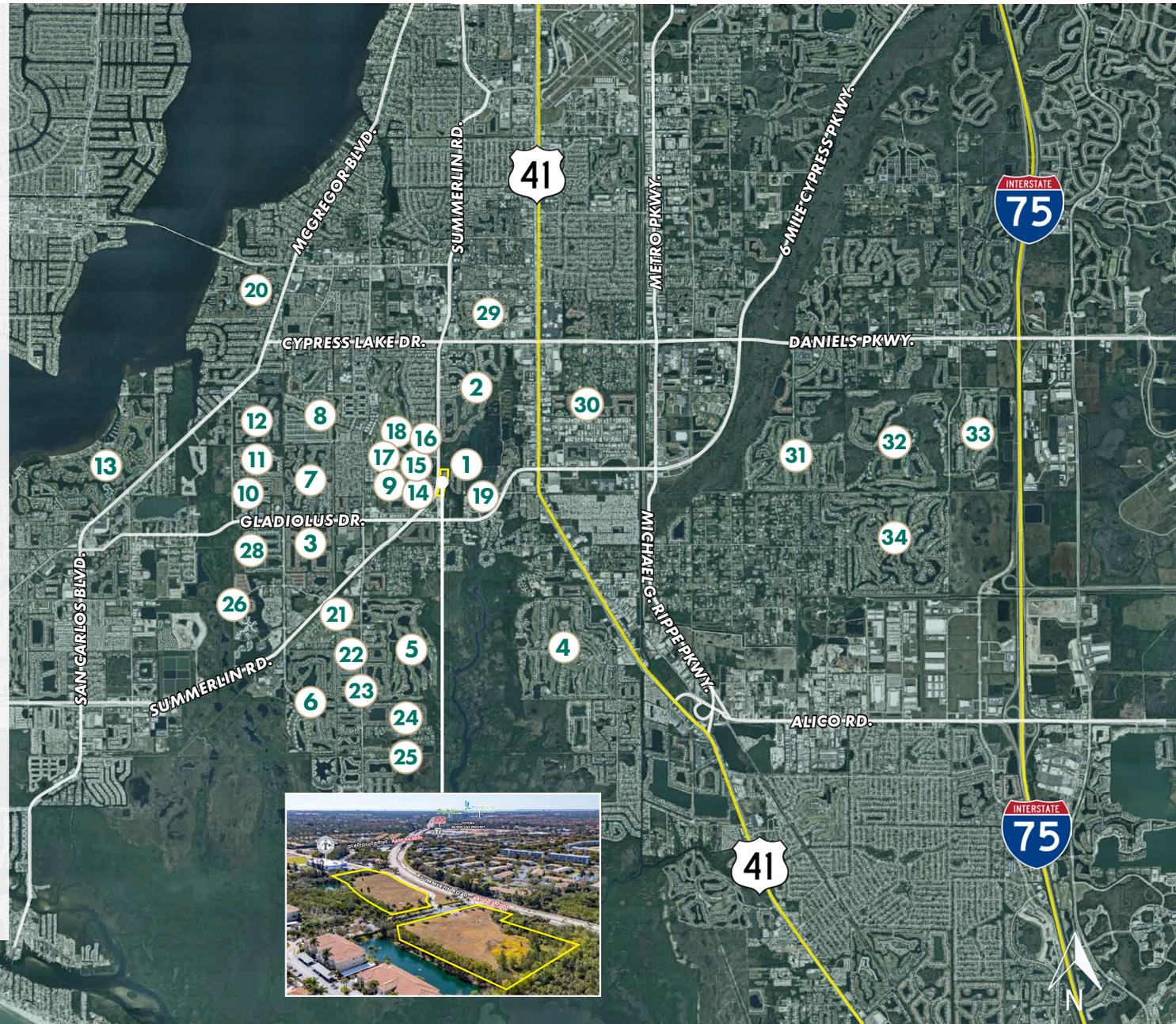
LEE HEALTH

Lee Health is under construction on a 53-acre state-of-the-art campus that will serve as a central hub for advanced medical services. The facility includes a 534,778 Sq. Ft. hospital with 500-beds, 125,326 Sq. Ft. of medical office, an ambulatory surgery center with 18 operating rooms, a rehab gym and specialty clinics.

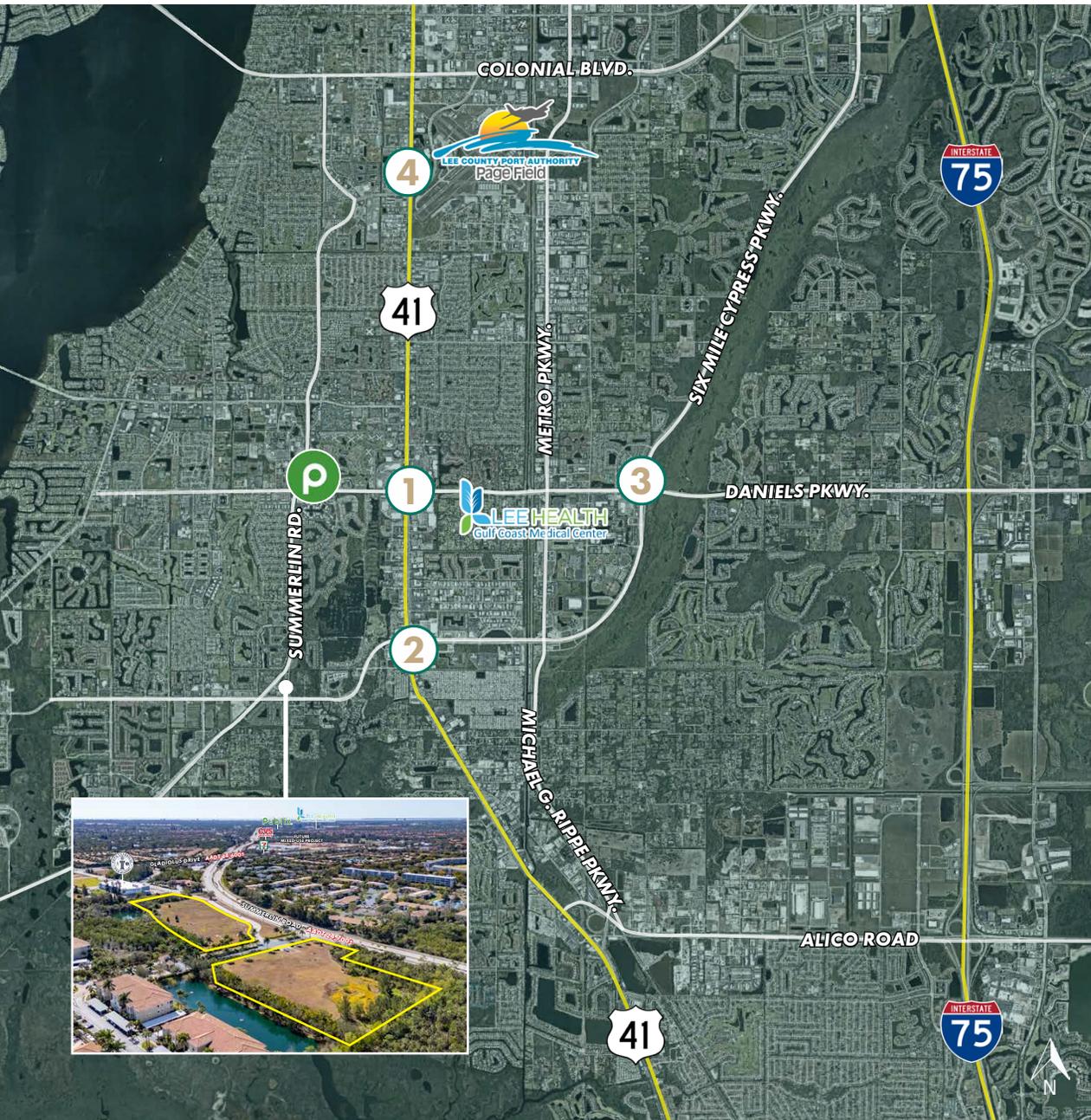


NEARBY COMMUNITIES

NEIGHBORHOOD	UNITS
1 Reflection Key	174
2 Reflection Lakes	800
3 Laguna Lakes	614
4 The Forest Country Club	777
5 Crown Colony	552
6 Lexington Country Club	1479
7 Parker Lakes	1053
8 Myerlee Country Club	210
9 Golfview Golf & Racquet Club	400
10 Venetian Village	233
11 Calusa Palms	330
12 Heritage Cove	529
13 Gulf Harbour	1600
14 Summerlin Woods	264
15 Park at Lakewood	312
16 Summerlin Trace	167
17 Lakewood Village	190
18 Club at Crystal Lake	125
19 Amavida	387
20 The Landings Yacht, Golf & Tennis Club	1100
21 Avalon Preserve	116
22 Wellington Lakes	116
23 Colony Lakes	175
24 Catalina Isles	282
25 Banyan Bay	132
26 Sail Harbour	473
27 Mirada	104
28 Gladiolus Preserve	240
29 Seven Lakes Golf & Tennis Community	1096
30 Bell Tower Park	518
31 Eagle Ridge Golf Club	809
32 Legends Golf & Country Club	1291
33 Olde Hickory Golf & Country Club	561
34 Fiddlesticks Country Club	585
TOTAL UNITS	17,794



RETAIL MAP



1. BELL TOWER, CYPRESS TRACE, CYPRESS LAKES PLAZA



2. US-41 & GLADIOLUS DR./SIX MILE CYPRESS PKWY.



3. DANIELS CROSSING



4. PAGE FIELD COMMONS



AREA ATTRACTIONS



LAKES REGIONAL PARK

A 279-acre public park on Gladiolus Dr. in Fort Myers. Plenty of outdoor activities, including biking and kayaking and bird watching.



TWINS & RED SOX

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



SANIBEL & CAPTIVA ISLANDS

3 miles off the coast of Fort Myers, both islands are known for abundant wildlife and fresh seafood. Sanibel is popular for its resorts and shelling, Captiva is known for more quiet and natural.



FORT MYERS BEACH

On Estero Island, off the southwest Florida coast, with a long, sandy beaches facing the Gulf of Mexico, shops and restaurants. Trails run through Matanzas Pass Preserve nature sanctuary.



BELL TOWER SHOPS

Recently renovated, Bell Tower Shops an open-air shopping center, with many popular shops, local boutiques, restaurants, a movie theatre, and two adjoining hotels.



GULF COAST TOWN CENTER

Gulf Coast Town Center offers a unique shopping destination featuring more than 100 specialty shops, restaurants and entertainment.



BARBARA B. MANN PERFORMING ARTS HALL

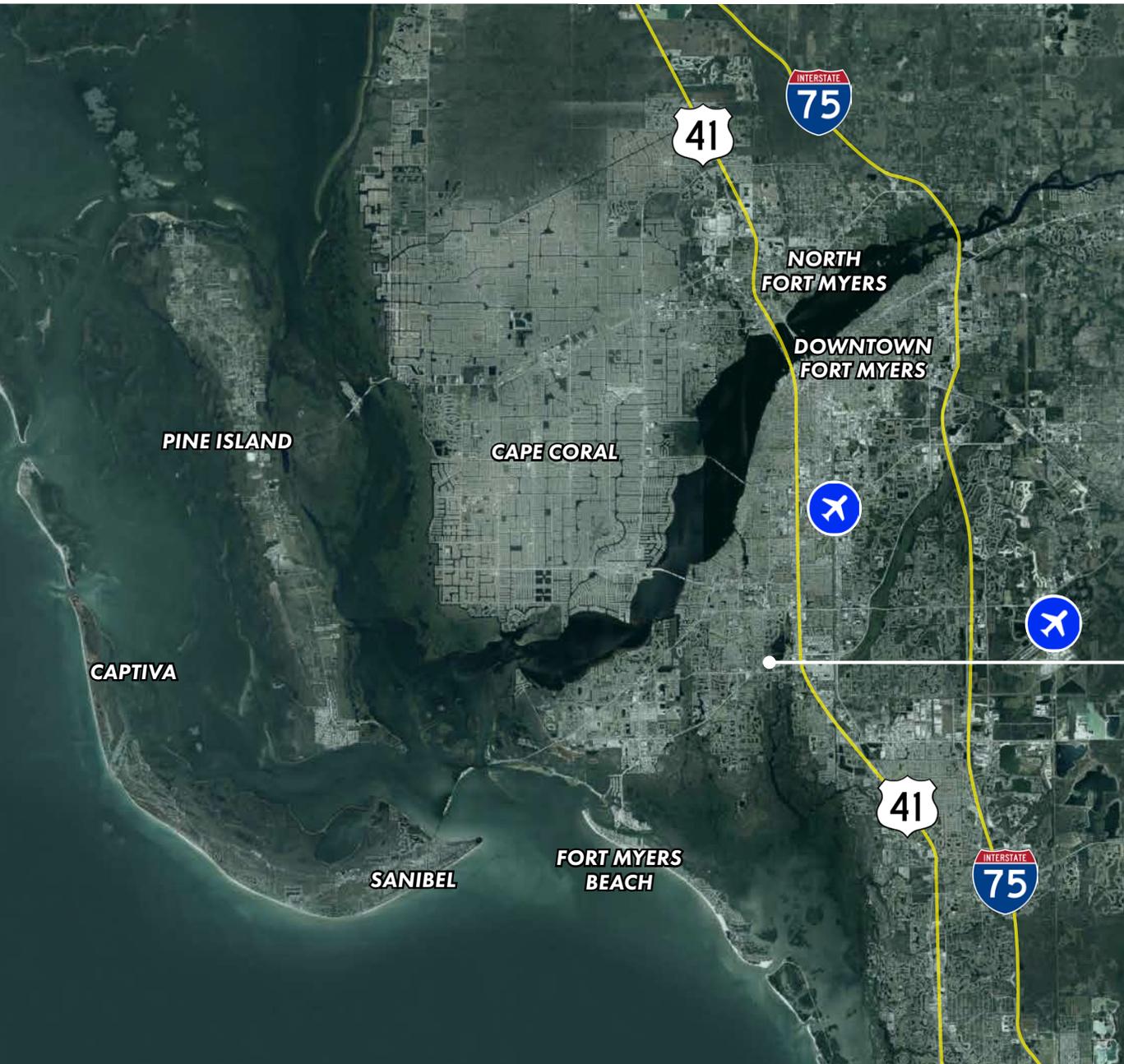
Located at FSW, Barbara B. Mann presents National Touring Broadway musicals, prominent entertainers and music concerts.



DOWNTOWN FORT MYERS

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

LOCATION MAP



LOCATION HIGHLIGHTS

- 2.0± miles to US 41
- 2.5± miles to Bell Tower Shops
- 3.0± miles to HealthPark Medical Center
- 3.9± miles to Gulf Coast Medical Center
- 5.0± miles to Page Field (FMY)
- 5.0± miles to Lee Health Sports Complex
- 7.5± miles to Lee Memorial Hospital
- 8.0± miles to I-75
- 8.0± miles to Fort Myers Beach
- 8.0± miles to Downtown Fort Myers
- 12.0± miles to SWFL Intr. Airport (RSW)
- 13.0± miles to Sanibel Island





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