

LANDING VIEW ROAD



METRO PKWY. - AADT 38,500±



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OFFERING MEMORANDUM

METRO PARKWAY COMMERCIAL
INDUSTRIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 10801 Metro Parkway
Fort Myers, FL 33966

County: Lee

Property Type: Vacant Commercial

Property Size: 6.5± Acres | 283,140± Sq. Ft.

Zoning: CI (*Commercial Intensive*)

Future Land Use: Intensive Development

Utilities: Water, sewer and electricity
available on Metro Pkwy

Permit in Place: ERP, Fully Entitled

Property ID Number: 06-45-25-00-00008.0000

LIST PRICE:
\$1,800,000

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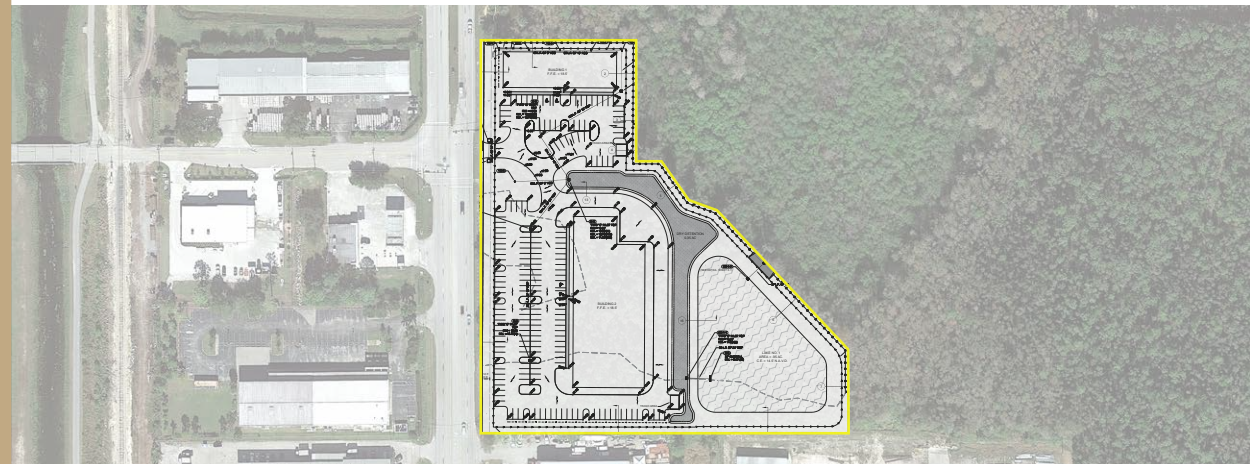
SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Alec Burke
Sales Associate



DIRECT ALL OFFERS TO:

Alec Burke

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o: (239) 489-4066 m: (563) 505-2197

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

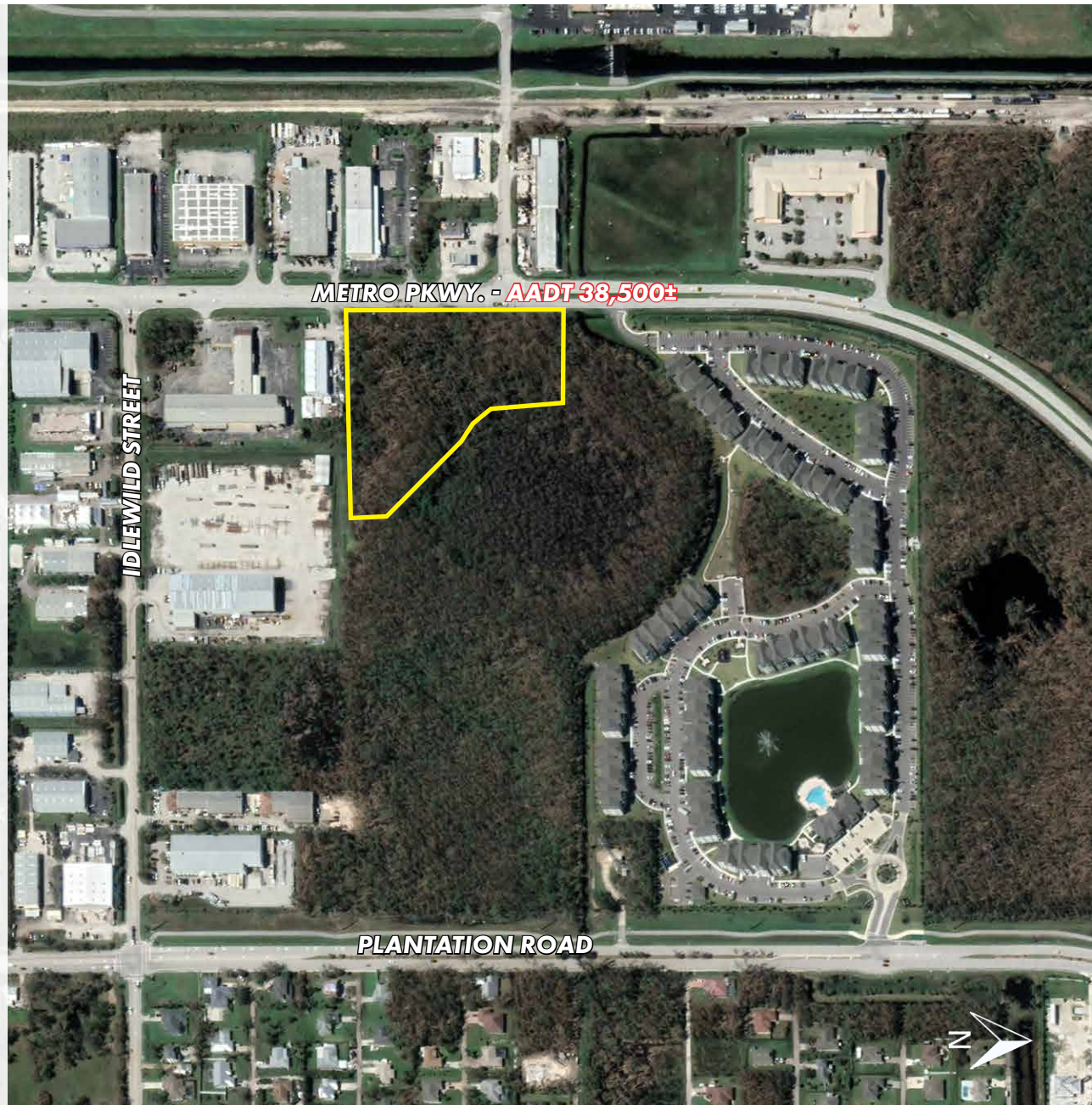
LSI Companies is pleased to announce, "Metro Parkway Commercial," a fully entitled, permit-ready development opportunity situated in the heart of Lee County.

The offering consists of 6.5± acres with generous commercial-intensive zoning. The site is ideal for an industrial development or a fueling station and convenience store, as it is strategically located at a lighted intersection in a highly constrained industrial service corridor off Metro Parkway (AADT 38,500±).

Centrally located in the heart of Lee County, this site provides convenient access to I-75, US-41, Page Field, and SW FL International Airport. Situated in a major commercial and industrial corridor, it is surrounded by a skilled and diverse workforce, including tradespeople and manufacturing professionals. This offering presents one of the only remaining development ready opportunities in this corridor.

Zoning (City of Fort Myers) and Environmental Resource Permit in place.

The property is adjacent to The Carlton, a 400± unit apartment complex, and is just south of a proposed Costco Wholesale. It's surrounded by a growing mix of new and planned residential developments and is less than two miles from major healthcare projects including a 240-bed Lee Health hospital campus and a 100-bed HCA Healthcare facility..



PROPERTY HIGHLIGHTS



- Fully entitled, SIT-ready commercial development opportunity located in the City of Fort Myers
- 660' of frontage on highly trafficked Metro Parkway (AADT 38,500±)
- Situated in a thriving industrial and commercial corridor
- One of the last remaining commercial development opportunities on Metro Parkway
- Centrally located at a lighted intersection in a highly sought-after commercial and industrial district
- Generous commercial-intensive zoning allows for a wide variety of potential uses
- Environmental Resource Permit in place (including wetlands mitigation credits)
- Water, sewer, & electricity are available on Metro Parkway



APPROVED USES



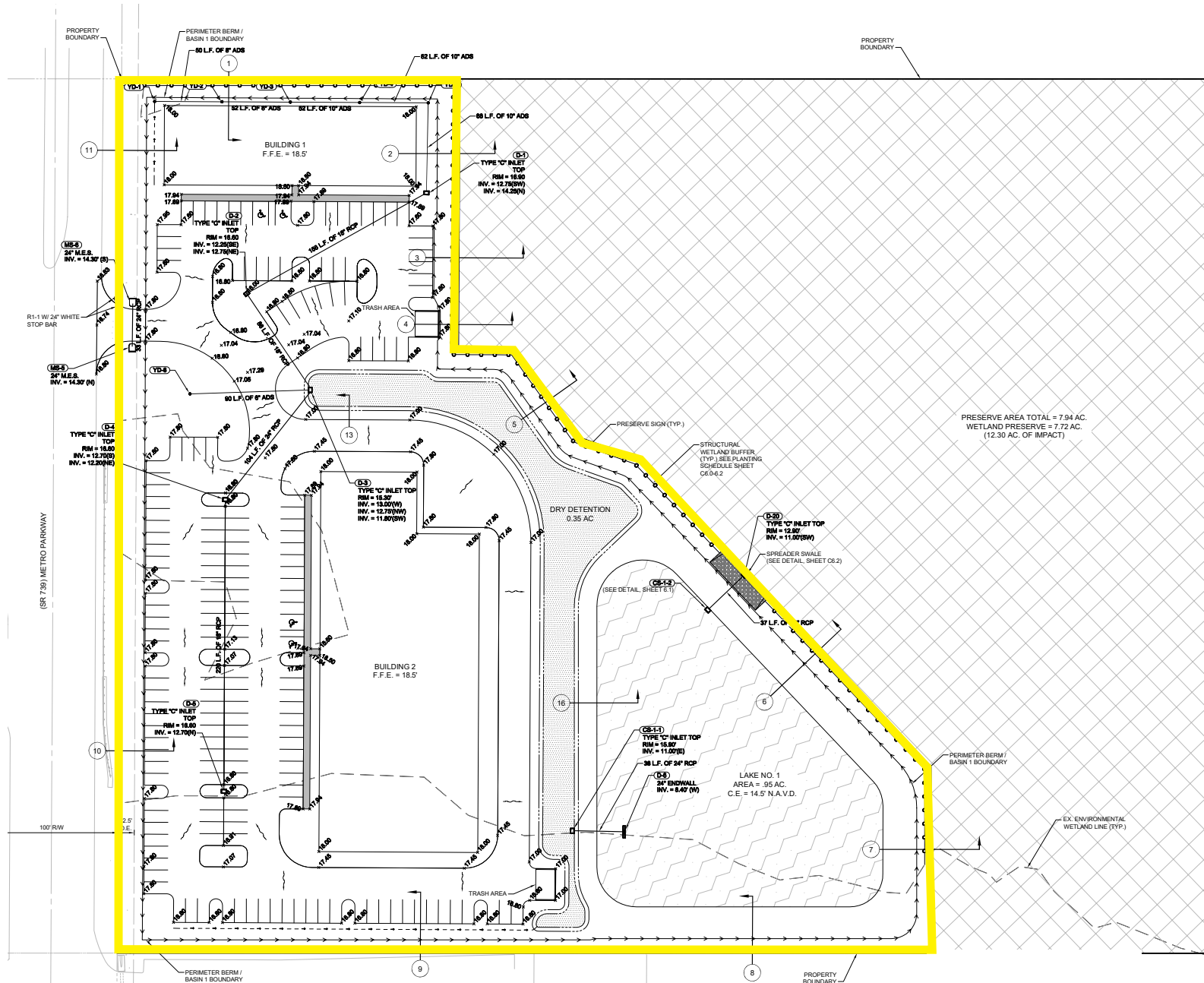
- Bank
- Car Wash
- Medical/Dental/Outpatient Surgery
- Retail
- Office
- Self-Storage (including fully enclosed indoor multi-story)
- Convenience Store
- Light Manufacturing
- Health Club
- Gas Station
- Animal Hospital
- Dry Cleaning/Laundromat
- Pharmacy
- Repair Services
- Vehicle Sales
- Hotel/Motel (incl. Extended Stay)
- Financial Institutions
- Governmental Facilities
- Police/Fire/EMS substation
- Day-Care/Pre-School
- Call Center
- Bar/Restaurant
- Veterinary Clinic

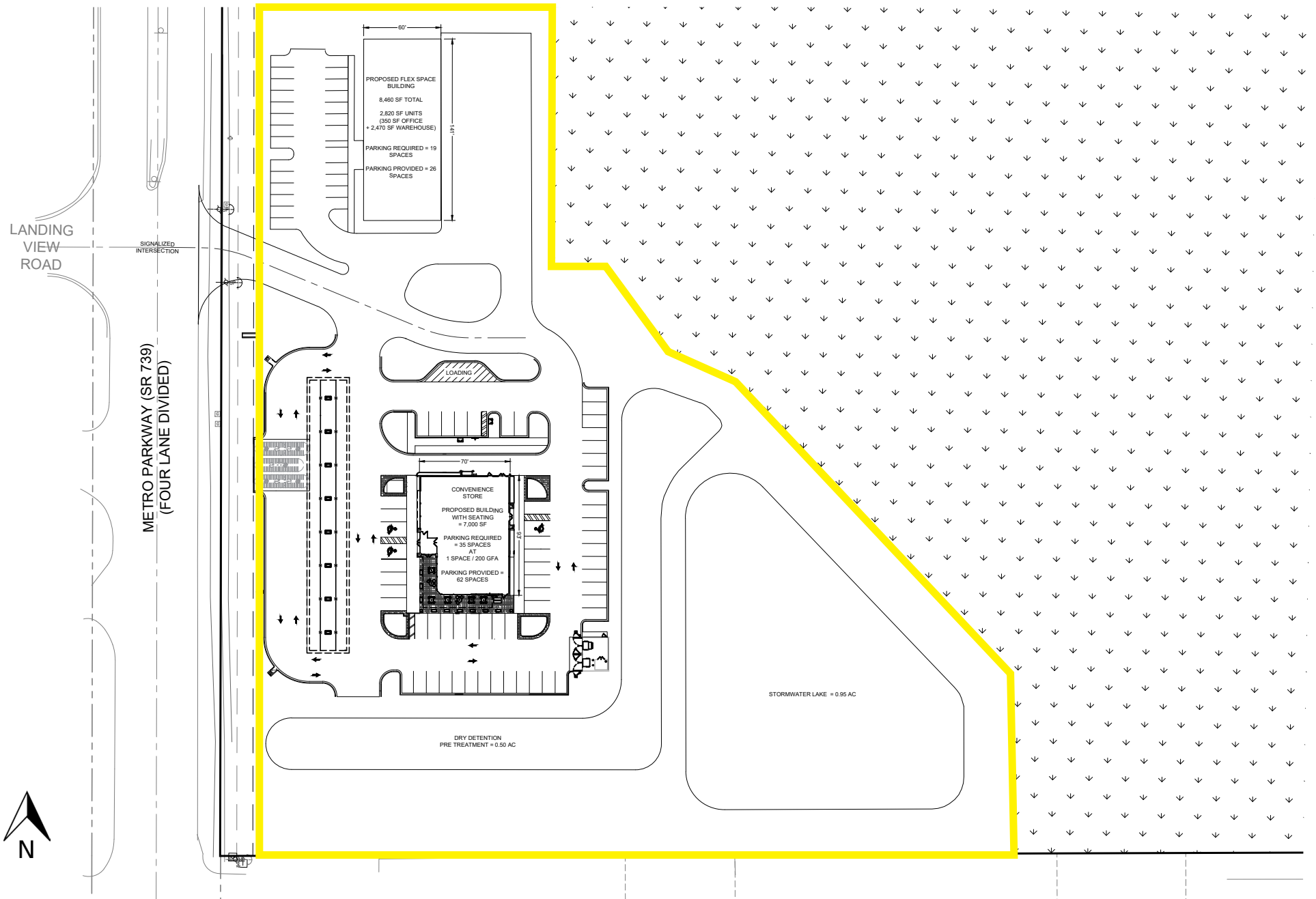
CONDITIONAL USES

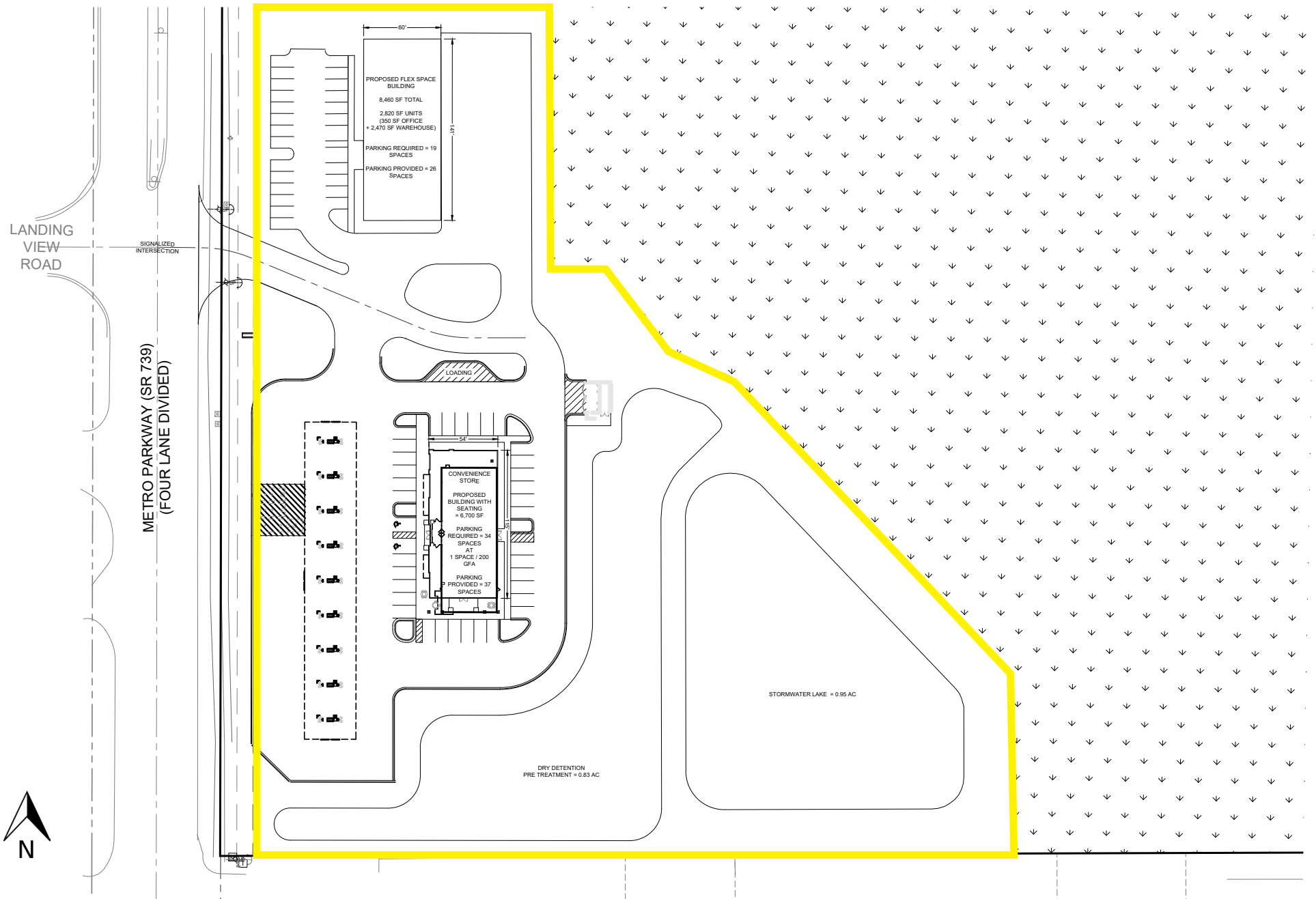
- Rehabilitation Clinic
- Machine Shop
- Major Utilities
- Pawnshop
- Boarding/Lodging Facility

* Please inquire for full list of approved and conditional uses

APPROVED SITE PLAN

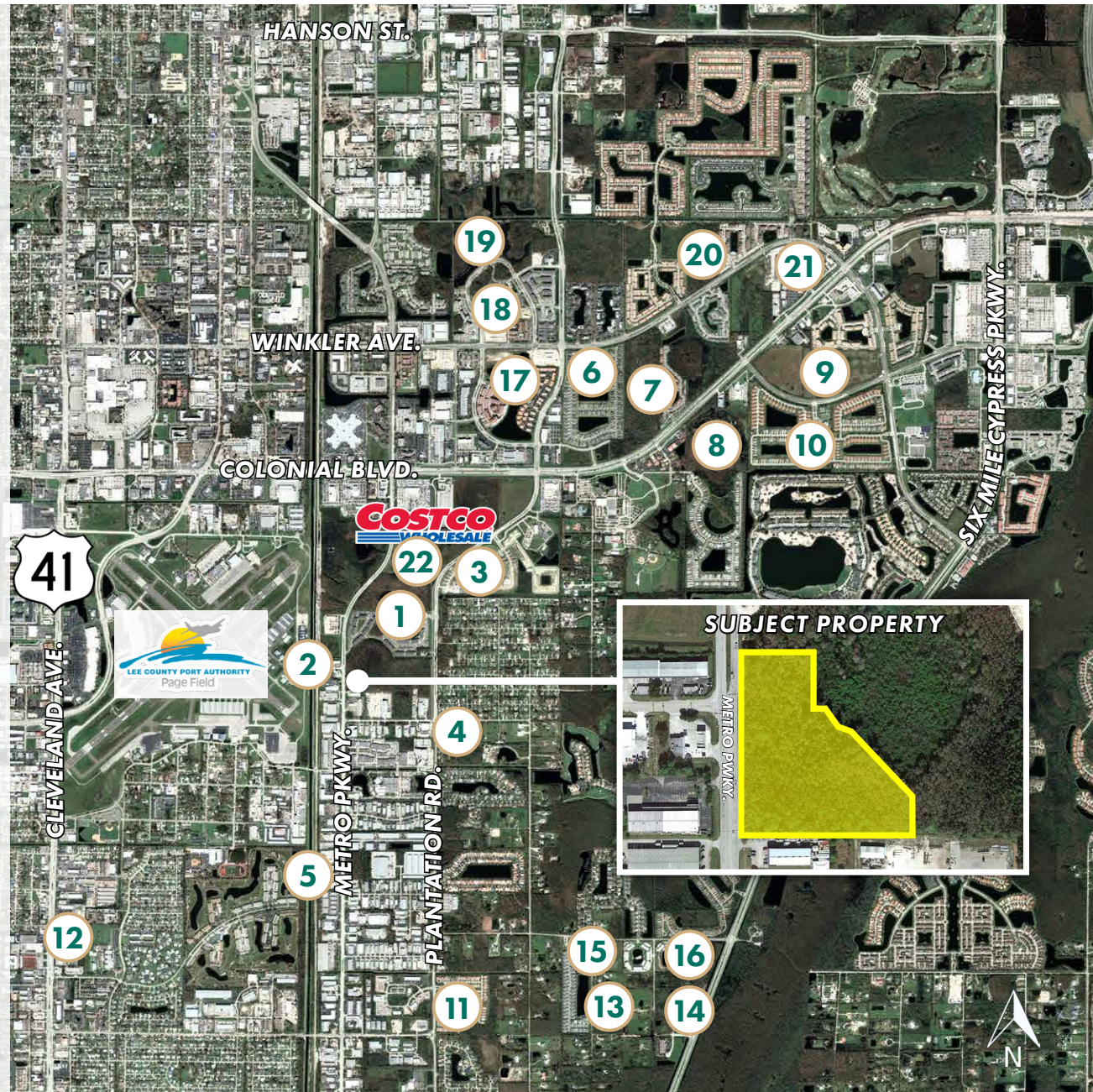




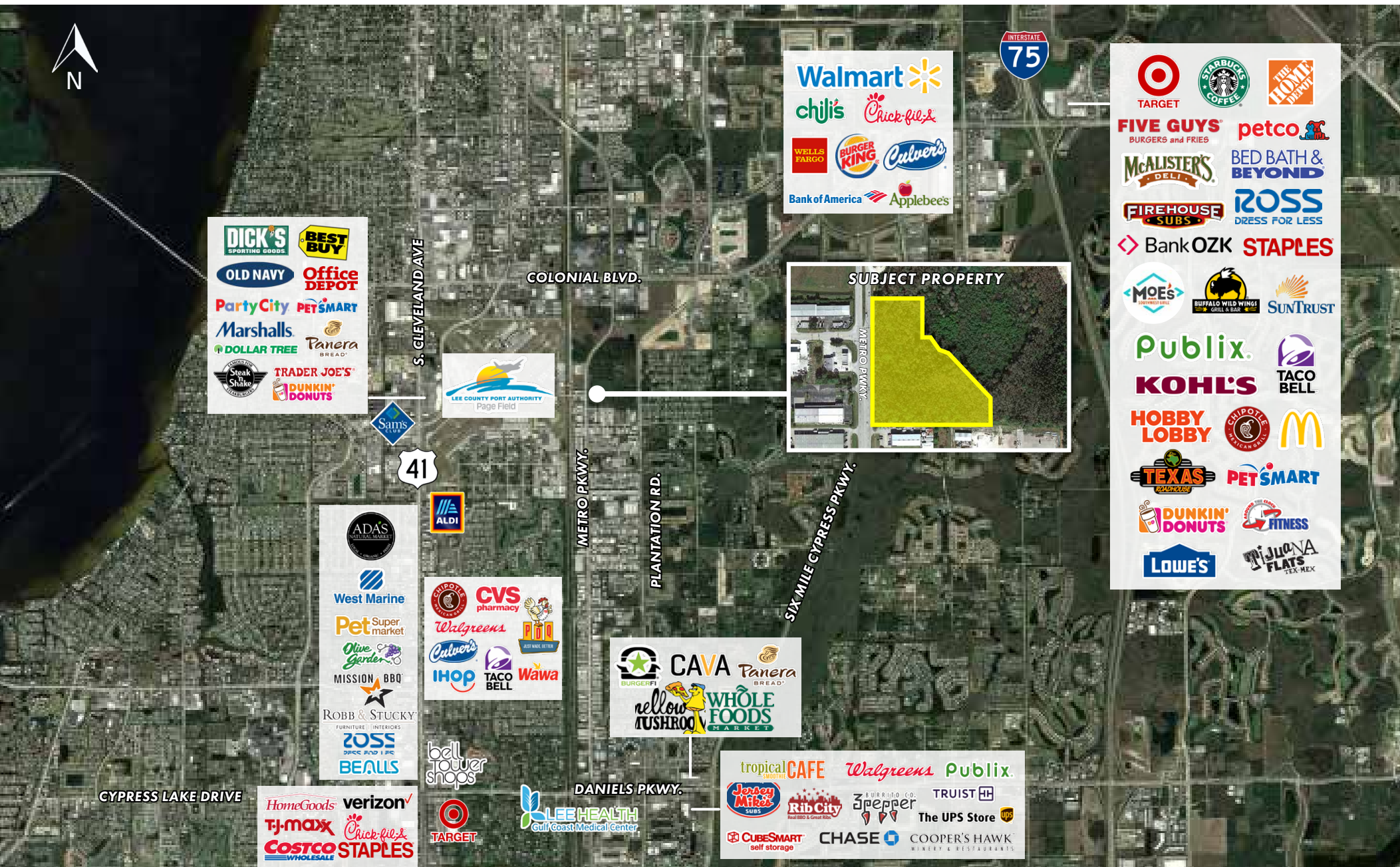


NOTABLE DEVELOPMENTS

- 1. THE CARLTON**
400 Multi-family units (completed)
- 2. METRO PARKWAY MINI STORAGE**
Approximately 113,500 SF storage facility (permitting)
- 3. BONAVIE COVE**
238 Single-family units (under construction)
- 4. ADDISON SQUARE (PULTE)**
52 Single-family units (permitting)
- 5. METRO 26 STORAGE**
Approximately 115,000 SF storage & warehouse facility (DO)
- 6. CASTALINA**
246 Single-family units (completed)
- 7. HCA HEALTHCARE HOSPITAL**
100-bed hospital (planning)
- 8. ARDSLEY GRANDE**
300 Multi-family units (under construction)
- 9. LEE HEALTH HOSPITAL**
240-bed hospital (planning)
- 10. WATERMARK**
291 Single-family units (completed)
- 11. CAMDEN SQUARE**
96 Single-family units (completed)
- 12. PALM POINTE SHOPPES MULTI-FAMILY**
263 Multi-family units (permitting)
- 13. PRATT'S PRESERVE**
82 Single-family units (DO)
- 14. CARISSA**
52 Single-family units (permitting)
- 15. HOMES AT 81 WEST RPD**
90 Single-family units (planning)
- 16. PENZANCE SQUARE CPD**
185,000 SF commercial development (DO)
- 17. WINKLER AVENUE APARTMENTS**
238 Multi-family units (permitting)
- 18. MALLORY APARTMENTS**
164 Multi-family units (under construction)
- 19. SOLTURA**
193 Multi-family units (under construction)
- 20. MONTEGO SQUARE APARTMENTS**
280 Multi-family units (permitting)
- 21. V2 APARTMENTS**
308 Multi-family units (under construction)
- 22. COSTCO WHOLESALE & GAS STATION**
Proposed

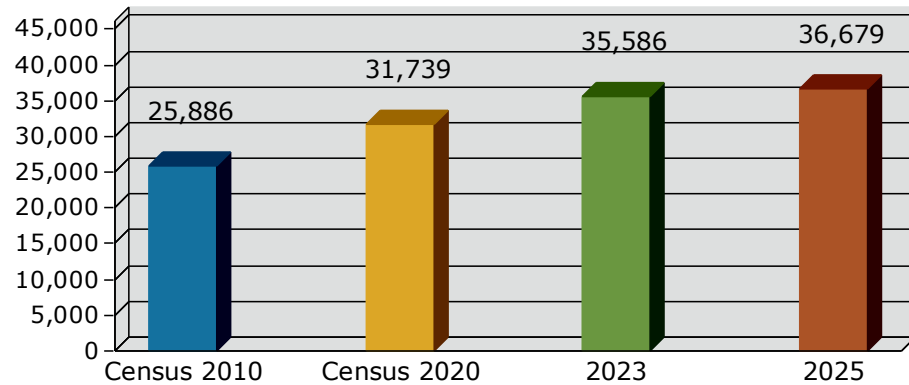


RETAIL MAP

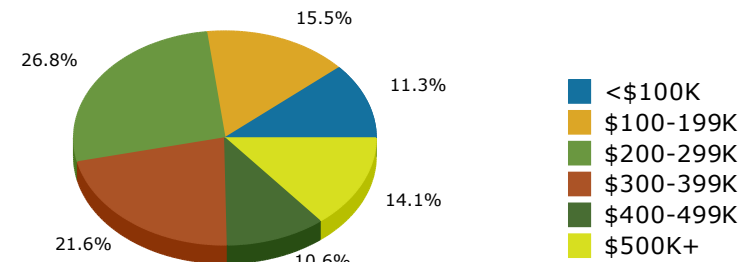


AREA DEMOGRAPHICS

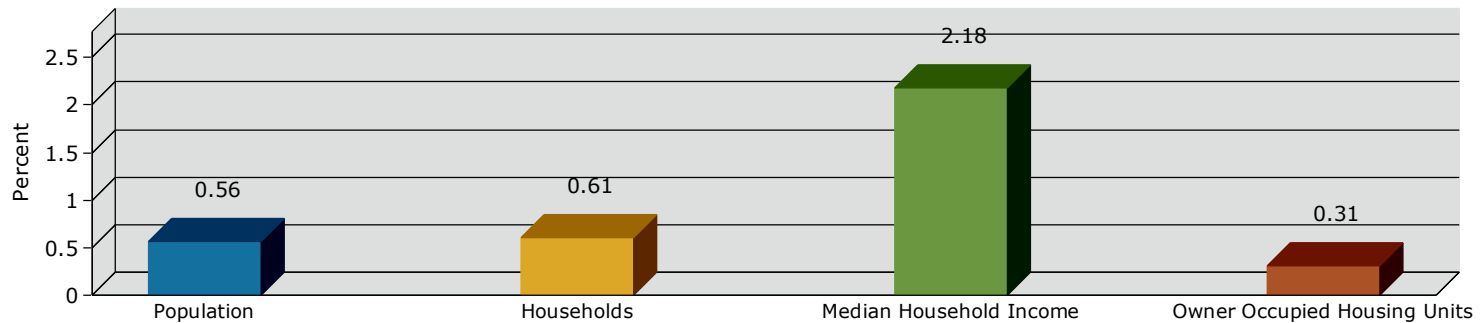
Households



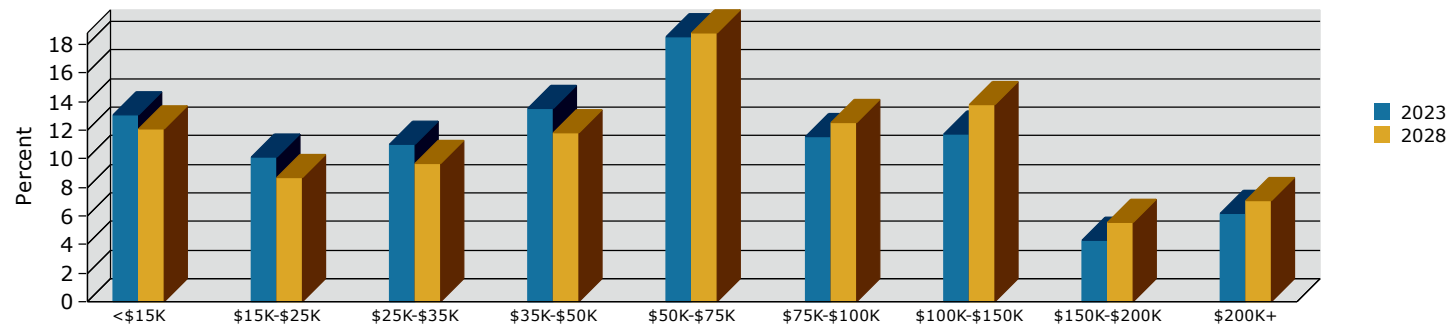
2023 Home Value



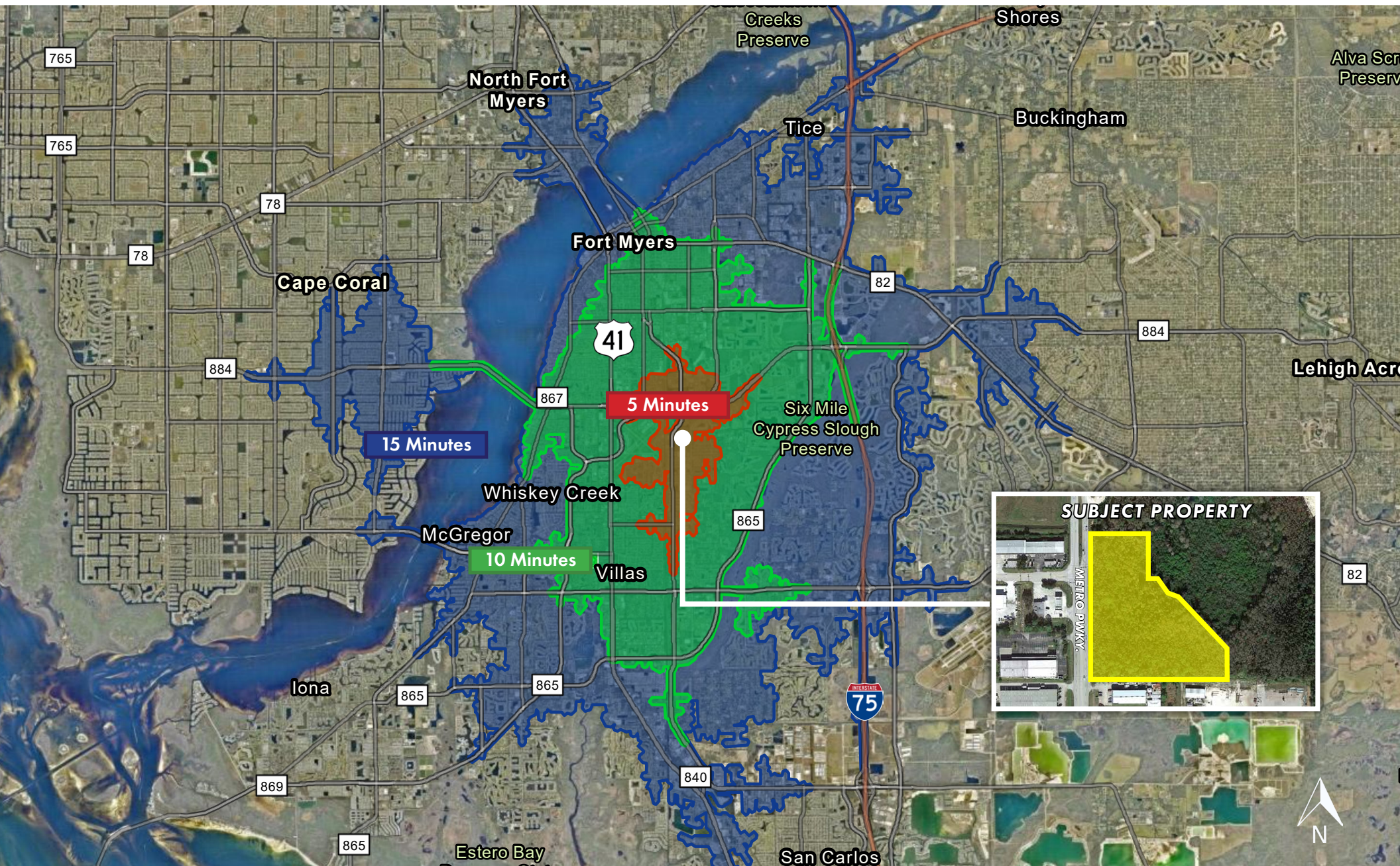
2023-2028 Annual Growth Rate



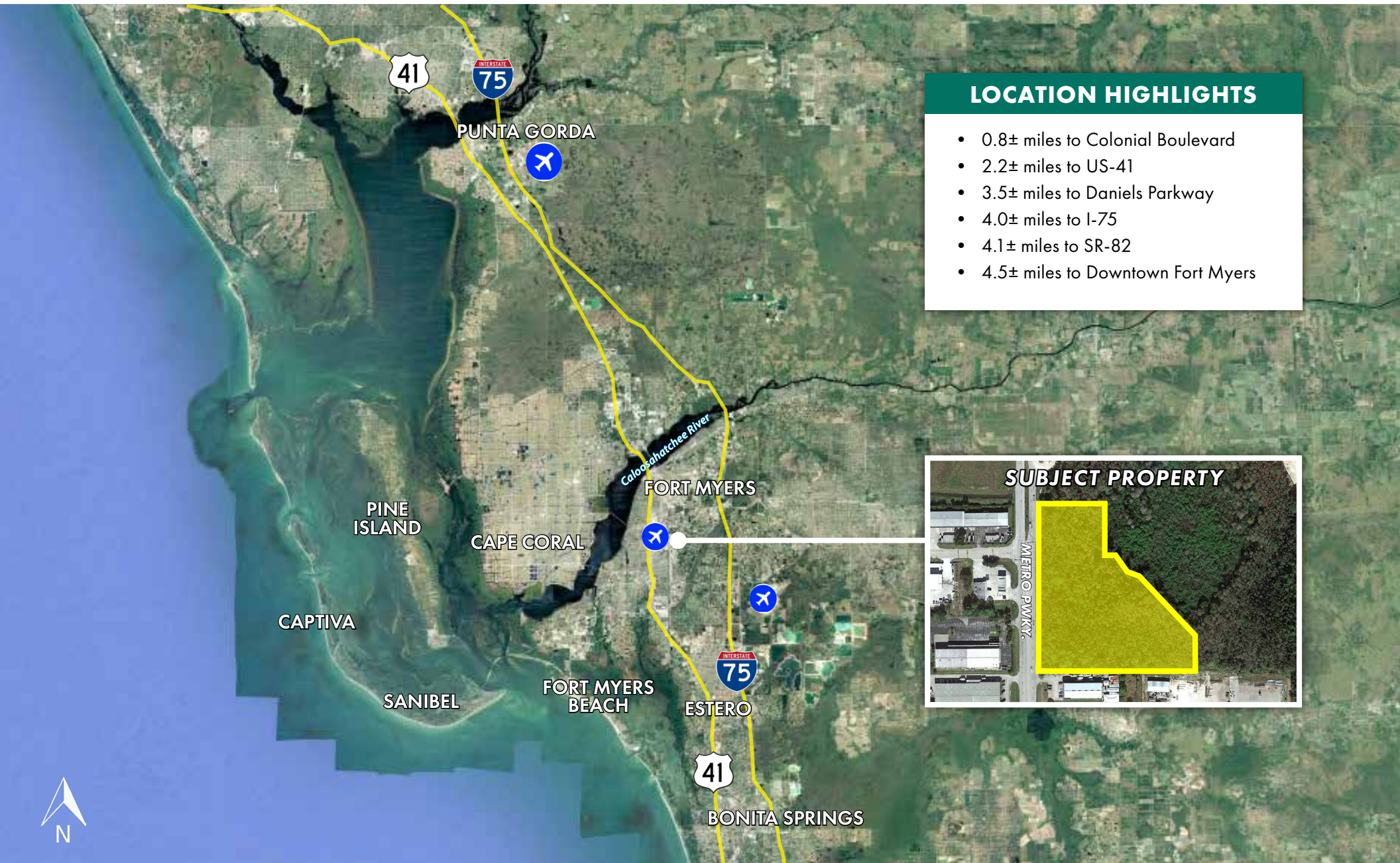
Household Income



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.8± miles to Colonial Boulevard
- 2.2± miles to US-41
- 3.5± miles to Daniels Parkway
- 4.0± miles to I-75
- 4.1± miles to SR-82
- 4.5± miles to Downtown Fort Myers





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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord 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 Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord 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. Tenant 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 Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.