



LSI
COMPANIES

OFFERING MEMORANDUM

OLD 41 ROAD & ROSEMARY DRIVE

2.63± ACRE COMMERCIAL LAND FOR SALE - BONITA SPRINGS, FL

PROPERTY SUMMARY

Property Address: 26521 Old 41 Road
10531 Rosemary Drive
Bonita Springs, FL 34135

County: Lee

Property Type: Vacant Commercial Land

Property Size: 2.63± Total Acres
26521 Old 41 Rd. 1.78± Acres
10531 Rosemary Dr. 0.85± Acres

Zoning: C-1 (*Commercial 1*)

Future Land Use: CG (*General Commercial*)

Utilities: Bonita Springs Utilities
Available to Site

STRAP Number: 26-47-25-B4-00010.0010;
26-47-25-B3-0030E.0110

LIST PRICE:

\$1,975,000

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVE



Mike Trivett
Sales Associate



DIRECT ALL OFFERS TO:

Mike Trivett

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o: (239) 489-4066 m: (239) 940-3171

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.

EXECUTIVE SUMMARY

LSI Companies is pleased to present this 2.63± acres of vacant commercial land within the city of Bonita Springs, FL.

Centrally located between Fort Myers and Naples, with 500'± of frontage along Old 41 Road, the current designated commercial zoning allows for approximately 120 approved uses, to include but not limited to Multi-Family, Clinic, Auto Repair, Boat Sales, Car Wash, Flea Market, Health Care Facility.

**Please inquire for a full list of approved uses*



PROPERTY AERIAL



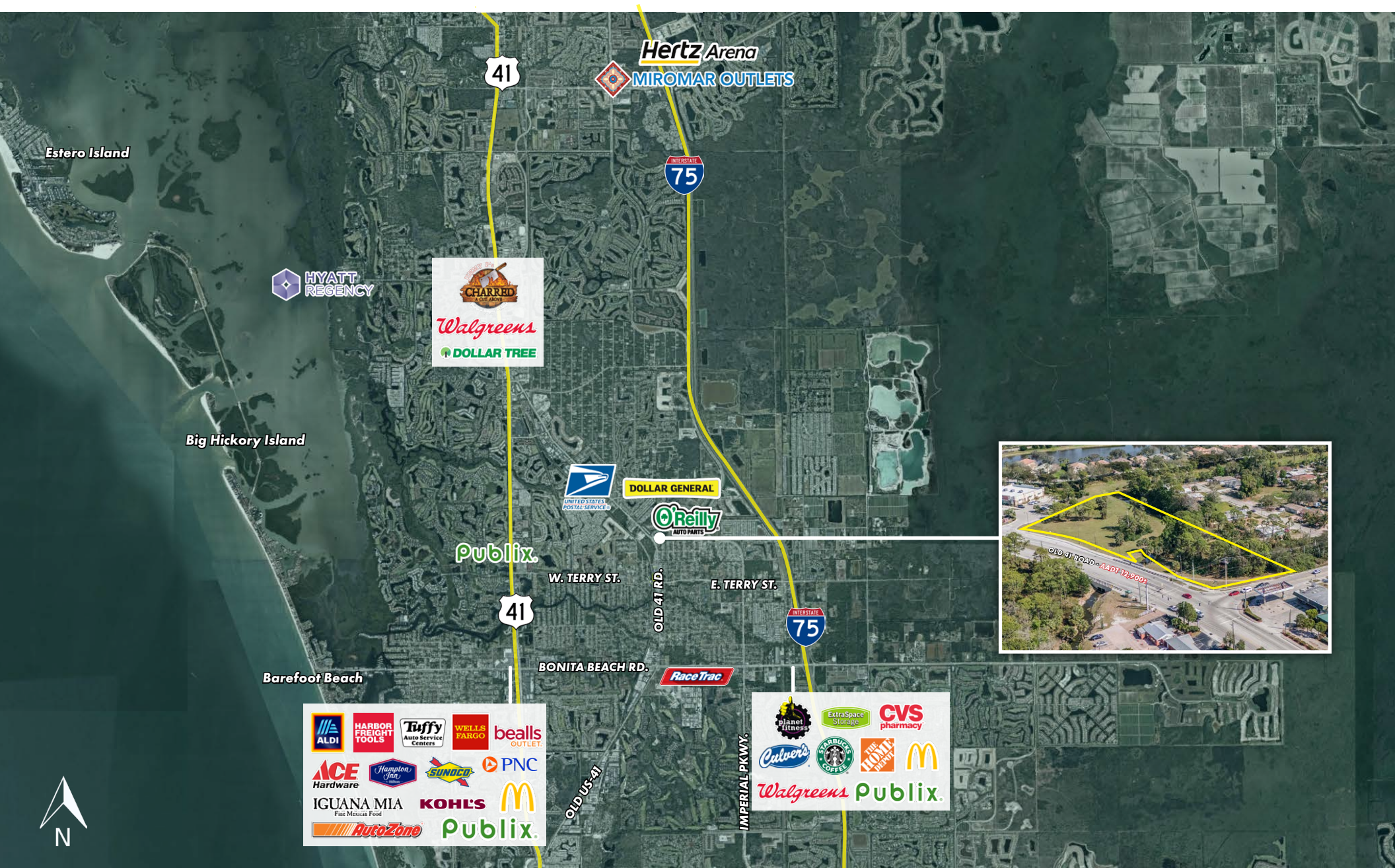
PROPERTY AERIAL



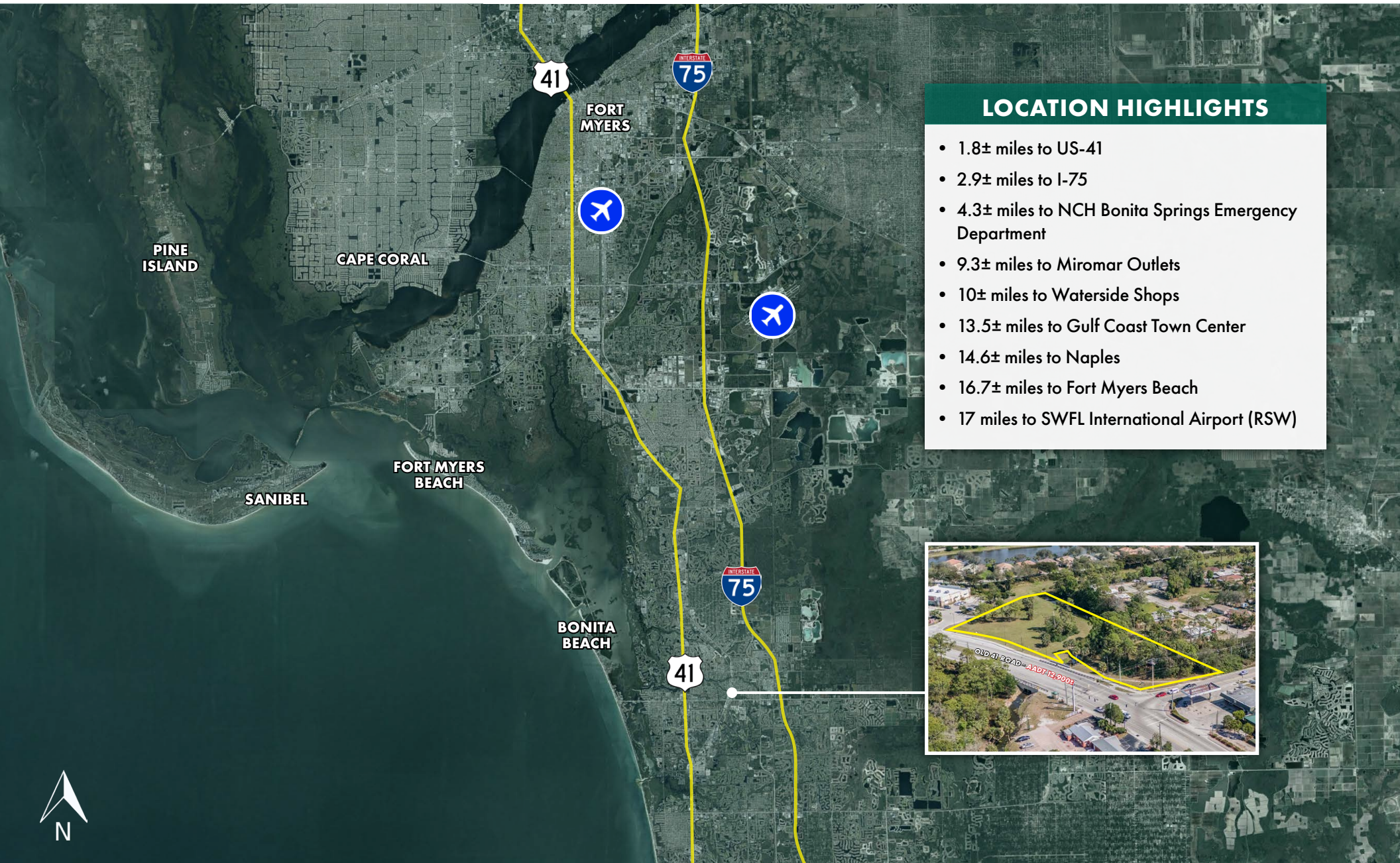
PROPERTY AERIAL



RETAIL MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 1.8± miles to US-41
- 2.9± miles to I-75
- 4.3± miles to NCH Bonita Springs Emergency Department
- 9.3± miles to Miromar Outlets
- 10± miles to Waterside Shops
- 13.5± miles to Gulf Coast Town Center
- 14.6± miles to Naples
- 16.7± miles to Fort Myers Beach
- 17 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 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.