

# ALICO ITEC BUSINESS PARK

2.04 ± ACRES | READY TO BUILD

12291-12311 ITEC PARK DRIVE, FORT MYERS, FL 33913



## CONTACT

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## OFFERING SUMMARY

LIST PRICE: **\$1,732,817**  
(\$19.51 PSF | \$853,604/Acre)

## KEY DETAILS

- » LOCATION: **12291-12311 ITEC Park Drive**  
**Fort Myers, FL 33913**
- » SIZE: **2.04± Acres | 88,811± SF**
- » ZONING: **MPD - Mixed-Use Planned Development**  
**(Lee County)** [Click here for zoning uses](#)
- » F.L.U.: **Tradeport**
- » D.O.: **DOS2022-00177**
- » RE TAXES: **\$9,772.47 (2023)**
- » PARCEL ID: **07-46-26-L1-10000.0140**  
**07-46-26-L1-10000.0150**  
**07-46-26-L1-10000.0160**



FOR MORE INFORMATION, CONTACT:

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ITEC

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## INVESTMENT OVERVIEW

CRE Consultants is pleased to offer the opportunity to acquire this highly desirable 2.04± acre site within ITEC Park with Alico Road frontage. Property comes with all site plans, renderings, and survey and is ready for a permit to be pulled.

Development Order (DO # DOS2022-00177) approved for the construction of one single-story 6,015-SF warehouse building and two combined single-story 12,146 SF office buildings (Phase 2 building: 6,073 SF & Phase 3 building: 6,073 SF) on a 2.04-acre site.

ITEC Park (Innovation-Technology-Enterprise-Commerce) encompasses 240 acres with 1,600' frontage on Alico Road. Strategically situated 2.6 miles east of I-75, Exit 128, this prime location ensures close proximity to a diverse range of businesses and amenities and is within minutes of I-75 for easy connectivity to major markets in Florida.

Due Diligence materials including Survey, Site Plans, Conceptual Renderings, Water Management, Environmentals and Geotechnical reports are available upon request.

**UNLOCK POTENTIAL.**

**SECURE YOUR INVESTMENT IN  
ITEC BUSINESS PARK**



- Ready to build site
- Off-site water management
- Circular traffic pattern
- Finished flood elevation
- Mixed-Use Planned Development (MPD) zoning that allows, but is not limited to, retail, office, warehouse, distribution centers, and wholesale establishments
- Alico Road is the center of the growth explosion in South Lee County and the center point of Collier, Lee and Charlotte counties

PROPERTY HIGHLIGHTS

1 2 2 9 1 - 1 2 3 0 1 I T E C P A R K D R I V E



12291-12301 ITEC PARK DRIVE



GULF COAST TOWN CENTER

75 EXIT 128

ESPLANADE LAKE CLUB

VILLAS AT GULF COAST

LAS PALMAS

AIRPORT HAUL RD

ALICO RD

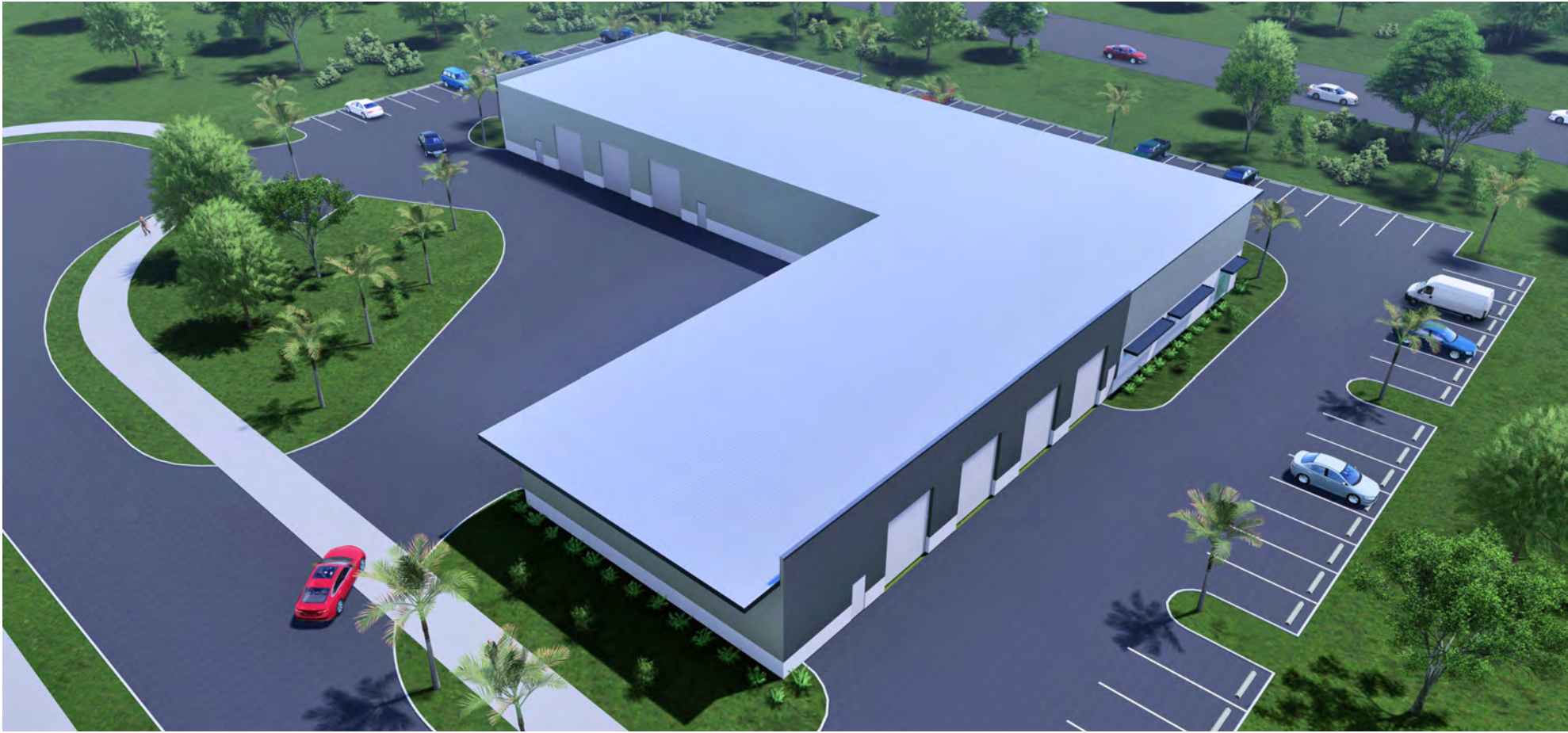
INNOVATION LN

ITEC PARK DR

SUBJECT



1 2 2 9 1 - 1 2 3 0 1 I T E C P A R K D R I V E



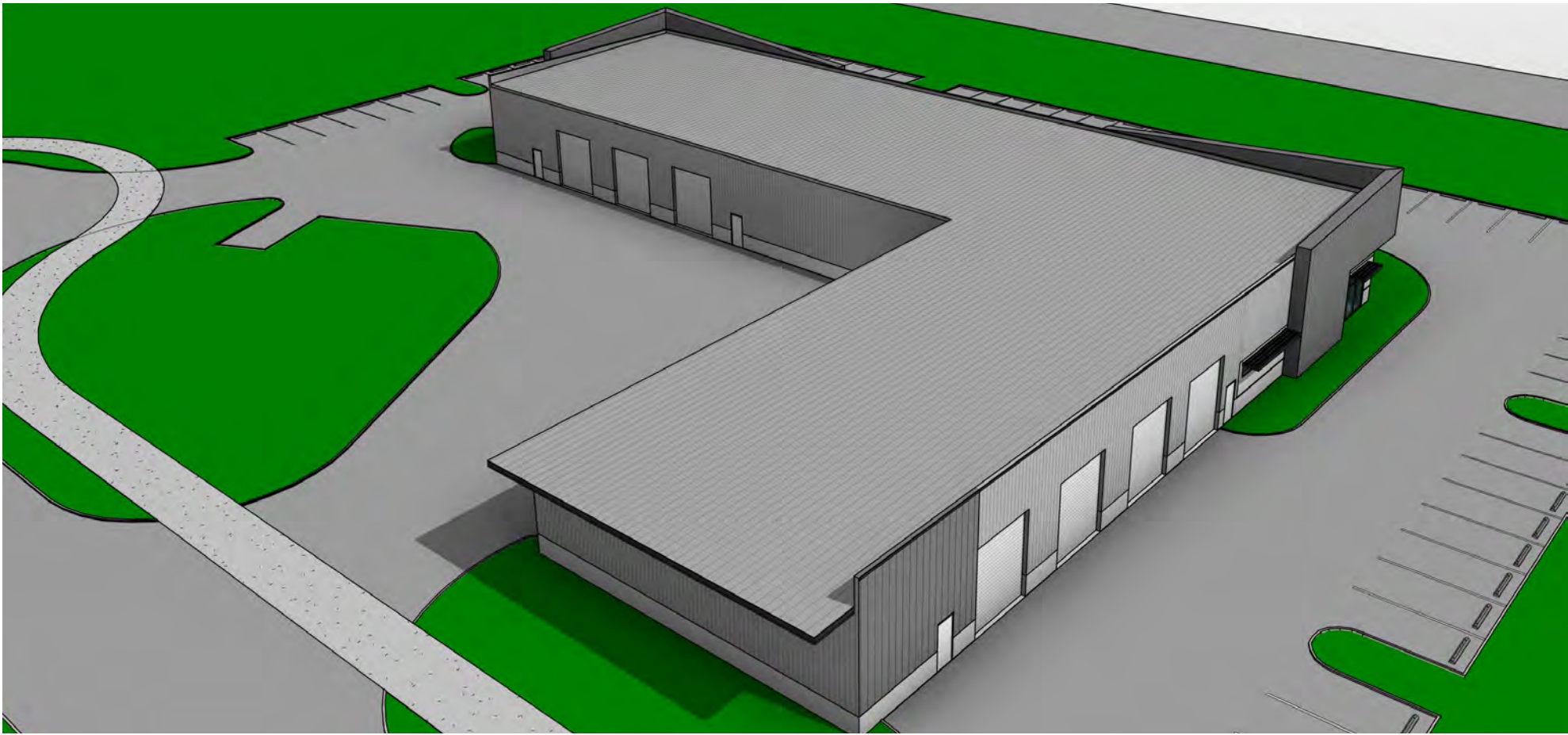
CONCEPTUAL RENDERINGS

OPTION 1





1 2 2 9 1 - 1 2 3 0 1 I T E C P A R K D R I V E

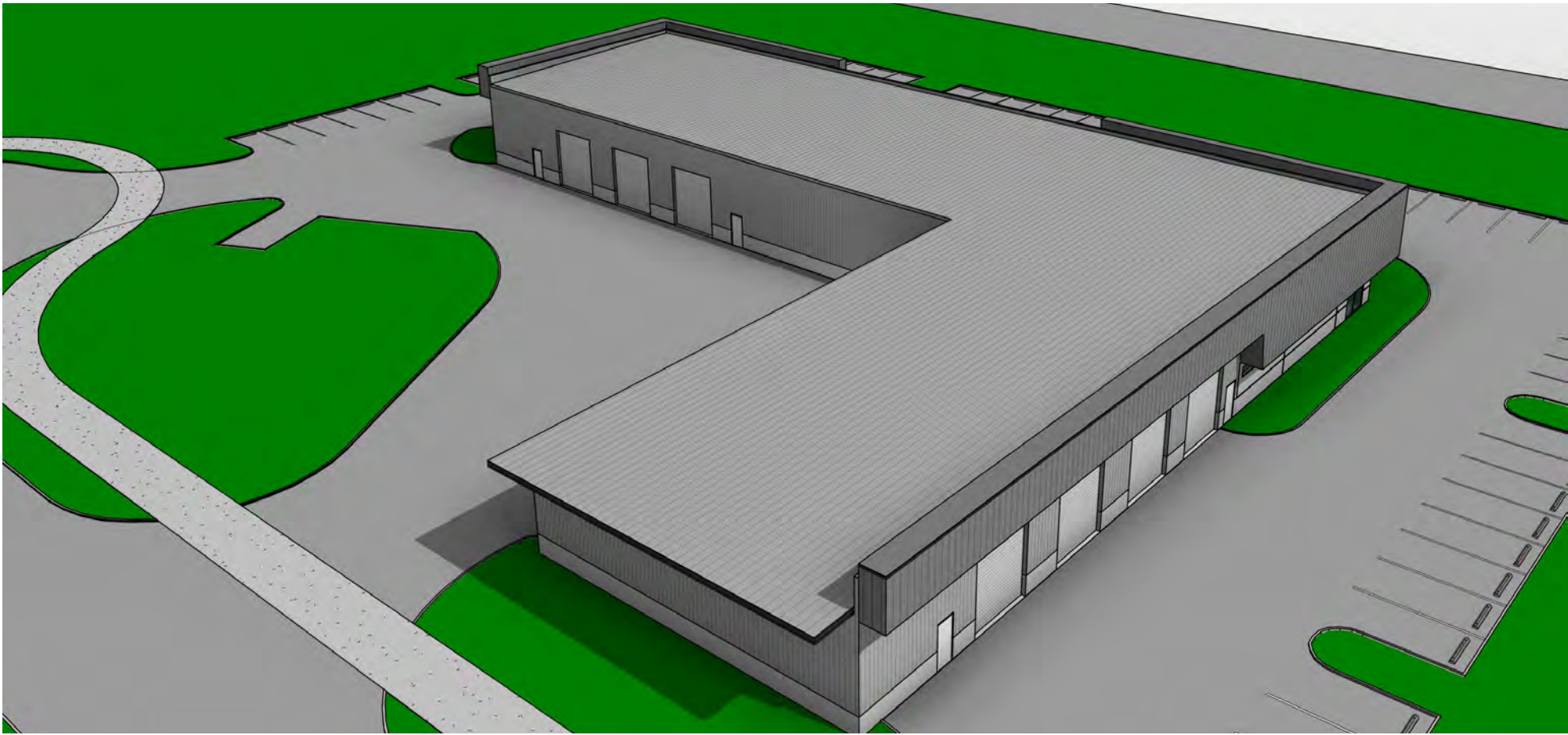


CONCEPTUAL RENDERINGS

OPTION 2



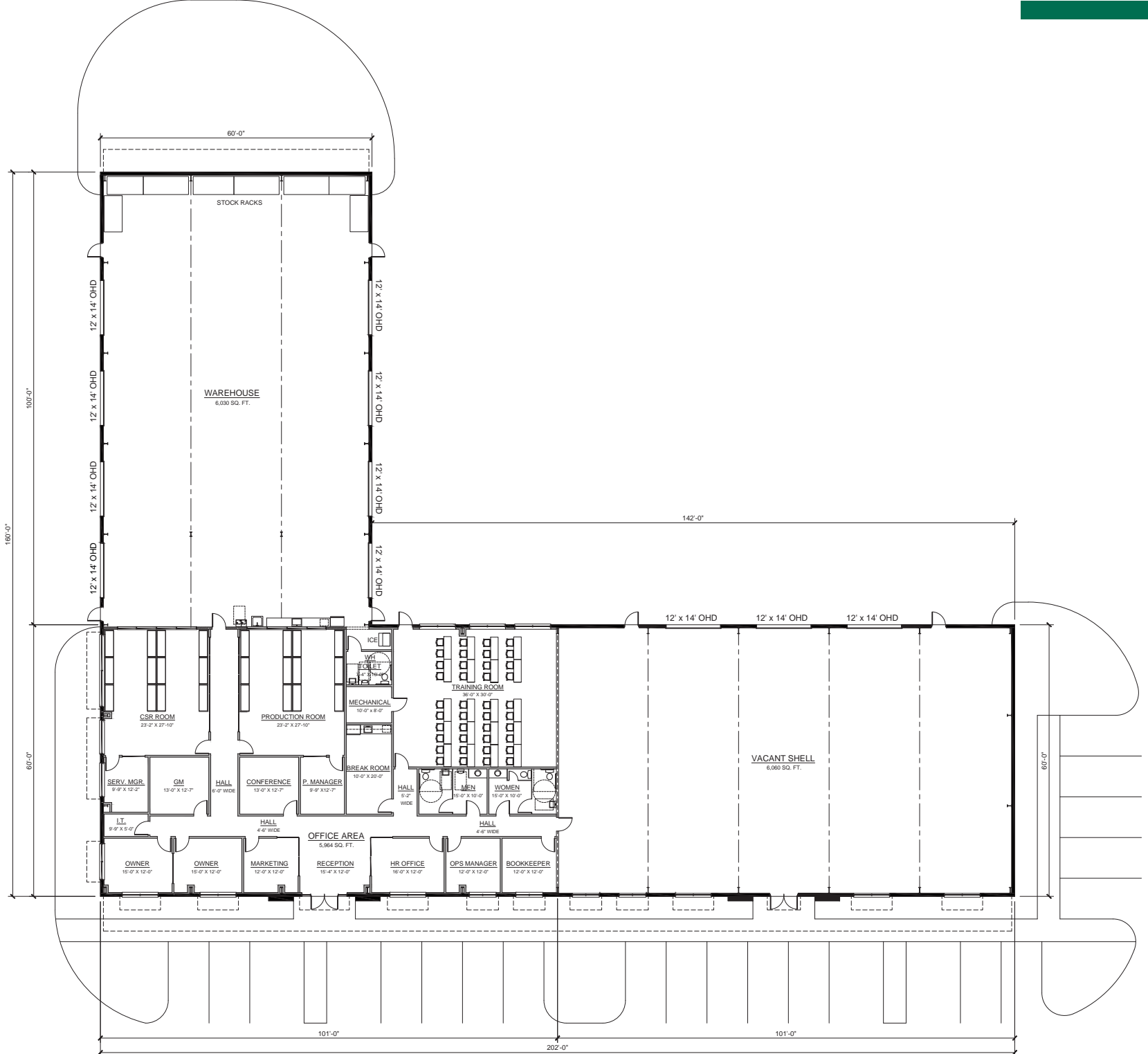
1 2 2 9 1 - 1 2 3 0 1 I T E C P A R K D R I V E

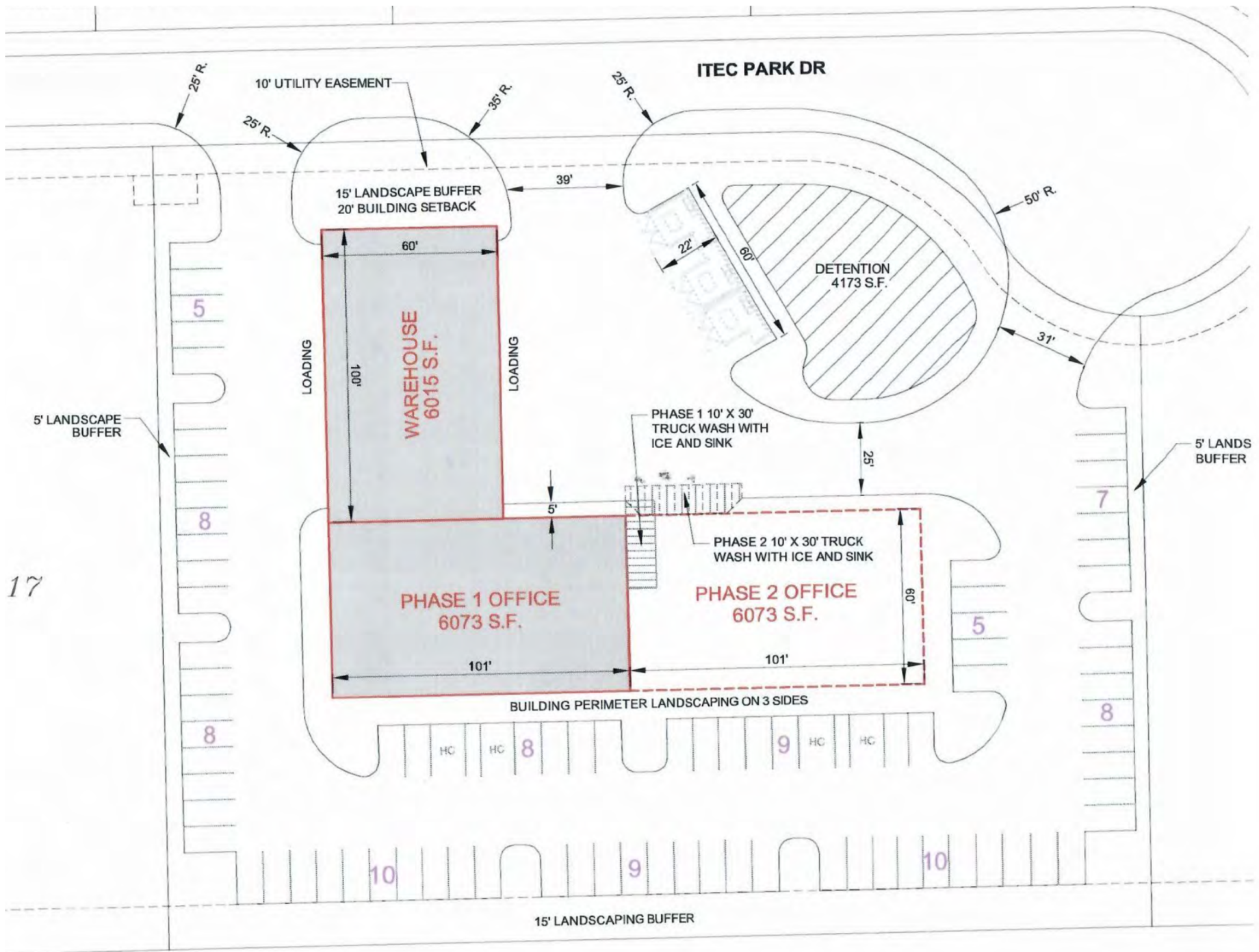


CONCEPTUAL RENDERINGS

OPTION 3







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■ **Prime Location in a Dynamic and Growing Community**

ITEC Business Park is strategically located just east of I-75, Exit 128, south of the Southwest Florida International Airport, and just north of Florida Gulf Coast University. This prime location offers unparalleled visibility and connectivity, situated within a rapidly growing corridor with 16,000 homes planned within a 10-mile radius, promising a substantial and expanding customer base.

■ **Bustling Business Corridor**

Positioned along Alico Road, the main thoroughfare, the area is lined with high-end offices, big-box retailers, modern apartments, and large warehouses, including an Amazon Distribution Center. Less than two miles from Gulf Coast Town Center, a prominent open-air shopping destination featuring big-box retailers, various shops, sit-down and quick-service eateries, a movie theater, and multiple hotels, ITEC Business Park enjoys proximity to abundant amenities. This vibrant area attracts a diverse mix of businesses, from local enterprises to regional and national corporations, creating a thriving business ecosystem.

■ **Versatile Zoning for Diverse Opportunities**

Alico ITEC Business Park is zoned MPD (Mixed-Use Planned Development), offering a variety of potential uses. Whether your needs are for office space, retail or restaurant establishments, industrial/flex space, or manufacturing facilities, this business park provides the flexibility to accommodate your unique requirements.

■ **Thoughtfully Designed Infrastructure**

The business park features meticulously planned infrastructure, ensuring that all operations—from office work to retail services—run smoothly and efficiently. The design supports a cohesive environment where different types of businesses can thrive side by side.



2024 DEMOGRAPHICS DRIVE-TIME	10 MINUTES	20 MINUTES	30 MINUTES
EST. POPULATION	12,773	147,770	570,947
EST. HOUSEHOLDS	4,347	63,726	244,909
EST. AVERAGE HOUSEHOLD INCOME	\$122,245	\$18,108	\$107,117
TRAFFIC COUNT (2023)	17,100 AADT (Alico Road)		

# ALICO ITEC BUSINESS PARK

## 2.04± ACRES | READY FOR PERMIT

12291-12301 ITEC PARK DRIVE, FORT MYERS, FL 33913

### ALICO ITEC BUSINESS PARK

Alico ITEC Business Park is conveniently situated just south of the Southwest Florida International Airport. This prime location provides excellent connectivity to the entire west coast of Florida via I-75 and is only a two-hour drive to the Tri-County South Florida market.



### DISTANCE DRIVE TIMES

- I-75  
2.4± Miles
- SWFL International Airport  
5.6± Miles
- US 41  
6.2± Miles
- Naples  
31± Miles
- Punta Gorda Airport  
37.4± Miles
- Sarasota Bradenton International Airport  
95.5± Miles
- Miami International Airport  
143± Miles

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