



**LSI**  
COMPANIES

OFFERING MEMORANDUM

# PALOMINO LANE COMMERCIAL

2.28± ACRES COMMERCIAL DEVELOPMENT OPPORTUNITY

## PROPERTY SUMMARY

**Property Address:** 13400 Palomino Lane  
Fort Myers, FL 33966

**County:** Lee

**Property Type:** Commercial Land

**Parcel Size:** 2.28± Acres | 99,186± Sq. Ft.

**Zoning:** CN-3

**Future Land Use:** General Interchange

**Utilities:** Water & Sewer

**Tax Information:** \$10,342.71 (2025)

**STRAP Number:** 22-45-25-00-00001.0030

LIST PRICE:

**\$1,489,752**  
**\$15.00 PSF**

**LSI**  
**COMPANIES**  
LSICOMPANIES.COM

## SALES EXECUTIVES



**Hunter Ward, CCIM, ALC**  
Senior Broker Associate



**Thomas Sear**  
Research Associate



### DIRECT ALL OFFERS TO:

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hward@lsicompanies.com

**Thomas Sear**  
tsear@lsicompanies.com

(239) 489-4066

### 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 2.28± acres of prime commercial land at Palomino Lane, Fort Myers, FL.

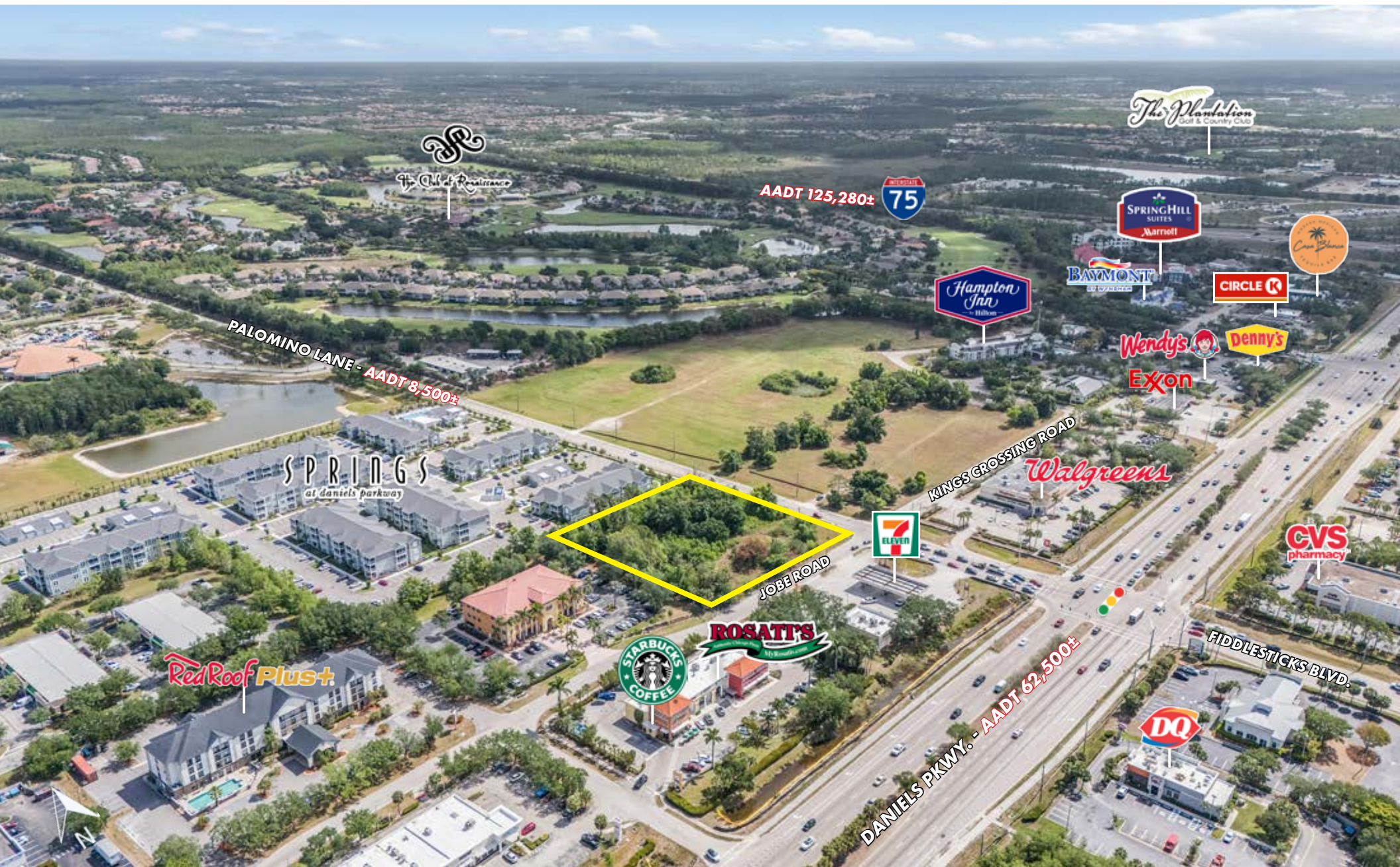
The property features 315± feet of frontage on Palomino Lane, a signalized intersection with Daniels Parkway, near affluent residential areas and commercial hubs. Zoned CN-3, it allows for small-scale retail, office, and personal services without requiring CPD zoning. The future land use is General Interchange, which supports diverse uses (e.g., service stations, hotels, restaurants, commercial, light industrial, multi-family housing). The zoning permits a standard density of 8–14 dwelling units per acre, with a maximum of 22 units per acre.



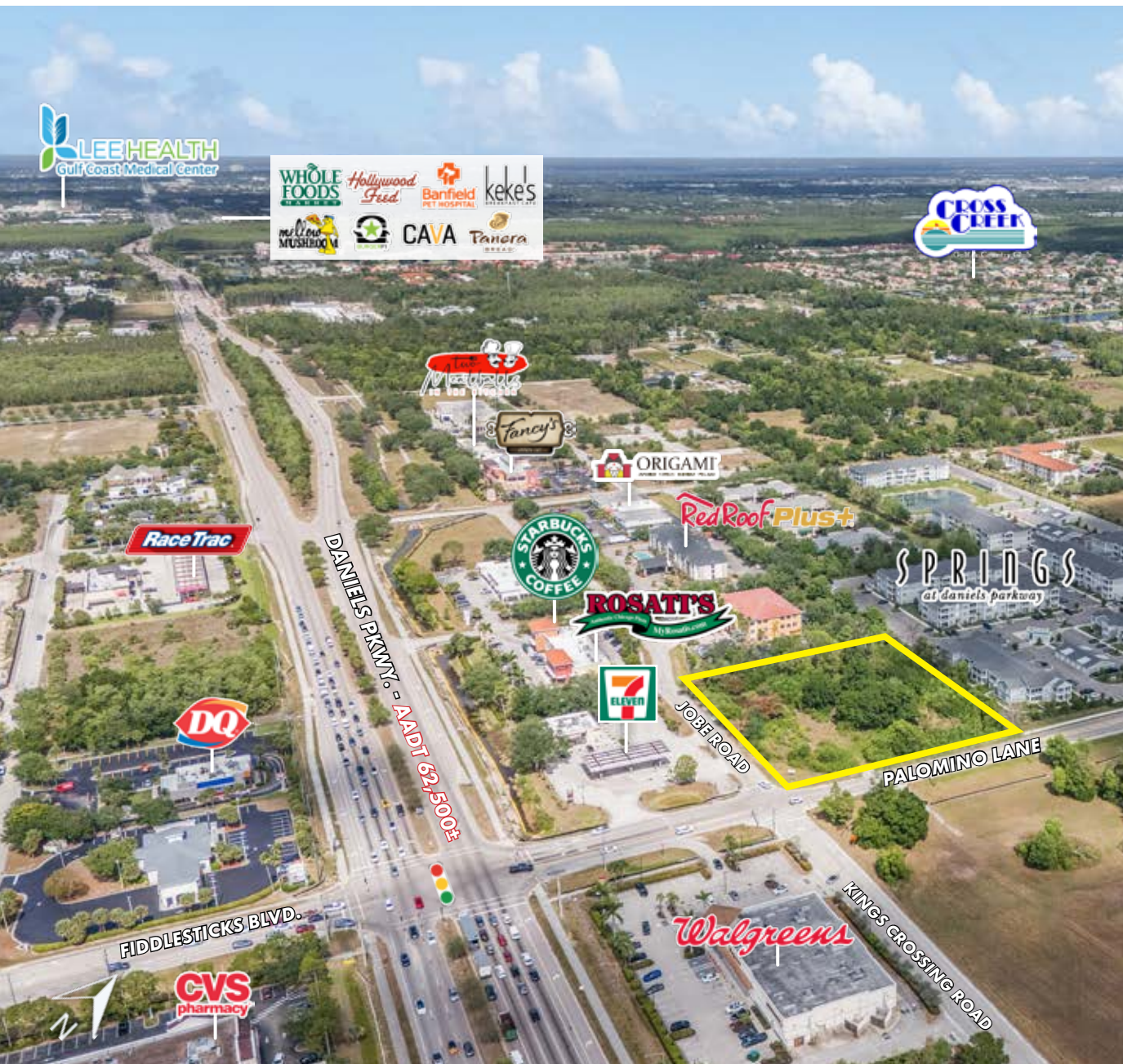
## PROPERTY AERIAL



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## APPROVED USES



- Administrative Offices
- Assisted Living Facility
- ATM (Automatic Teller Machine)
- Auto Parts Store
- Bait and Tackle Shop
- Boat Parts Store
- Caretaker's Residence
- Cleaning and Maintenance Services
- Community Residential Home
- Day Care Center
- Pharmacy
- Multi-Family Building
- Water Retention
- Food and Beverage Service
- Hardware Store
- Hobby, Toy and Game Shops
- Essential Services
- Hotel/Motel
- Laundromat
- Library
- Medical Office
- Package Store
- Paint, Glass and Wallpaper
- Pet Shop
- Pharmacy
- Place of Worship
- Religious Facilities
- Residential Accessory Uses
- Restaurant/Fast Food
- Roominghouse
- Social Services
- Stable, Commercial
- Studios
- Temporary Uses
- Variety Store

# THREE OAKS PKWY EXTENSION

Three Oaks Parkway currently connects from Livingston Road in South Naples, through Imperial Parkway in Bonita Springs, and ends at Alico Road in Fort Myers. The 4-lane, divided highway is ultimately planned to extend to Daniels Parkway in Fort Myers. This will alleviate increasing congestion due to the rise of developments and influx of residents the area is experiencing

**Phase 1** segment of the extension will begin North of Alico Road and will end at Indian Pony Drive.

**Phase 2** segment will begin at Indian Pony Drive and will lead to Daniels Parkway. Daniels Parkway will be widened from a 6-lane divided highway to an 8-lane divided highway.

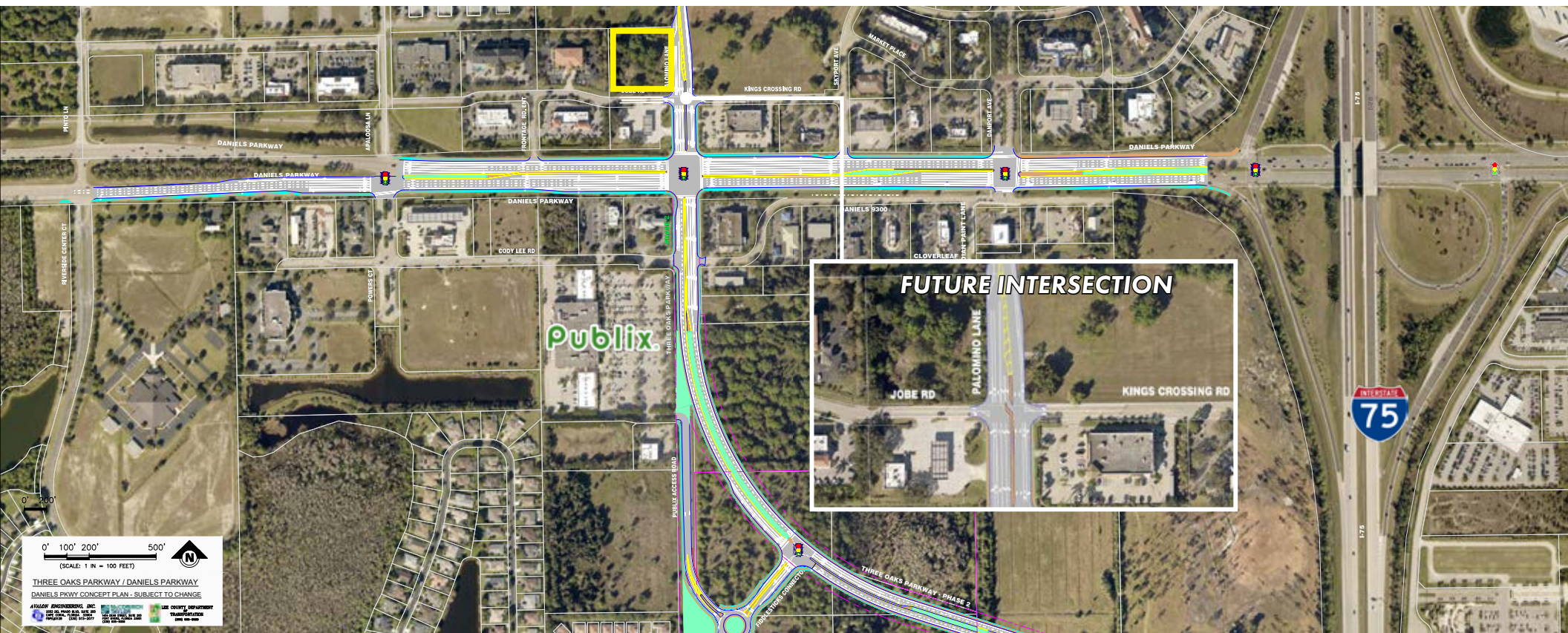
**The extension project began in the summer of 2023 and is estimated to be completed in 2026.**

## Tentative Schedule

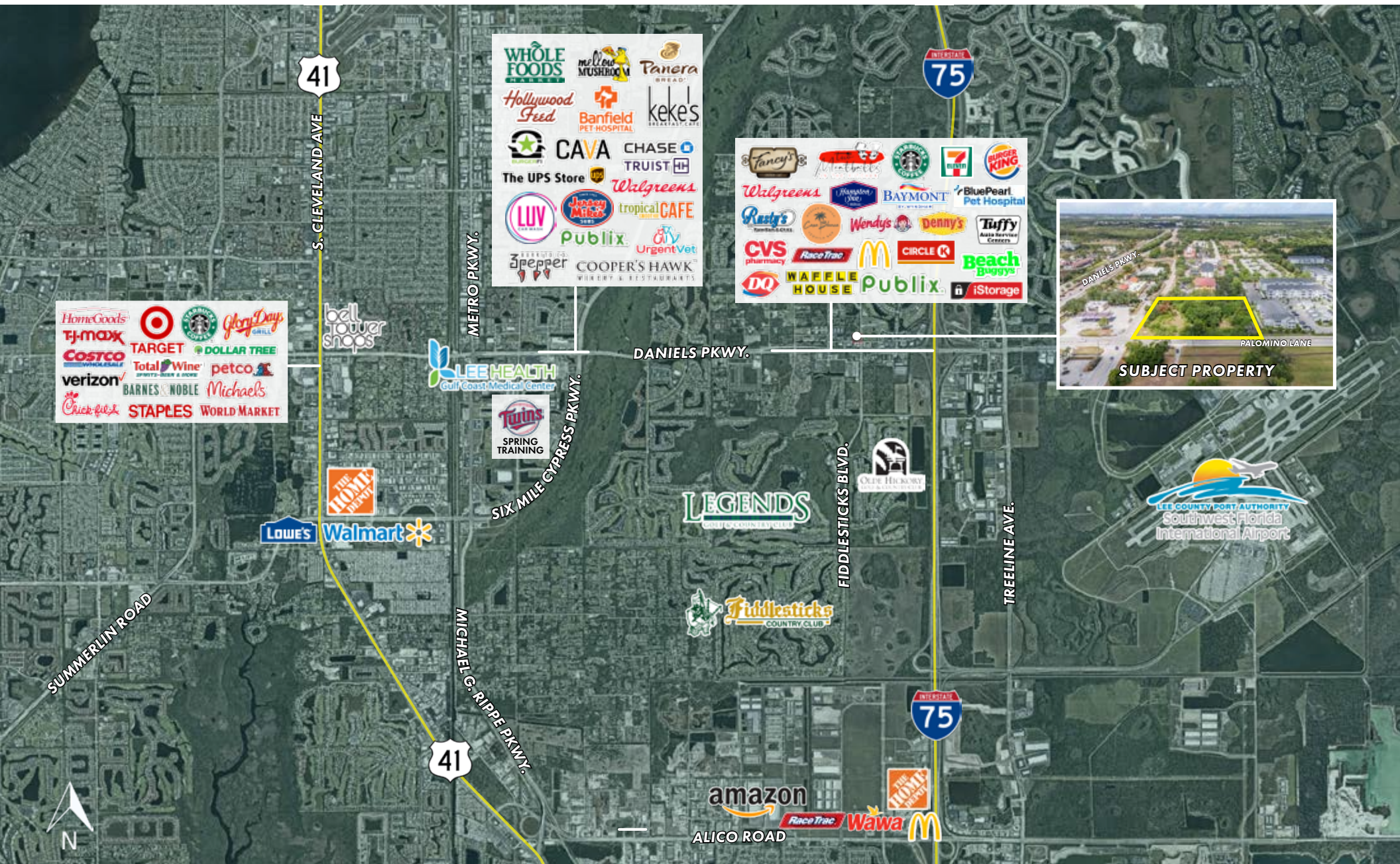
Fiddlesticks Canal Crossing:  
Design complete fall 2019  
Construction begins early 2020  
Construction complete late 2020

Phase 1 Segment  
Design complete late 2020  
Construction begins early 2021  
Construction complete late 2023

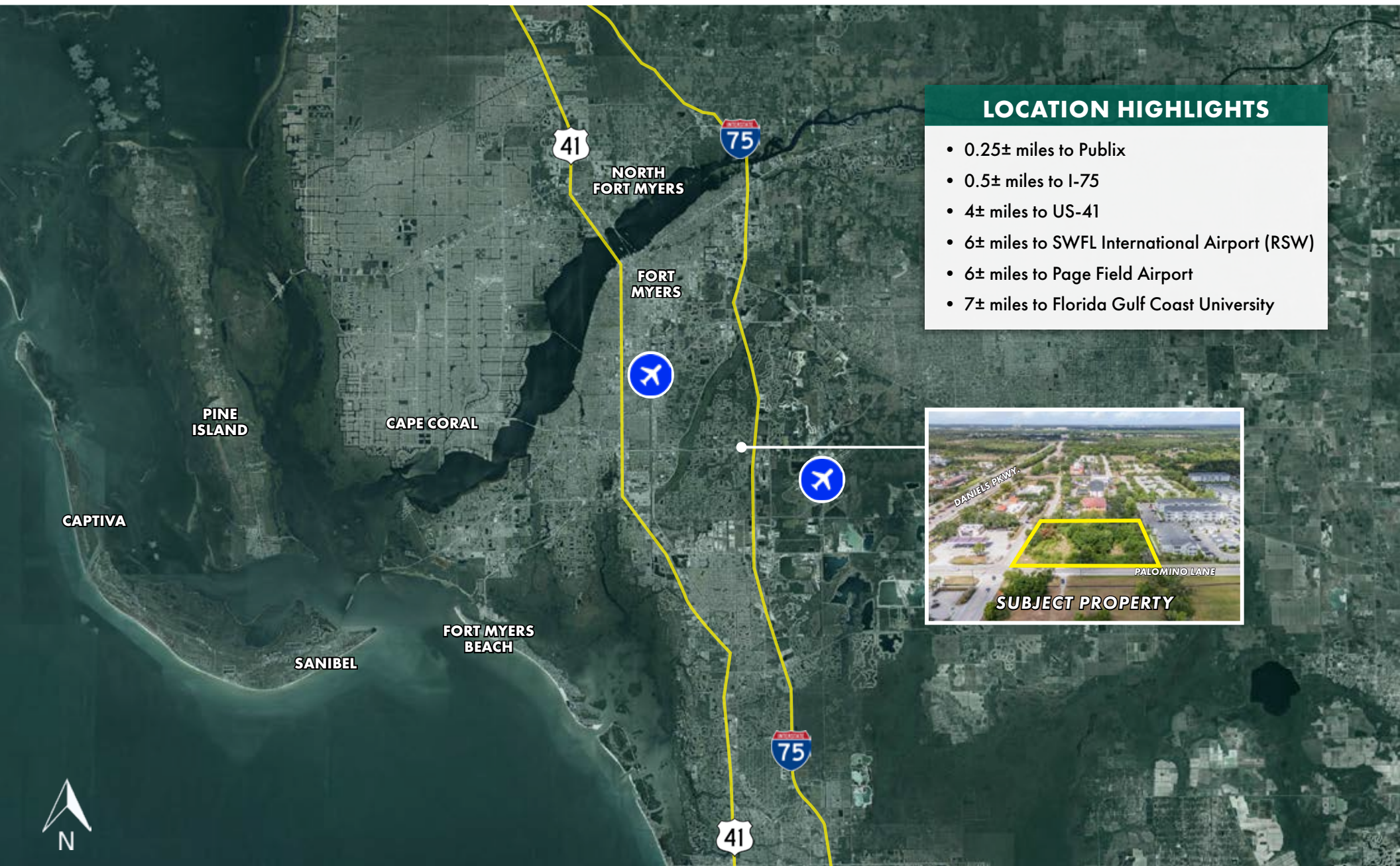
Phase 2 Segment  
Design complete late 2022  
Construction begins 2023  
Construction complete 2025-2026



## RETAIL MAP



## LOCATION MAP



### LOCATION HIGHLIGHTS

- 0.25± miles to Publix
- 0.5± miles to I-75
- 4± miles to US-41
- 6± miles to SWFL International Airport (RSW)
- 6± miles to Page Field Airport
- 7± miles to Florida Gulf Coast University





## 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 Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.