



TREELINE AVE. S. - AADT 23,500±



SADDLE ROAD

DANIELS PKWY. - AADT 32,000±



BELGIAN ROAD

LSI
COMPANIES

OFFERING MEMORANDUM

PINNACLE CENTER 22

MIXED USE DEVELOPMENT OPPORTUNITY - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 13251 Saddle Road
Fort Myers, FL 33913

County: Lee

Property Size: 22.29± Acres

Zoning: CT (Commercial Tourism) - 14.75± Acres
AG-2 (Agricultural 2) - 7.54± Acres

Future Land Use: Tradeport (Lee County)

Utilities: Water, sewer, electric in
close proximity

Parcel IDs: 23452501000270000;
23452501000370000;
23452501000360000;
23452501000290000;
23452500000060050

Tax Information: \$1,024.17 (2023)

LIST PRICE:

\$13,250,000

LSI
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Land
Solutions

LSI
COMMERCIAL

Development
Solutions

LSICOMPANIES.COM

SALES EXECUTIVE



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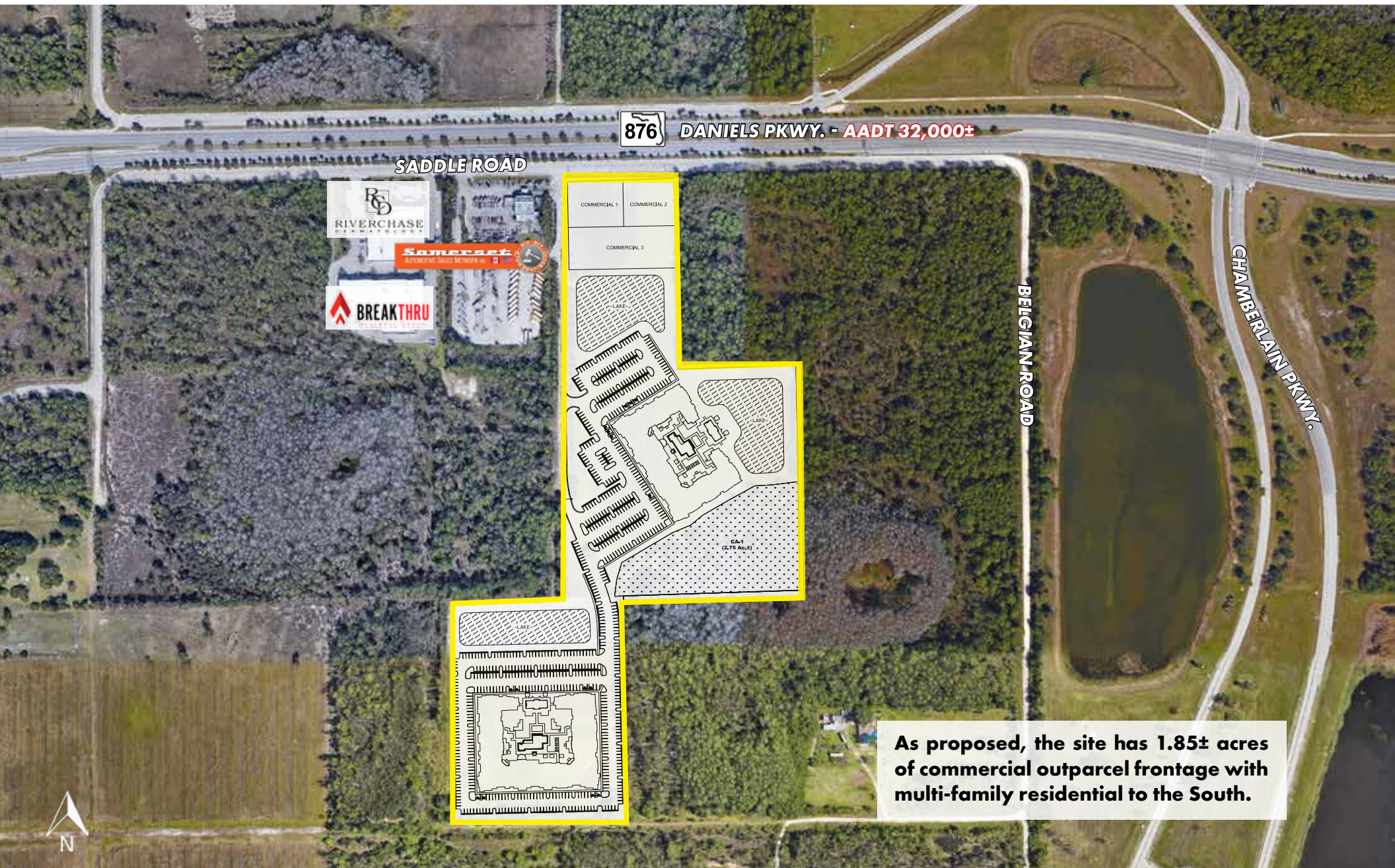
OFFERING PROCESS

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.

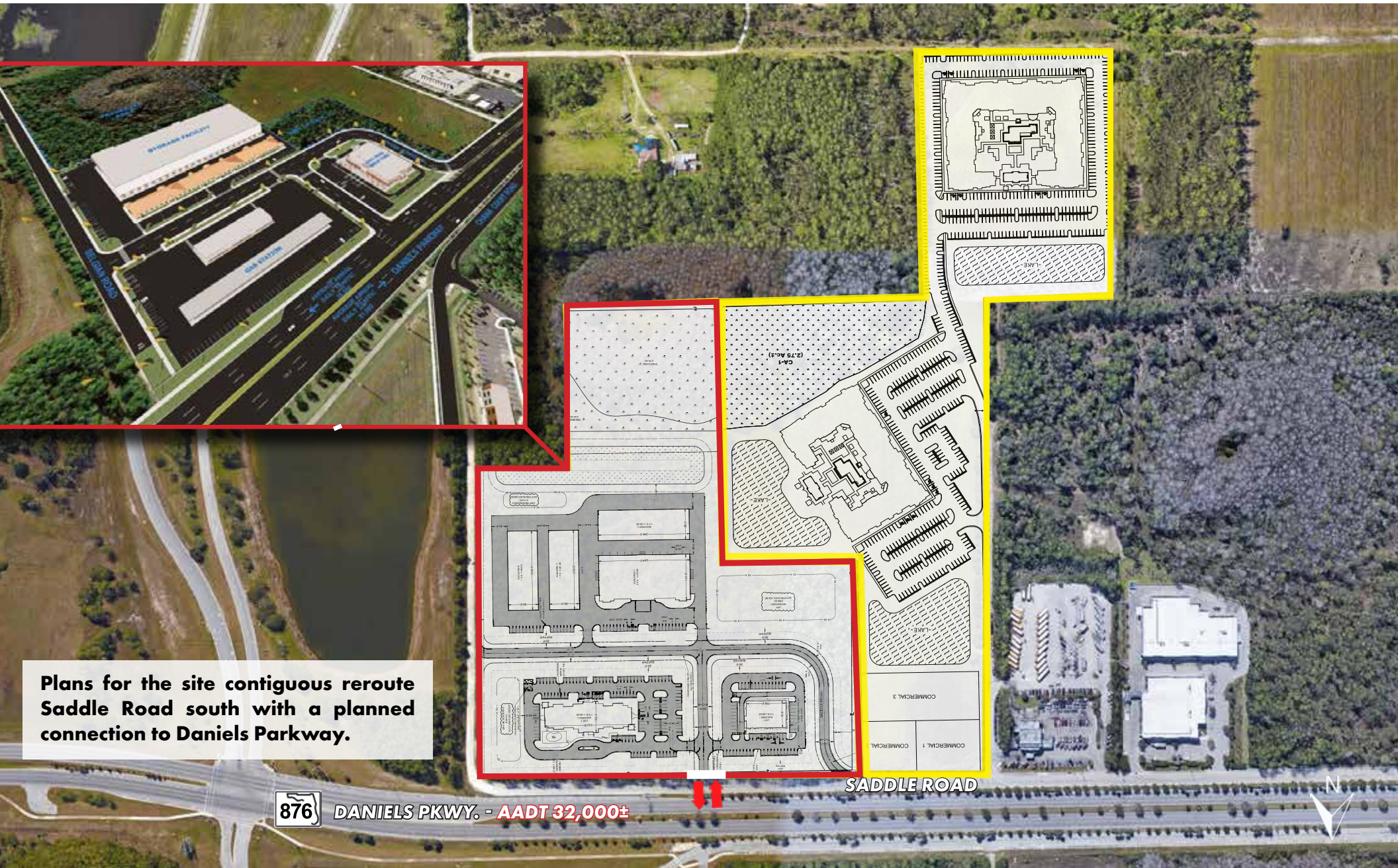
THE OPPORTUNITY

- Highly visible 22± acre development site in the highly populated growth corridor near I-75 and SWFL International Airport
- The front 14.75± acres of the site is zoned Commercial Tourist, which allows for a variety of uses including: hotel, ALF, storage, commercial/retail, medical office, general office, and others (strong potential for industrial with a rezoning). The rear 7.54± acres is zoned AG-2 and will require a rezone as appropriate
- Under the Live Local Act, opportunity for multi-family development of 14 units/acre, a total of 206 units on the front 14.75 acres. The rear parcel is zoned AG-2 and does not qualify for Live Local without a rezoning
- Rental rates from other projects in the area demonstrate feasibility for a Live Local project in this location
- Plans for the site contiguous reroute Saddle Road with a connection to Daniels Parkway
- The Tradeport Future Land Use designation encourages uses such as light manufacturing, distribution, warehousing, laboratories or airport-related transportation activities, hotel, motel and others





CONNECTION PLAN ADJACENT PROPERTY





To achieve the residential density of 14 units per acre, the project would be developed under the Live Local Act and be subject to 40% of the units for a period of 30 years being affordable to individuals' making 120 percent of the local Area Median Income (AMI).

In 2023, Lee County AMI is \$85,900, indicating the maximum a 2-bedroom unit can be rented for is \$2,298, a price point higher than Legacy at Gateway, the 2020-built 502-unit project located just across Daniels Parkway is currently achieving.

2023 RENT LIMITS PER NUMBER OF BEDROOMS IN A UNIT						
% of Yearly Median Income	NUMBER OF BEDROOMS IN UNIT					
	0*	1	2	3	4	5
Extremely Low Income - 30% Or Below Maximum Monthly Rent	\$447	\$479	\$621	\$814	\$1,007	\$1,199
Very Low Income - 50% or below Maximum Monthly Payment	\$745	\$798	\$957	\$1,106	\$1,235	\$1,362
Low Income - 80% or below Maximum Monthly Rent	\$1,192	\$1,277	\$1,532	\$1,770	\$1,975	\$2,179
Moderate Income - 120% or below Maximum Monthly Rent	\$1,788	\$1,915	\$2,298	\$2,656	\$2,964	\$3,270
Workforce Income - 140% or below Maximum Monthly Rent	\$2,086	\$2,234	\$2,681	\$3,099	\$3,458	\$3,815



PROPERTY AERIAL



PROPERTY AERIAL



RETAIL MAP



NEARBY DEVELOPMENT MAP

RESIDENTIAL

UNDER CONSTRUCTION DEVELOPMENTS

1. DANIELS APARTMENTS

576 Multi-Family units

2. TIMBER CREEK

1,315 Single Family, 250,000 SF of Commercial

3. ARBORWOOD PRESERVE PHASE 3

143 Single-family units

4. PARKWAY PRESERVE

123 Townhomes

5. TOWN PLANTATION

396 Multi-family units

PLANNING UNDERWAY

6. DANIELS CREEK

1,600 Residential units & 350,000 SF of Commercial

7. CAYO PELON

220 Multi-family Units

8. GATEWAY SENTOSA APARTMENTS

256 Multi-family units

9. TREELINE 115

376 Rental units

10. TREELINE AVENUE 153

153 Multi-family units

11. DANIELS TOWN SQUARE

1,590 Residential units



NEARBY DEVELOPMENT MAP

COMMERCIAL & INDUSTRIAL

COMPLETED DEVELOPMENTS

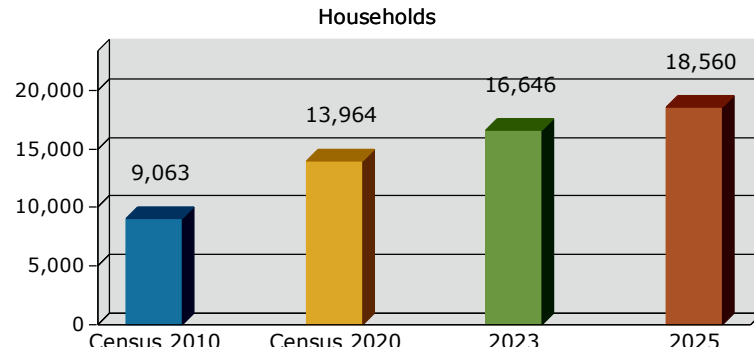
- 1. INTELLIFLEX BUSINESS PARK**
370,000 SF of Commercial & Industrial
- 2. EASTLINKS BUSINESS PARK**
482,329 SF of Office & Industrial
- 3. WESTLINKS BUSINESS PARK**
Office & Industrial

DEVELOPMENTS UNDERWAY

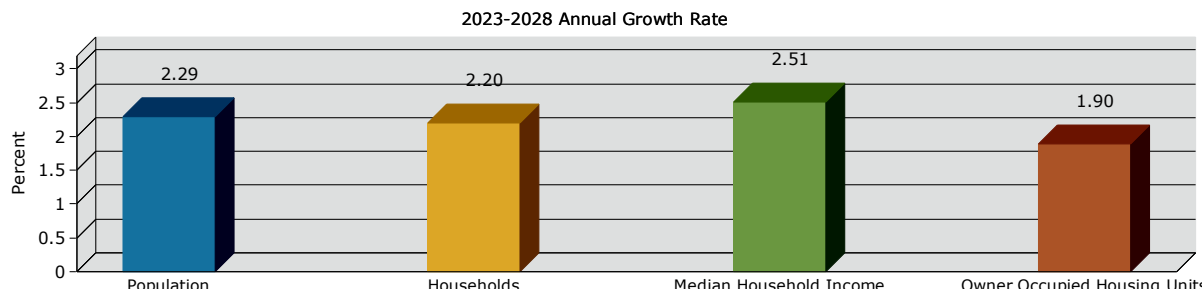
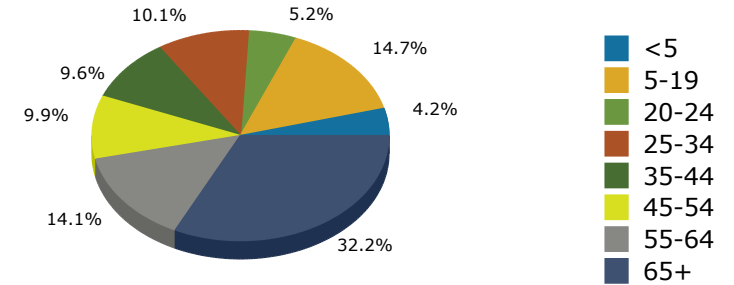
- 4. 7-ELEVEN GAS STATION**
- 5. TREELINE ASSEMBLAGE COMMERCE PARK**
361,200 SF of Commercial & Light Industrial
- 6. DANIELS/I-75 COMMERCE CENTER MPD**
861,160 SF of Commercial & Mixed Use
- 7. JETPORT INTERSTATE COMMERCE PARK**
1,399,989 SF of Commercial & Industrial
- 8. TERMINAL ACCESS PARK**
2,400,000 SF of Industrial & Mixed Use



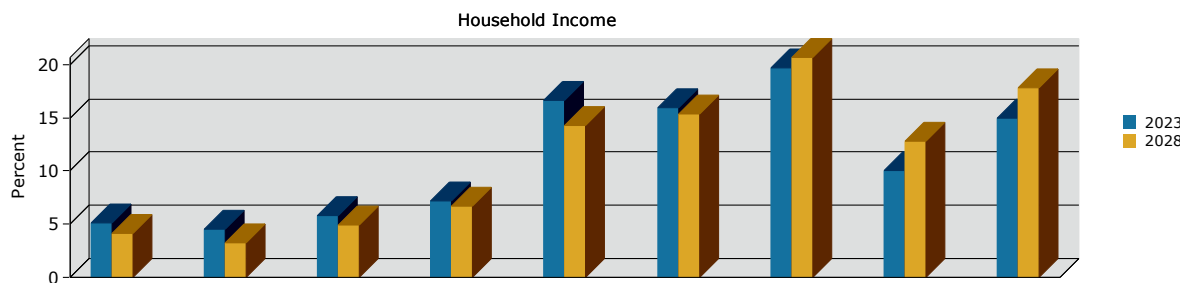
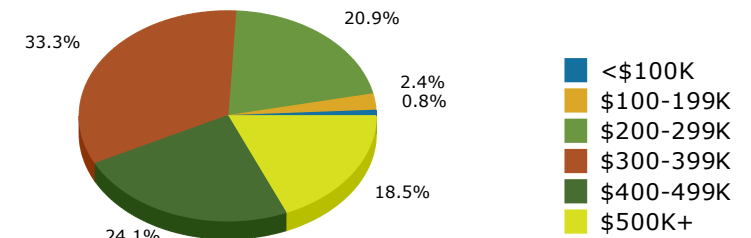
AREA DEMOGRAPHICS



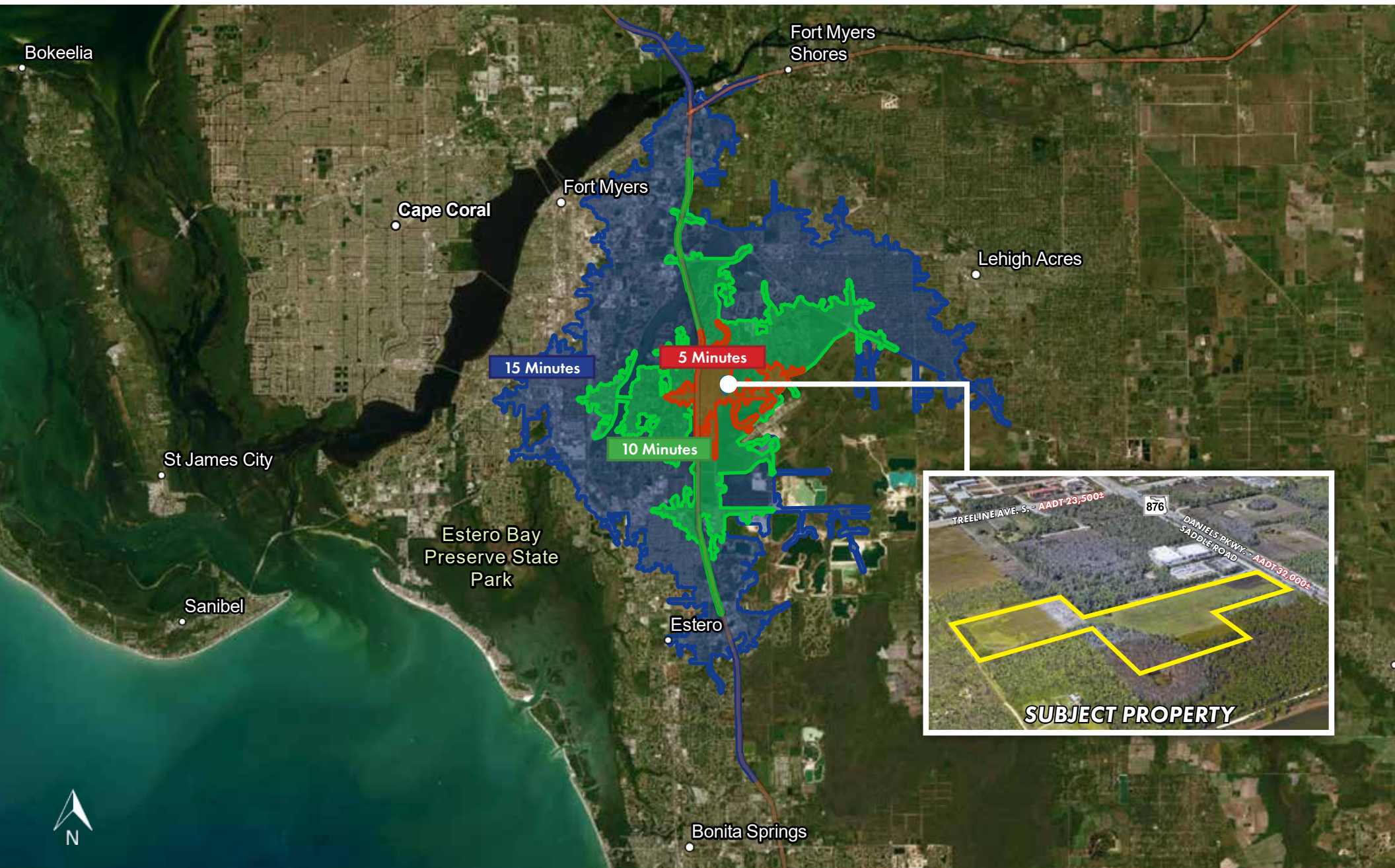
2023 Population by Age



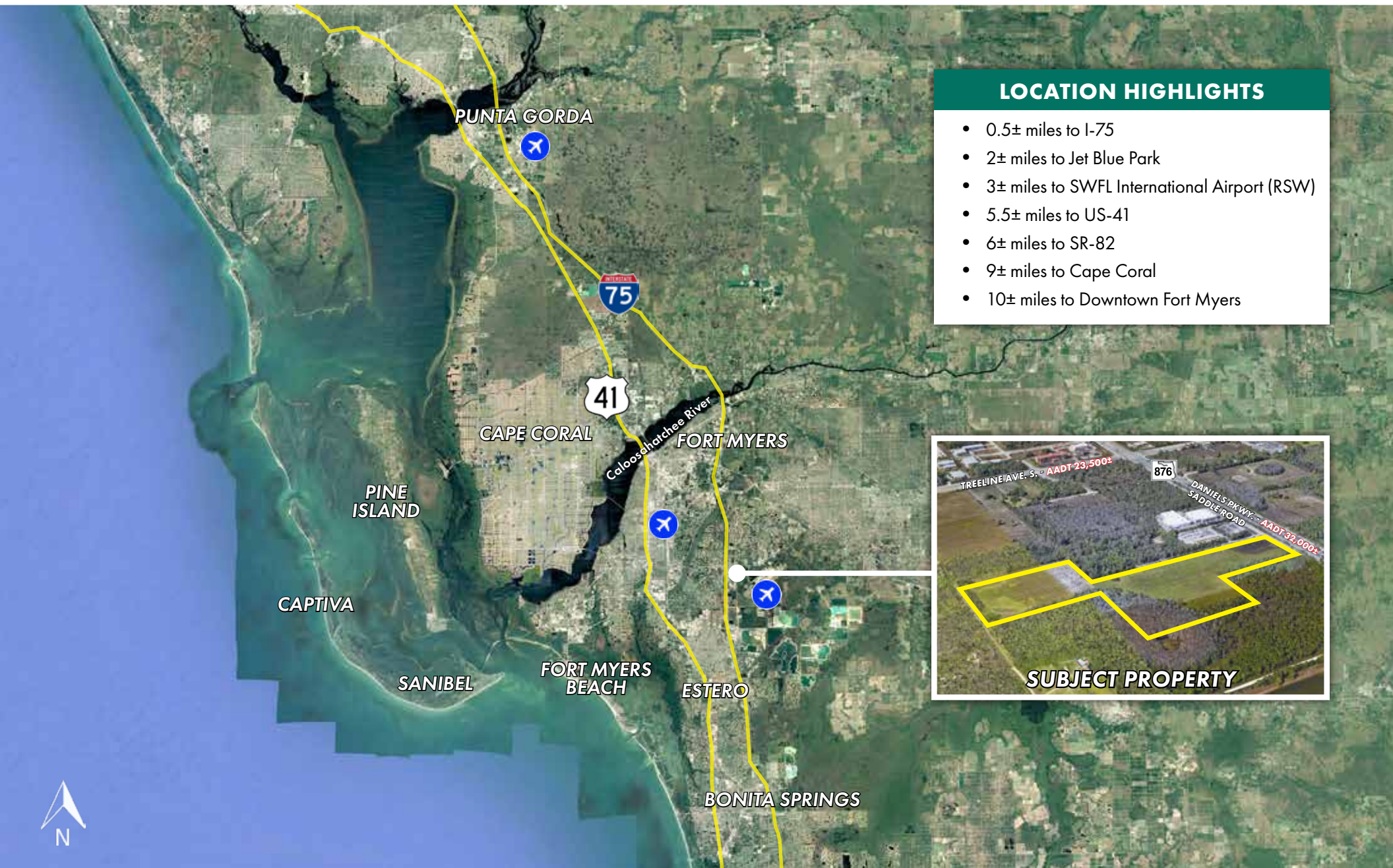
2023 Home Value



DRIVE TIME MAP

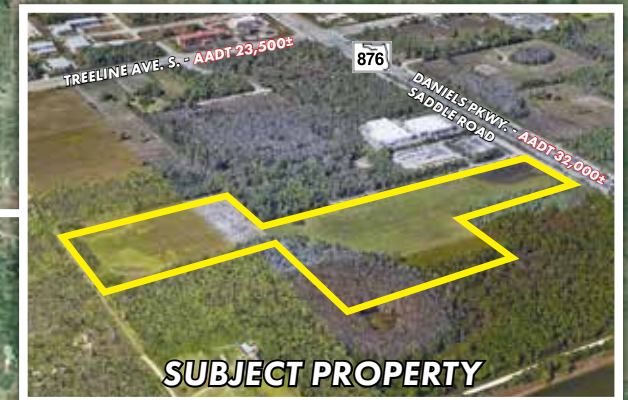


LOCATION MAP



LOCATION HIGHLIGHTS

- 0.5± miles to I-75
- 2± miles to Jet Blue Park
- 3± miles to SWFL International Airport (RSW)
- 5.5± miles to US-41
- 6± miles to SR-82
- 9± miles to Cape Coral
- 10± miles to Downtown Fort Myers





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