

# OFFERING MEMORANDUM

## GATEWAY COMMERCIAL SITE



**SITE OPPORTUNITY:** 2.2 acre commercial site located in the heart of Gateway on Fairway Lakes Drive in Fort Myers, Florida. The Gateway Community is a master planned community with over 3,000 acres of mixed use neighborhoods with parks, retail, golf courses and a host of other amenities servicing the community. The site's located in a large commercial, medical and retail enclave just north of Daniels Parkway.

**SIZE:** 2.2 Acres total. 50,224± SF (1.15± AC—LOT 3) & 45,738± SF (1.05± AC—LOT 2)

**ZONING:** PUD (Planned Unit Development). PUD allows banks, restaurants, office, medical, institutional and multiple other uses. PUD uses detailed in brochure. Property located within Lee County unincorporated area.

**ADDRESS:** 11950 & 11960 Fairway Lakes Drive Fort Myers, FL 33912.

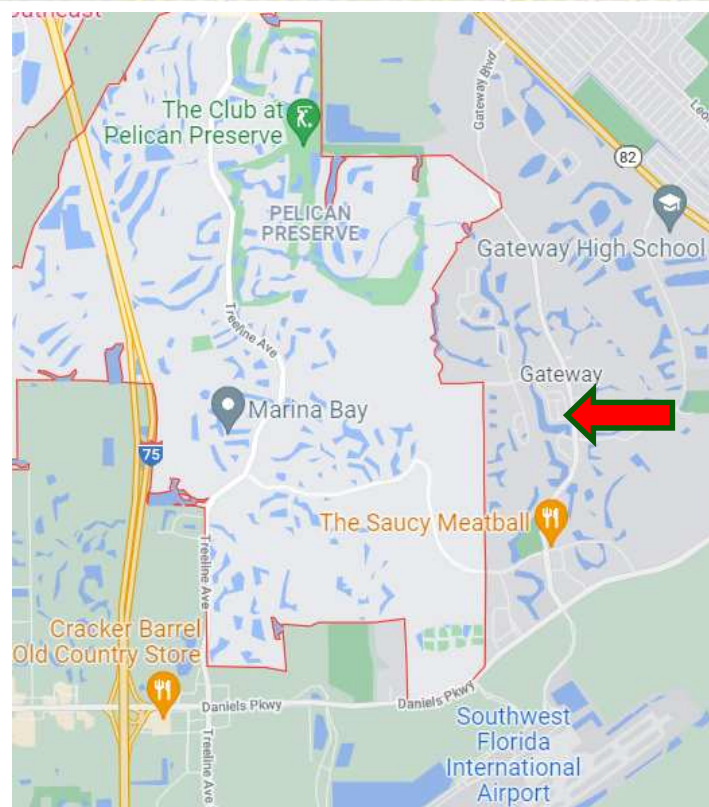
**STRAP #:** 07-45-26-07-0000A.0020 & 07-45-26-07-0000A.0030

**UTILITIES:** Central water, sewer and electric available.

**ENVIRONMENTAL:** Site has no wetlands and no known environmental issues.

**OWNERSHIP:** BREWSKI BROTHERS II LLC

**PRICE:** \$1,200,000



Noel E. Andress, CCIM  
Owner/Director  
PH: 239-283-1717 or Direct: 239-994-0624  
nandress@comcast.net

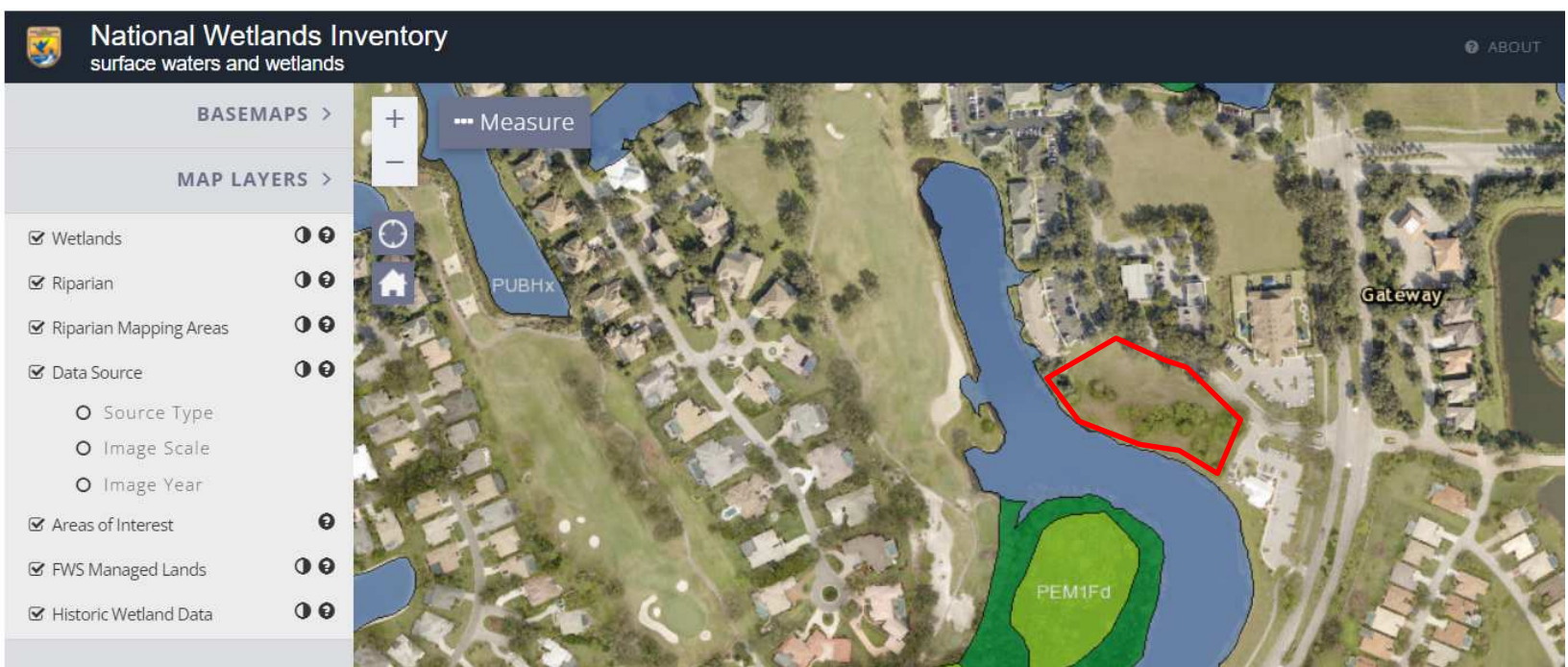
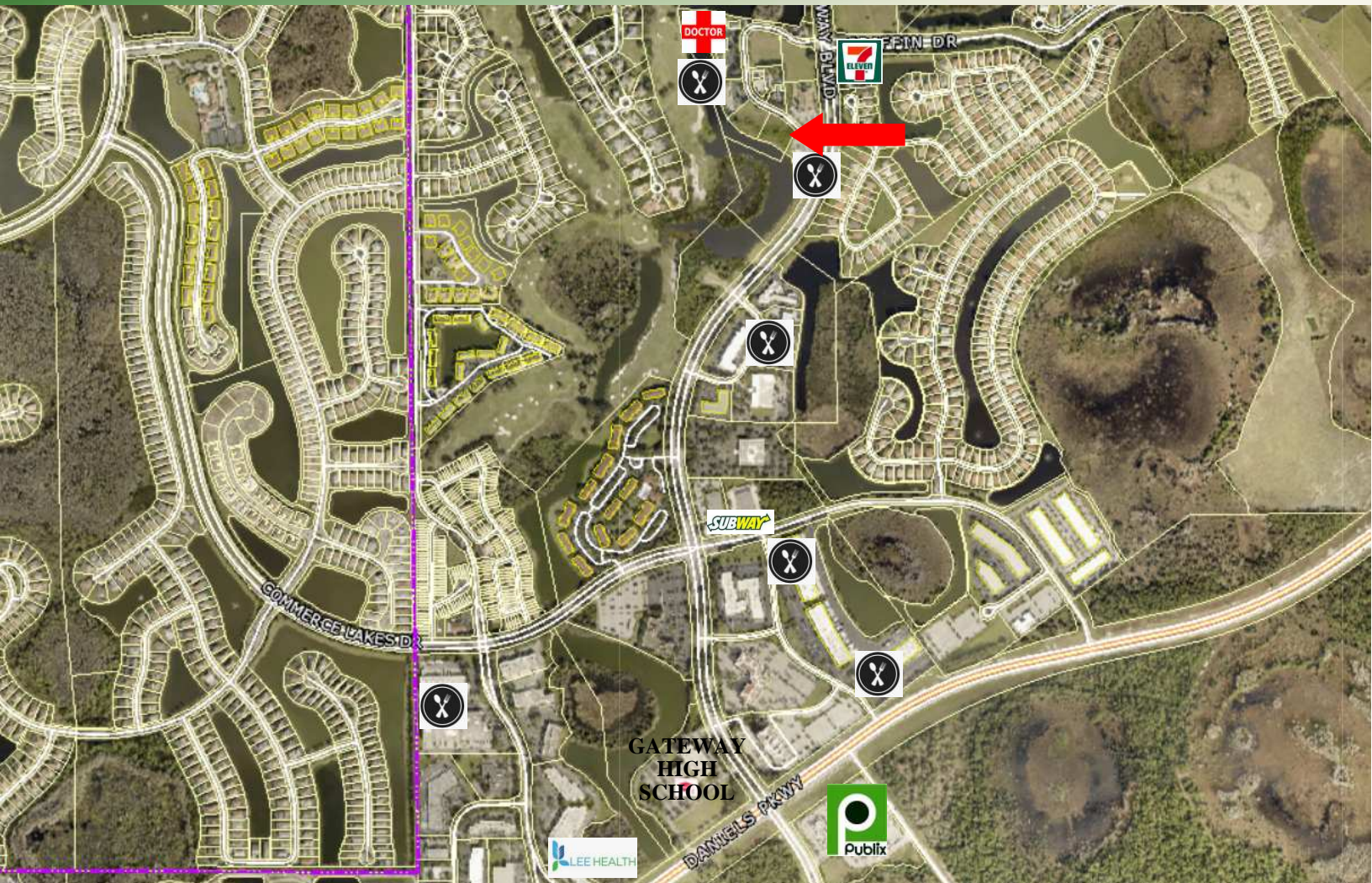
Sage N. Andress, ALC, CCIM  
Tampa Director  
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# OFFERING MEMORANDUM

## GATEWAY COMMERCIAL SITE





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## GATEWAY COMMERCIAL SITE

### KEY DEMOGRAPHICS - 11960 FAIRWAY LAKES DRIVE, FORT MYERS, FL

1 mile

#### KEY FACTS

4,499

Population

52.0

Median Age



2.4

Average  
Household Size

\$97,004

Median Household  
Income

3 miles

#### KEY FACTS

32,298

Population

42.1

Median Age



2.7

Average  
Household Size

\$77,796

Median Household  
Income

5 miles

#### KEY FACTS

79,237

Population

39.4

Median Age



2.7

Average  
Household Size

\$72,253

Median Household  
Income

#### EDUCATION



No High School  
Diploma



20%  
High School  
Graduate



28%

Some College



48%  
Bachelor's/Grad/Pr  
of Degree

#### EDUCATION



No High School  
Diploma



24%  
High School  
Graduate



27%  
Some College



39%  
Bachelor's/Grad/Pr  
of Degree

#### EDUCATION



No High School  
Diploma



26%  
High School  
Graduate



27%  
Some College



34%  
Bachelor's/Grad/Pr  
of Degree

#### BUSINESS



190

Total Businesses



1,719

Total Employees

#### BUSINESS



831

Total Businesses



8,097

Total Employees

#### BUSINESS



2,462

Total Businesses



22,525

Total Employees

#### EMPLOYMENT



White Collar

82%



Blue Collar

9%



Services

9%



4.3%  
Unemployment  
Rate

#### EMPLOYMENT



White Collar

70%



Blue Collar

19%



Services

11%



5.0%  
Unemployment  
Rate

#### EMPLOYMENT



White Collar

64%



Blue Collar

23%



Services

13%



4.3%  
Unemployment  
Rate

#### INCOME



\$97,004

Median Household  
Income



\$51,062

Per Capita Income



\$491,751

Median Net Worth

#### INCOME



\$77,796

Median Household  
Income



\$39,405

Per Capita Income



\$258,450

Median Net Worth

#### INCOME



\$72,253

Median Household  
Income



\$36,363

Per Capita Income



\$199,795

Median Net Worth

#### Households By Income

The largest group: \$100,000 - \$149,999 (24.5%)  
The smallest group: \$15,000 - \$24,999 (2.5%)

Indicator ▲	Value	Diff	
<\$15,000	3.1%	-4.9%	
\$15,000 - \$24,999	2.5%	-5.8%	
\$25,000 - \$34,999	5.4%	-3.4%	
\$35,000 - \$49,999	8.2%	-4.7%	
\$50,000 - \$74,999	17.1%	-2.8%	
\$75,000 - \$99,999	15.1%	+0.5%	
\$100,000 - \$149,999	24.5%	+9.8%	
\$150,000 - \$199,999	11.3%	+5.8%	
\$200,000+	12.7%	+5.4%	

Bars show deviation from Lee County

#### Households By Income

The largest group: \$100,000 - \$149,999 (18.9%)  
The smallest group: \$15,000 - \$24,999 (5.2%)

Indicator ▲	Value	Diff	
<\$15,000	6.1%	-1.9%	
\$15,000 - \$24,999	5.2%	-3.1%	
\$25,000 - \$34,999	7.1%	-1.7%	
\$35,000 - \$49,999	10.9%	-2.0%	
\$50,000 - \$74,999	18.5%	-1.4%	
\$75,000 - \$99,999	15.3%	+0.7%	
\$100,000 - \$149,999	18.9%	+4.2%	
\$150,000 - \$199,999	8.9%	+3.4%	
\$200,000+	9.2%	+1.9%	

Bars show deviation from Lee County

#### Households By Income

The largest group: \$50,000 - \$74,999 (19.0%)  
The smallest group: \$15,000 - \$24,999 (5.8%)

Indicator ▲	Value	Diff	
<\$15,000	6.1%	-1.9%	
\$15,000 - \$24,999	5.8%	-2.5%	
\$25,000 - \$34,999	8.2%	-0.6%	
\$35,000 - \$49,999	12.4%	+0.5%	
\$50,000 - \$74,999	19.0%	-0.9%	
\$75,000 - \$99,999	15.3%	+0.7%	
\$100,000 - \$149,999	17.2%	+2.5%	
\$150,000 - \$199,999	7.2%	+1.7%	
\$200,000+	8.9%	+1.6%	

Bars show deviation from Lee County

# OFFERING MEMORANDUM

## GATEWAY COMMERCIAL SITE

### ALLOWABLE SITE USES WITHIN P.U.D.

3.5.3. Pursuant to Section 2.4.6 of these Master Covenants, attorney's fees and costs shall be awarded to the prevailing party in any action to enforce the provisions of this section.

### SECTION 4.

#### GENERAL PROTECTIVE COVENANTS

##### 4.1. Permitted Use.

4.1.1. The Sites may be used for the following purposes and appurtenant uses, but for no other purposes:

- (a) Banks and Financial Institutions, including drive-in facilities.
- (b) Private Clubs.
- (c) Cocktail Lounge or Bar.
- (d) Community Facilities.
- (e) Cultural Facilities.
- (f) Health Clinics, including, but not limited to, medical, dental, optical, chiropractic, osteopathic and related facilities such as blood banks and organ donor facilities.
- (g) Hospitals.
- (h) Institutional Facilities (as defined in the P.U.D.).
- (i) Laboratories for research or analysis **PROVIDED THAT:**
  - (a) Operation of heavy equipment is not conducted;
  - (b) All work is done within enclosed structures;
  - (c) No product is manufactured or sold, except incidental to the permitted use.
- (j) Business or Professional Offices.
- (k) Parking Garage.
- (l) Restaurants, other than fast food and drive-ins.
- (m) Recreation Facilities, the types to be approved by the ACC.
- (n) Retail Sales and Services including, but are not necessarily limited to specialty shops and personal services, but limited to retail sales clearly ancillary to, and primarily for the use of persons employed, or using the services of another permitted use.
- (o) Colleges or Universities.
- (p) Business, Professional or Trade Schools.

4.1.2. No part of the Office Park shall be used for residential purposes.

ALLOWABLE SITE USES WITHIN P.U.D. CONTINUED...

4.22. Maximum Height

4.22.1. Applicable to Lots 1 through 6 in Block A: No structure shall be erected or constructed over a height of thirty (30) feet above the highest point of the road in front of the Lot. Structures shall not exceed two (2) stories of habitable area even if within the above height limitation.

4.22.2. Applicable to Lots 1 through 4 in Block B: No Structure shall be erected or constructed over a height of forty-five (45) feet above the highest point of the road in front of the Lot. Structures shall not exceed three (3) stories of habitable area even if within the above height limitation.

4.26. Minimum Setbacks, Building Separations, and Minimum Floor Area.

4.26.1. No structure or part of a structure, except such ancillary structures as may be approved by the ACC, shall be constructed within:

(a) Fifty (50) feet of Gateway Boulevard.

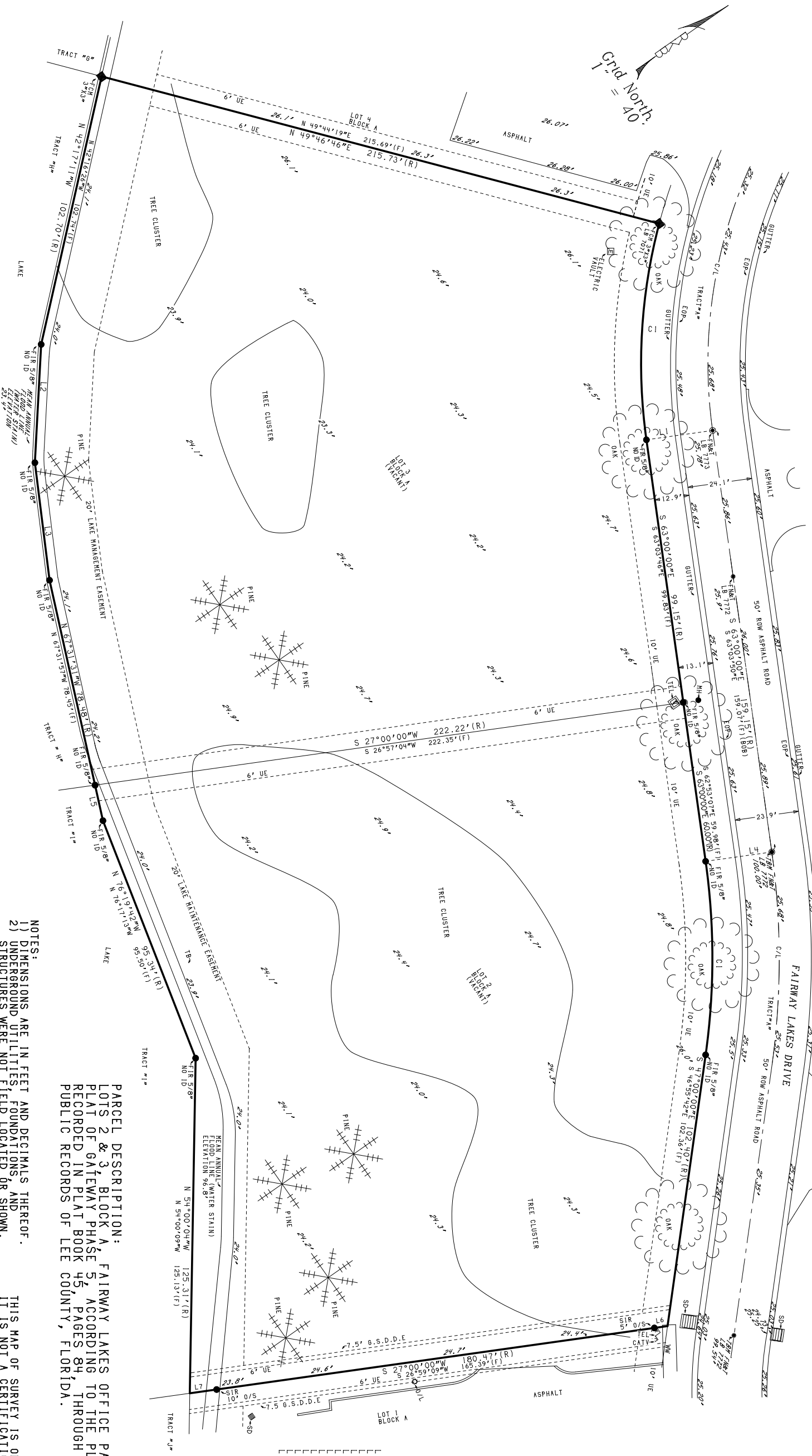
(b) Twenty five (25) feet of Fairway Drive.

(c) Twenty five (25) feet of the boundary of a Site (except as provided for Sites adjacent to Gateway Boulevard).

4.26.2. Structures intended for human occupancy within a Site shall be separated by a minimum of fifteen (15) feet.

4.26.3. Each structure intended for human occupancy shall have a minimum ground floor area of 1000 square feet.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1 (R)	22°46'47"	205.00'	81.50'	41.30'	80.97'	S 51°36'37"E
C 1 (F)					80.34'	S 51°31'48"E
C 1 (R)	16°00'00"	260.00'	72.61'	36.54'	72.37'	S 55°00'00"E
C 1 (F)					72.45'	S 55°05'38"E



LEGEND:	
X, XX	= EXISTING ELEVATIONS
(C)	= CALCULATED
(F)	= FIELD MEASURED
(NR)	= NON-RADIAL
(R)	= RECORD
(RAD)	= RADIAL
B08	= BASIS OF BEARINGS
(GRID-MND 83)	= CENTERLINE
C/LV	= CABLE TV BOX
CCED	= CAPE CORAL ENGINEERING DEPT.
CCF	= COVERED CONCRETE PAD
CLF	= CHAIN LINK FENCE
CON	= CONCRETE
CP	= CONCRETE PAD
DE	= DRAINAGE EASEMENT
DIE	= DRAINAGE & UTILITY EASEMENT
EDP	= EDGE OF PAVEMENT
FC	= FENCE CORNER
FCM	= FOUND CONCRETE MONUMENT
FF	= FINISHED FLOOR ELEVATION
FIR	= FOUND IRON ROD
FN&T	= FOUND NAIL & TAB
GSDE	= GATEWAY SERVICES DISTRICT
	= DRAINAGE EASEMENTS
CATV	= CABLE TV BOX
CCED	= CAPE CORAL ENGINEERING DEPT.
CCF	= COVERED CONCRETE PAD
CLF	= CHAIN LINK FENCE
CON	= CONCRETE
CP	= CONCRETE PAD
DE	= DRAINAGE EASEMENT
DIE	= DRAINAGE & UTILITY EASEMENT
EDP	= EDGE OF PAVEMENT
O/S	= OFFSET
OHP	= OVERHEAD POWER LINE
OL	= OUTDOOR LIGHT
PC	= POINT OF CURVE
PCP	= PERMANENT CONTROL POINT
PP	= POWER POLE
PS&M	= PROFESSIONAL SURVEYOR & MAPPER
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
ROW	= RIGHT OF WAY
SD	= STORM DRAIN
SEP	= APPROXIMATE LOCATION OF SEPTIC TANK
SIR	= SET 5/8" X 18" IRON ROD AND CAP STAMPED "RKB LB 6133"
SN&T	= SET NAIL & TAB
SP	= SCREENED PORCH
SW	= SEWALL
TB	= TOP BANK
TBM	= TEMPORARY BENCHMARK
TEL	= TELEPHONE BOX
TYP	= TYPICAL
UE	= UTILITY EASEMENT
USC&G	= UNITED STATES COAST & GEODETIC SURVEY
WM	= WATER METER
WV	= WATER VALVE
WW	= WALKWAY

PARCEL DESCRIPTION:  
LOTS 2 & 3, BLOCK A, FAIRWAY LAKES OFFICE PARK, AS SHOWN ON THE PLAT OF GATEWAY PHASE 5, ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 84, THROUGH 88, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

- NOTES:
- 1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  - 2) UNDERGROUND UTILITIES, FOUNDATIONS, AND STRUCTURES WERE NOT FIELD LOCATED OR SHOWN.
  - 3) ONLY INTERIOR IMPROVEMENTS SHOWN WERE LOCATED.
  - 4) PARCEL WAS SURVEYED FROM INFORMATION FURNISHED BY THE CLIENT.
  - 5) PARCEL LIES IN "NO SPECIAL FLOOD HAZARD AREA" (FIRM 12071C034F - NOT PRINTED).
  - 6) PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
  - 7) ELEVATIONS ARE NAVD 1988 BASED ON F-916 (ADB319).
  - 8) NO WETLANDS OR JURISDICTION LINES WERE LOCATED.

CERTIFIED TO:  
Brewski Brothers II L.L.C.  
Sonibel / Captiva Community Bank  
Coastal Title Services of SW Florida L.L.C.  
Fidelity National Title  
Lake Michigan Credit union  
De Sonctis Enterprises L.L.C.

THIS MAP OF SURVEY IS ONLY FOR THE LAND DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENT, FREEDOM OF ENCUMBRANCE, OWNERSHIP OR RIGHTS-OF-WAY. ADDITIONS OR DELETIONS TO THE SURVEY MAP BY OTHERS THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS MAP OF SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR & MAPPER. ABSTRACT NOT REVIEWED

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOHN S. BURNS LS 5583 ON 10/8/19.

By: *John S. Burns*

John S. Burns, Sr., P&M-LS#5583  
R. K. Burns Surveying, Inc. Licensed Survey Business # 6133

**JOHN STEPHEN BURNS**  
LICENSE NUMBER  
LS-5583  
STATE OF FLORIDA  
PROFESSIONAL SURVEYOR & MAPPER

W0#: 19-0529D0

<b>R.K.BURNS SURVEYING, INC. LB 6133</b>	
3507 LEE BLVD. # 246 LEHIGH ACRES, FL. 33971 239-303-0764 239-303-0832 (FAX) INFO@BURNSSURVEYING.COM	<b>MAP OF BOUNDARY SURVEY</b> FIELD WORK COMPLETED 10/4/19

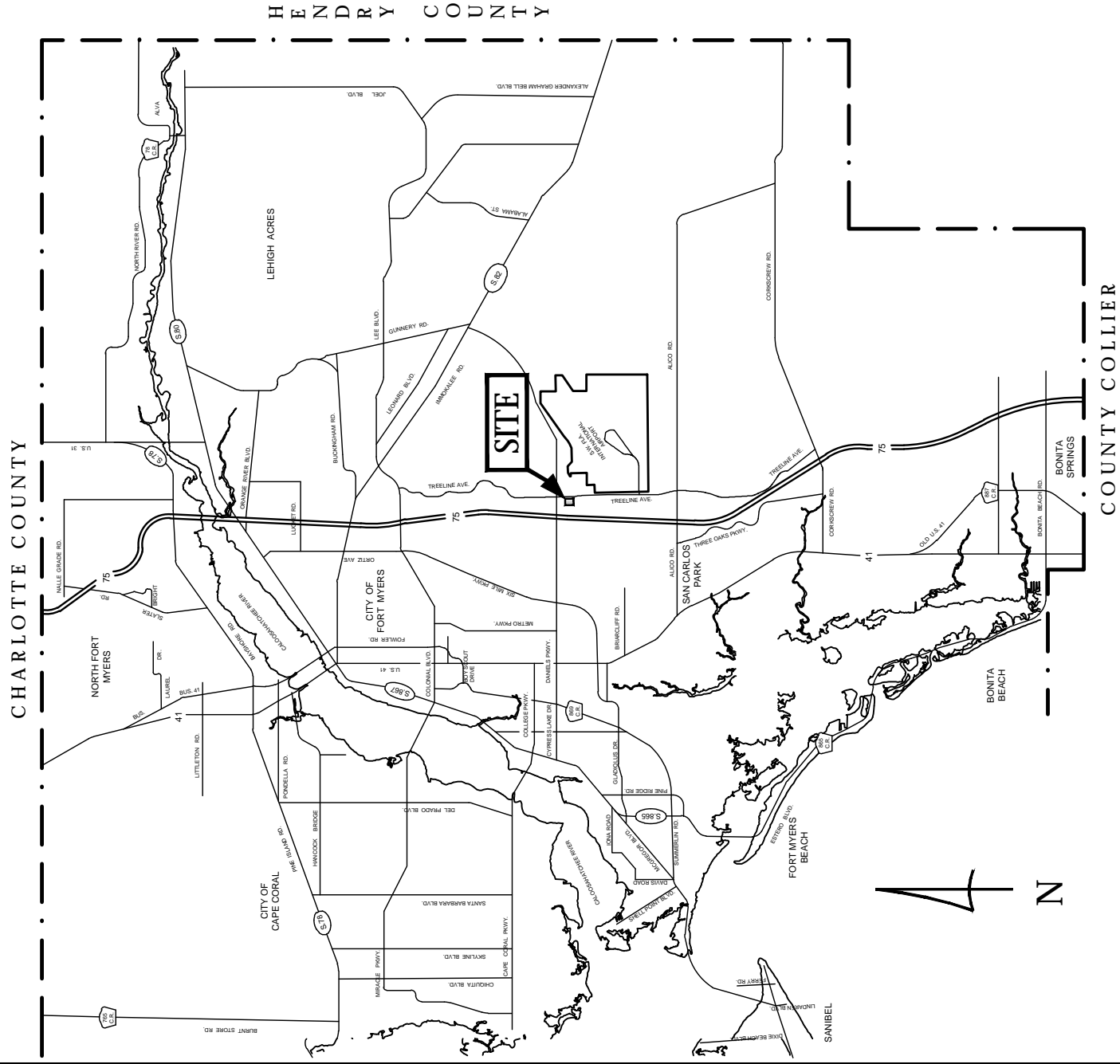
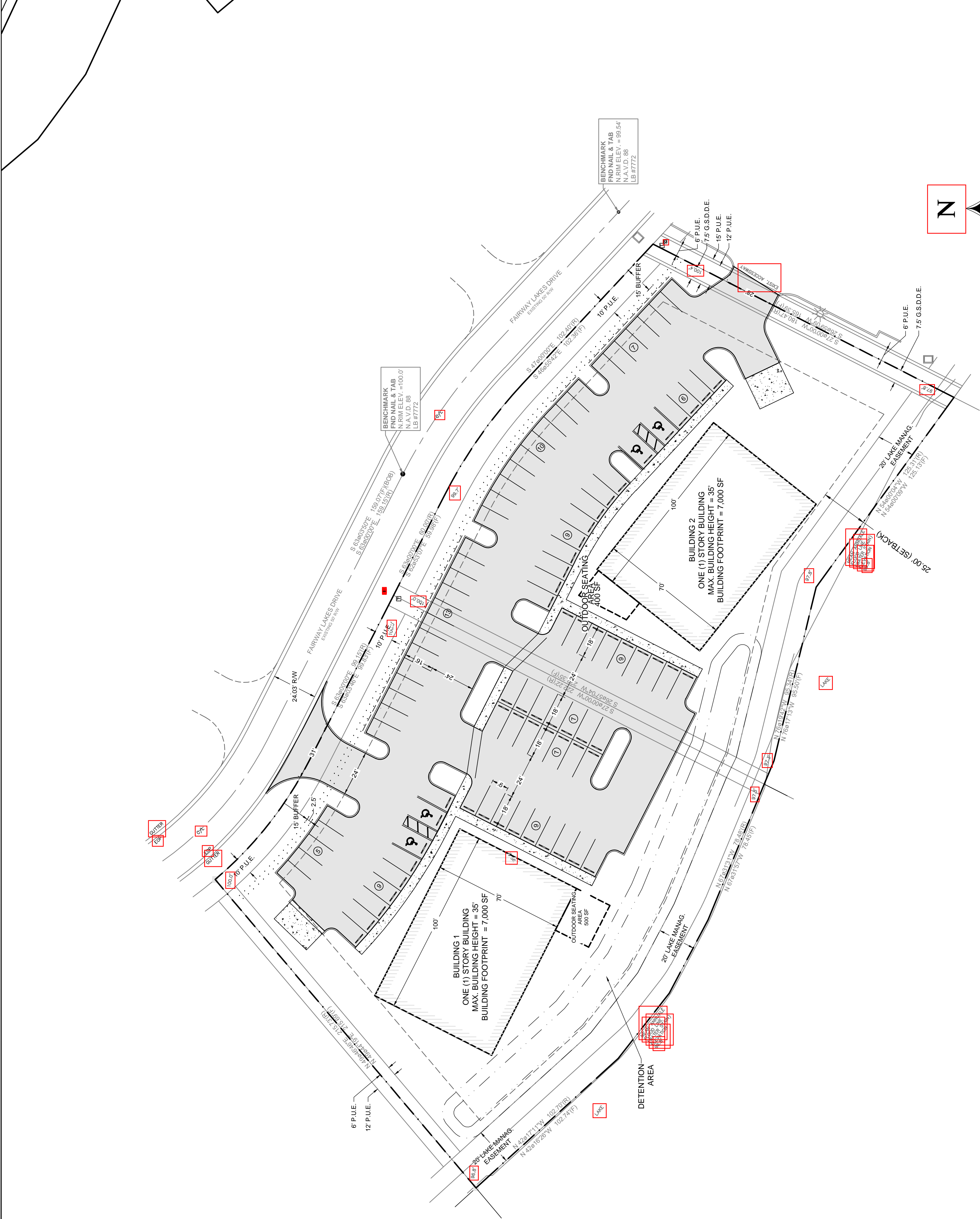
SHEET 1 OF 1



GATEWAY-DESANCTIS

LOCATED IN SECTION 07, TOWNSHIP 45 -S, RANGE 26 -E, LEE COUNTY, FLORIDA

CONCEPT PLAN C-2



LOCATION MAP

ZONING

GENERAL OFFICE DISTRICT  
GATEWAY PLANNED UNIT DEVELOPMENT

PARCEL No. & ADDRESS

07-45-26-070000-A0020  
07-45-26-070000-A0030  
11960, 11950 FAIRWAY LAKES DRIVE  
FORT MYERS, FL.

PROJECT ACREAGE

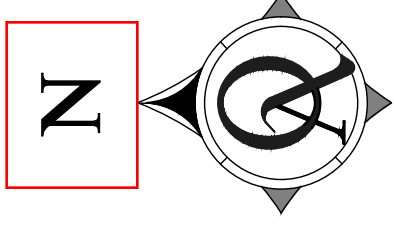
2.2 ACRES (95,950 SF)

PROJECT INTENSITY

BUILDING 1  
OFFICE 7,000 SF  
BUILDING 2  
OFFICE 4,500 SF  
RESTAURANT 2,500 SF  
OUTDOOR SEATING 400 SF

PARKING SPACES

MULTI-USE OF OFFICE & RESTAURANT  
OFFICE = 33 SPACES  
RESTAURANT = 37 SPACES  
TOTAL SPACES REQUIRED = 70 SPACES  
TOTAL SPACES PROVIDED = 91 SPACES  
INCLUDING 4 DISABLE PARKING SPACES



**Quatrone & Associates, Inc.**  
Engineers, Planners, & Development Consultants  
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QALnc.net

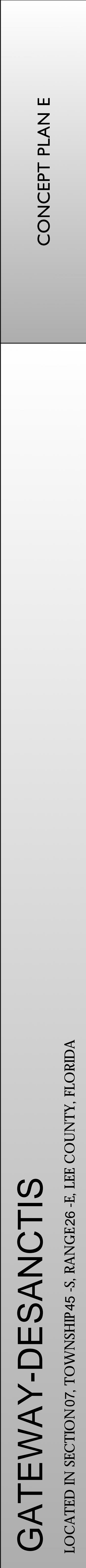


**GATEWAY-DESANCTIS**

LOCATED IN SECTION 07, TOWNSHIP 45 -S, RANGE 26 -E, LEE COUNTY, FLORIDA

**GATEWAY-DESANCTIS**

LOCATED IN SECTION 07, TOWNSHIP 45 -S, RANGE 26 -E, LEE COUNTY, FLORIDA

[illegible][illegible]

# **ZONING**

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GENERAL OFFICE DISTRICT  
GATEWAY PLANNED UNIT DEVELOPMENT

**PARCEL No. & ADDRESS**

07-45-26-070000-A0020  
07-45-26-070000-A0030  
11960, 11950 FAIRWAY LAKES DRIVE  
FORT MYERS, FL.

**ZONING**

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**PARCEL No. & ADDRESS**

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FORT MYERS, FL.

**ZONING**

GENERAL OFFICE DISTRICT  
GATEWAY PLANNED UNIT DEVELOPMENT

**PARCEL No. & ADDRESS**

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07-45-26-070000-A0030  
11960, 11950 FAIRWAY LAKES DRIVE  
FORT MYERS, FL.

**PROJECT ACREAGE**

2.2 ACRES (95,950 SF)

**ZONING**

GENERAL OFFICE DISTRICT  
GATEWAY PLANNED UNIT DEVELOPMENT

**PARCEL No. & ADDRESS**

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07-45-26-070000-A0030  
11960, 11950 FAIRWAY LAKES DRIVE  
FORT MYERS, FL.

**PROJECT ACREAGE**

2.2 ACRES (95,950 SF)

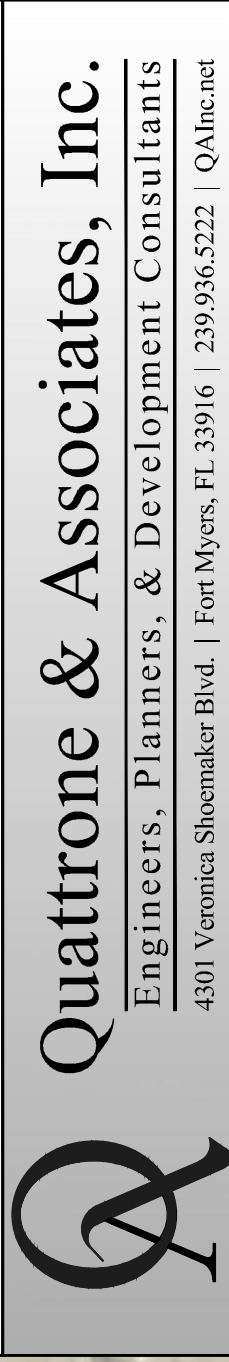
<b><u>ZONING</u></b>	GENERAL OFFICE DISTRICT GATEWAY PLANNED UNIT DEVELOPMENT
<b><u>PARCEL No. &amp; ADDRESS</u></b>	07-45-26-070000-A0020 07-45-26-070000-A0030 11960, 11950 FAIRWAY LAKES DRIVE FORT MYERS, FL.
<b><u>PROJECT ACREAGE</u></b>	2.2 ACRES (95,950 SF)
<b><u>PROJECT INTENSITY</u></b>	BUILDING 1 OFFICE
	8,250 SF

<b><u>ZONING</u></b>	GENERAL OFFICE DISTRICT GATEWAY PLANNED UNIT DEVELOPMENT
<b><u>PARCEL No. &amp; ADDRESS</u></b>	07-45-26-070000-A0020 07-45-26-070000-A0030 11960, 11950 FAIRWAY LAKES DRIVE FORT MYERS, FL.
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<b><u>PROJECT ACREAGE</u></b>	2.2 ACRES (95,950 SF)
<b><u>PROJECT INTENSITY</u></b>	
BUILDING 1	8,250 SF
OFFICE	
BUILDING 2	5,950 SF
OFFICE	
RESTAURANT	2,450 SF
OUTDOOR SEATING	640 SF
<b><u>PARKING SPACES</u></b>	
MULTI-USE OF OFFICE & RESTAURANT	
OFFICE	= 41 SPACES
RESTAURANT	
3,090 SF (12.5 SP/1,000 SF)	= 39 SPACES

<b><u>ZONING</u></b>	GENERAL OFFICE DISTRICT GATEWAY PLANNED UNIT DEVELOPMENT
<b><u>PARCEL No. &amp; ADDRESS</u></b>	07-45-26-070000-A0020 07-45-26-070000-A0030 11960, 11950 FAIRWAY LAKES DRIVE FORT MYERS, FL.
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BUILDING 1	8,250 SF
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<b><u>PARCEL No. &amp; ADDRESS</u></b>	07-45-26-070000-A0020 07-45-26-070000-A0030 11960, 11950 FAIRWAY LAKES DRIVE FORT MYERS, FL.
<b><u>PROJECT ACREAGE</u></b>	2.2 ACRES (95,950 SF)
<b><u>PROJECT INTENSITY</u></b>	
BUILDING 1	
OFFICE	8,250 SF
BUILDING 2	
OFFICE	5,950 SF
RESTAURANT	2,450 SF
OUTDOOR SEATING	640 SF
<b><u>PARKING SPACES</u></b>	
MULTI-USE OF OFFICE & RESTAURANT	
OFFICE	14,200 SF (1 SP/350 SF)
RESTAURANT	3,090 SF (12.5 SP/1,000 SF)
	= 41 SPACES
	= 39 SPACES
	= 80 SPACES
	= 83 SPACES
TOTAL SPACES REQUIRED	
TOTAL SPACES PROVIDED	
INCLUDING 4 DISABLE PARKING SPACES	



**Quattrone & Associates, Inc.**  
Engineers, Planners, & Development Consultants  
4301 Veronica Sheenmaker Blvd. | Fort Myers, FL 33916 | 239.956.6322 | QAMc.net

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## PROPERTY DISCLAIMER

•**Licensed Real Estate Brokers** • Information contained herein has been obtained from the owner of the property and from other resources that we deem reliable including County Appraiser's Office and Zoning and Planning Departments. We have no reason to doubt the information's accuracy, but we do not warrant or represent that the information contained in this Brochure is accurate and definitive. **It is your responsibility to independently confirm the property's information accuracy and completeness.** Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the stability of the property for your records and purchase. This offer may be amended or withdrawn at any time without notice. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.

## OFFICES

### TAMPA OFFICE

24754 SR 54  
LUTZ, FL 33559



### BOKEELIA OFFICE

PO BOX 420 (7101 CAPRI LN)  
BOKEELIA, FL 33922



Noel E. Andress, CCIM

Owner/Director

PH: 239-283-1717 or Direct: 239-994-0624

nandress@comcast.net

Sage N. Andress, ALC, CCIM

Tampa Director

PH: 813-416-4254

Sage.sunmark@outlook.com

