



*Seneca*  
at Oak Creek

*Del Webb*  
OAK CREEK



BAYSHORE RD. AADT: 25,500±

# CHAPEL CREEK COMMERCIAL 4.54

FORT MYERS, FL

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.



# OFFERING SUMMARY

**Address:** 7701 Bayshore Road  
N. Fort Myers, FL 33917

**County:** Lee

**Property Size:** 4.54± Acres | 197,762 SF

**Zoning:** CPD

**Future Land Use:** Suburban

**Permits in Place:** ERP, ACOE

**Utilities:** All available with sufficient capacity

**Parcel ID:** 20-43-25-L3-U1736.5520

**Tax Information:** \$3,529 (2022)

LIST PRICE

**\$1,977,624 | \$10 PSF**

**LSI**  
COMPANIES

Land  
Solutions

LSI  
COMMERCIAL

Development  
Solutions

## SALES EXECUTIVE



**Christi Pritchett, CCIM**  
Sales Associate



## 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.

**Christi Pritchett, CCIM** -cpritchett@lsicompanies.com  
**941-916-9525**

[WWW.LSICOMPANIES.COM](http://WWW.LSICOMPANIES.COM)



## PROPERTY HIGHLIGHTS

DOWNTOWN  
FORT MYERS



- 4.54± Acres of prime commercial land with ACOE and SFWMD ERP permits in place.
- Approved for 60,000 square feet of commercial uses, of which a maximum of 30,000 square feet may be commercial retail.
- Adjacent to Del Webb Oak Creek, a new age-restricted development by Pulte Homes, and Seneca at Oak Creek, an age 55+ rental community by Sage Communities with 184 one-story apartments. Construction is underway for both projects simultaneously.
- Within close proximity of over 23,000+ planned residential units within the Bayshore Road corridor.
- Located less than a mile west of the I-75 & Bayshore Road interchange and is within close proximity to a shopping center anchored by Publix supermarket.





Per Lee County zoning ordinance Z-08-11A and subsequent amendments, the following uses are allowed:

- General Office
- Medical Office
- Convenience Food & Beverage
- Drive-through
- Drugstore, Pharmacy
- EMS, Fire or Sheriff's Office
- Essential Services
- Grocery/Food Stores
- Fast Food Restaurant
- Hardware Store
- Healthcare Facilities
- Laundry and Dry Cleaning
- Repair Shops
- Restaurants
- Self-Service Fuel Pumps
- Specialty Retail Shops

## I-75 BAYSHORE ROAD INDUSTRIAL PARK

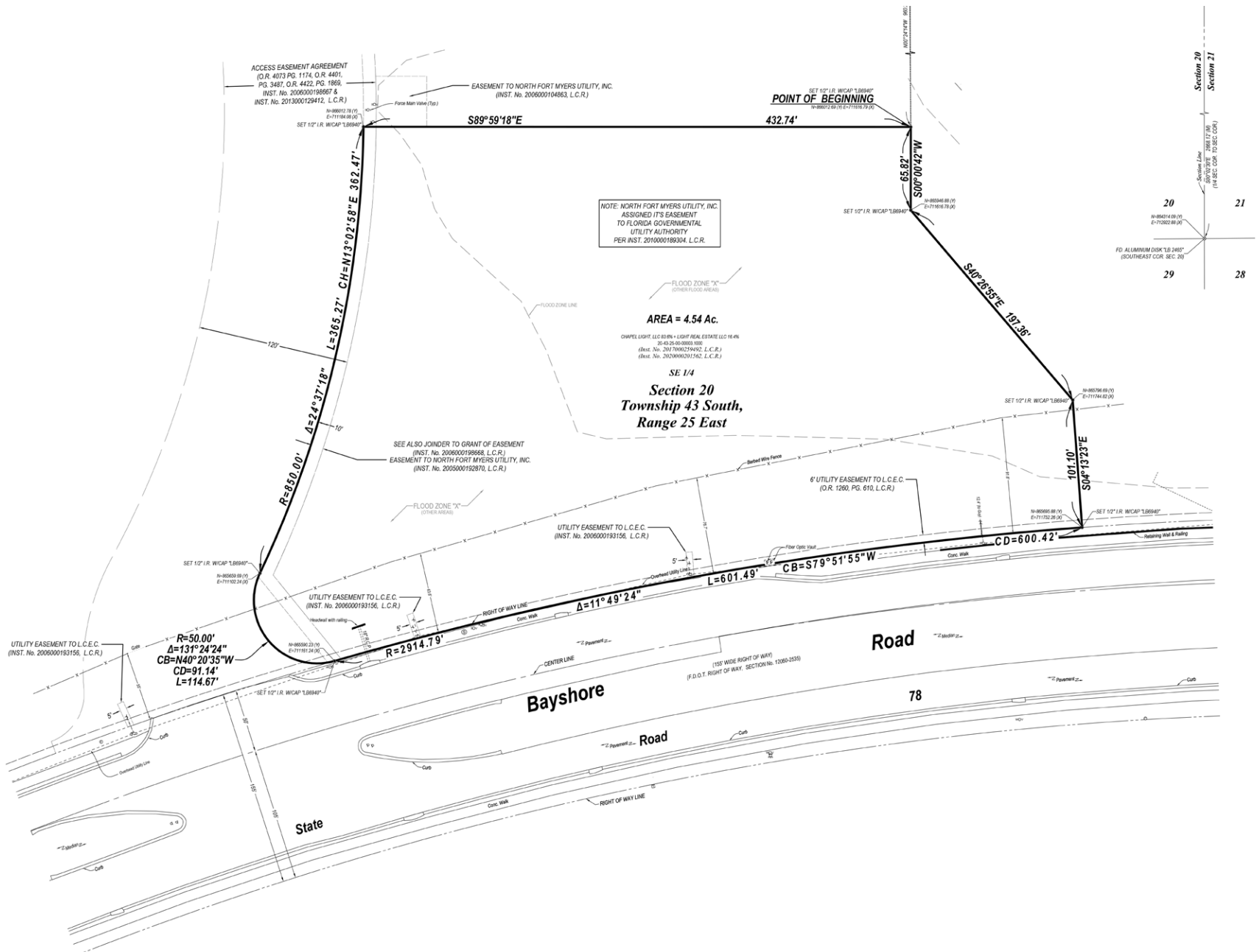


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# PROPERTY SURVEY





# DEL WEBB & SENECA AT OAK CREEK

## MASTER PLAN





## DEL WEBB & SENECA AT OAK CREEK PROJECTS UPDATE

### Seneca

*at Oak Creek* a 55+ Rental Community by Sage Communities was designed to fulfill an untapped demand in Southwest Florida for an age-restricted rental community for active adults and their dynamic lifestyle.

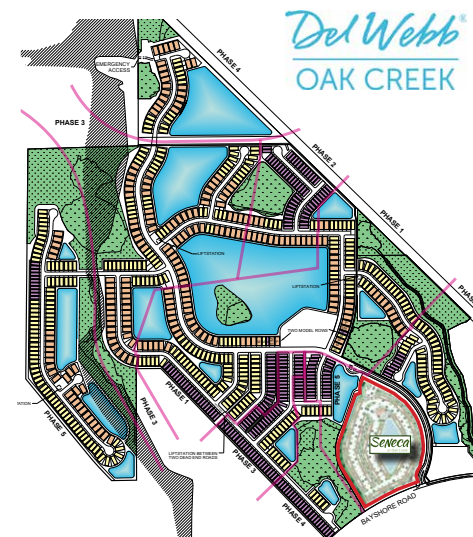
The vertical construction of Seneca was successfully completed in April 2022. Pre-leasing commenced in the third quarter of 2022, resulting in full leasing of 50% of the units as of December 2023.

**Seneca at Oak Creek is located in front of Del Webb Oak Creek, a for-sale, age 55+ residential community with 821 homes under construction by Pulte Homes.**

*Del Webb*® is PulteGroup's premier brand name for its age-restricted communities. Founded in 1928, the Del E. Webb Corporation was purchased by Pulte in 2001.

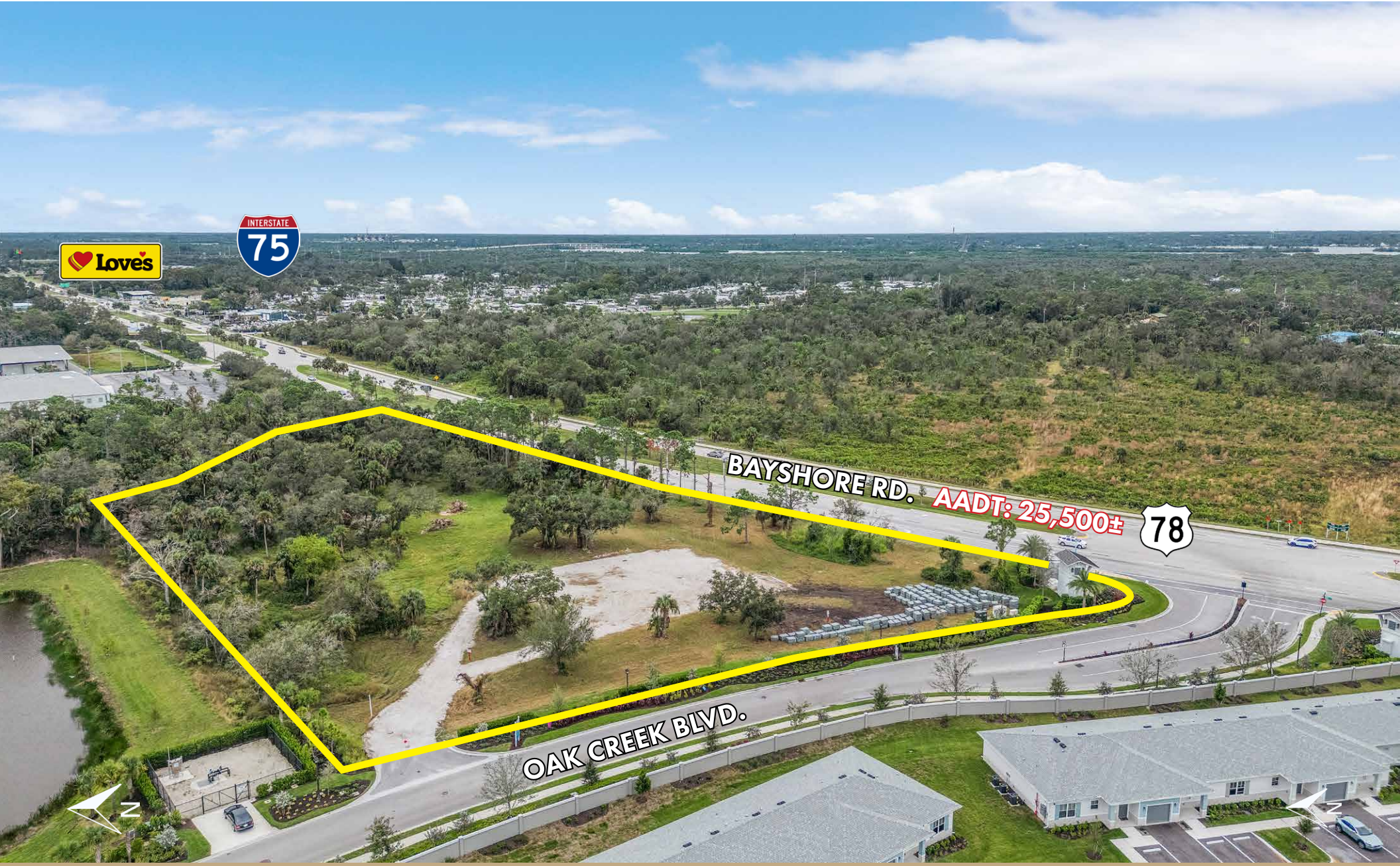


The success of the active adult community concept brought a new kind of eminence to the Del Webb Corporation when it launched in 1960. Since combining with Del Webb in 2001 and later merging with Centex, Pulte has become one of the nation's largest homebuilders, with a size, geographic presence, and product portfolio unrivaled in the homebuilding industry.



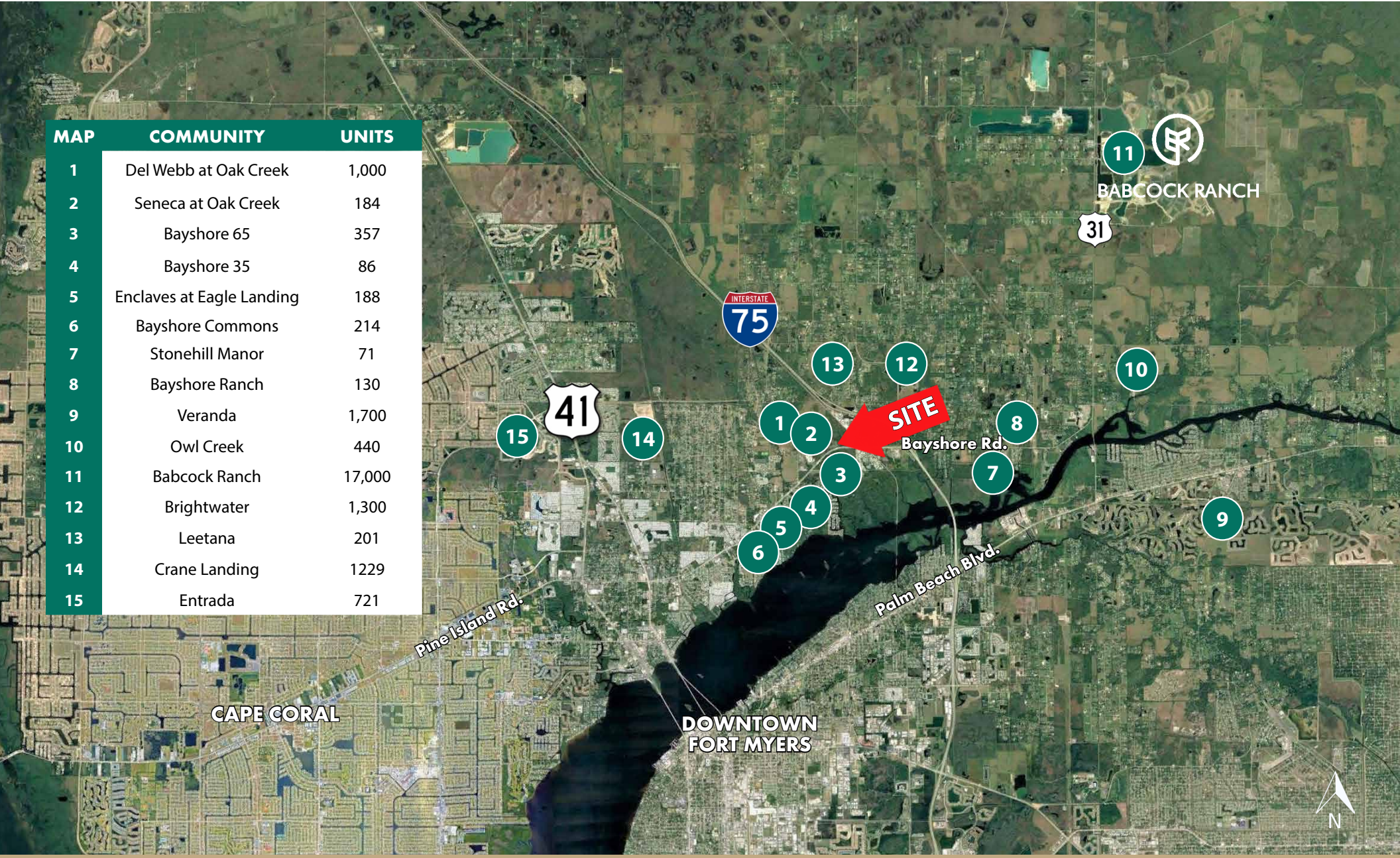


**PROPERTY AERIAL**



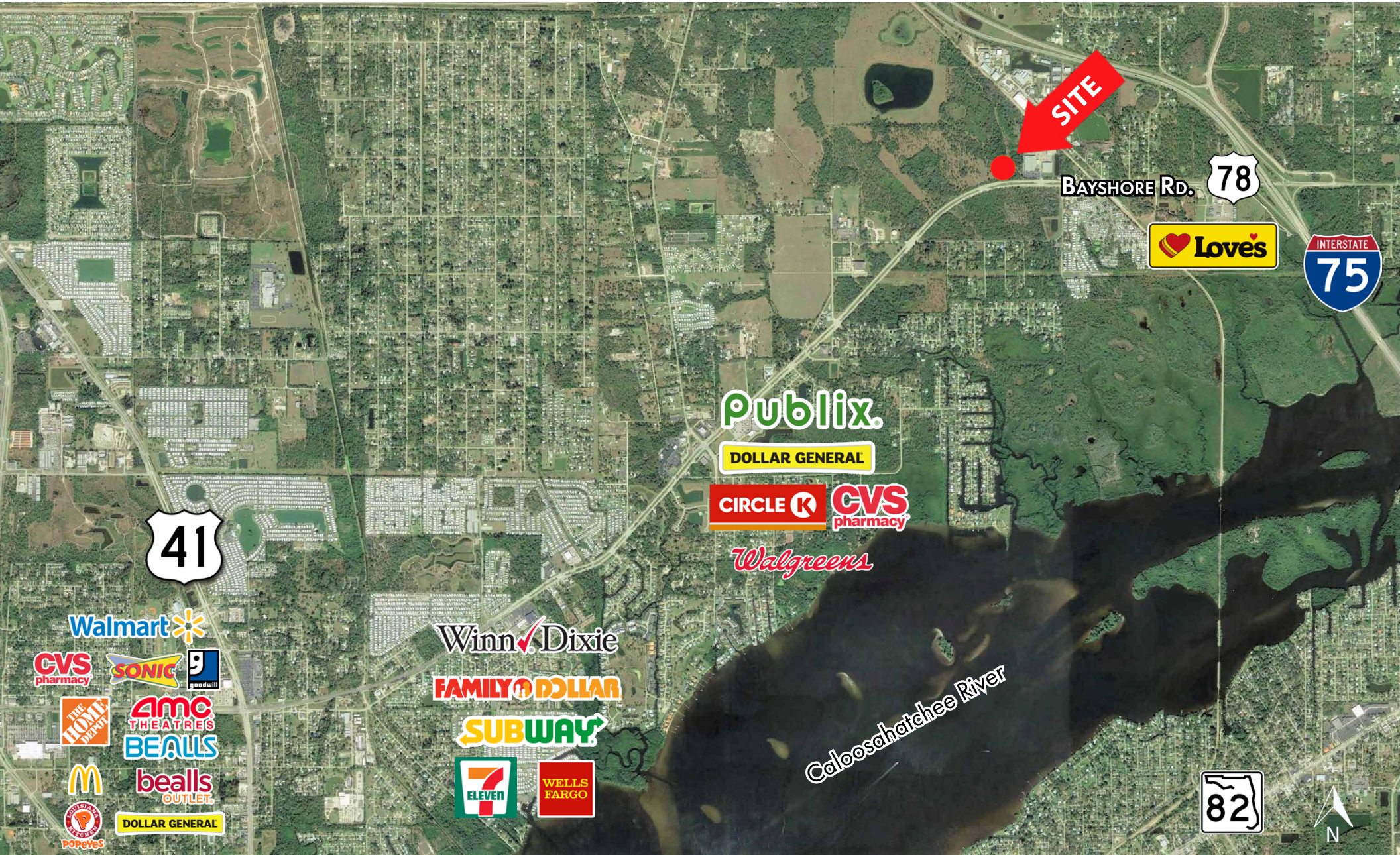


MAP	COMMUNITY	UNITS
1	Del Webb at Oak Creek	1,000
2	Seneca at Oak Creek	184
3	Bayshore 65	357
4	Bayshore 35	86
5	Enclaves at Eagle Landing	188
6	Bayshore Commons	214
7	Stonehill Manor	71
8	Bayshore Ranch	130
9	Veranda	1,700
10	Owl Creek	440
11	Babcock Ranch	17,000
12	Brightwater	1,300
13	Leetana	201
14	Crane Landing	1229
15	Entrada	721



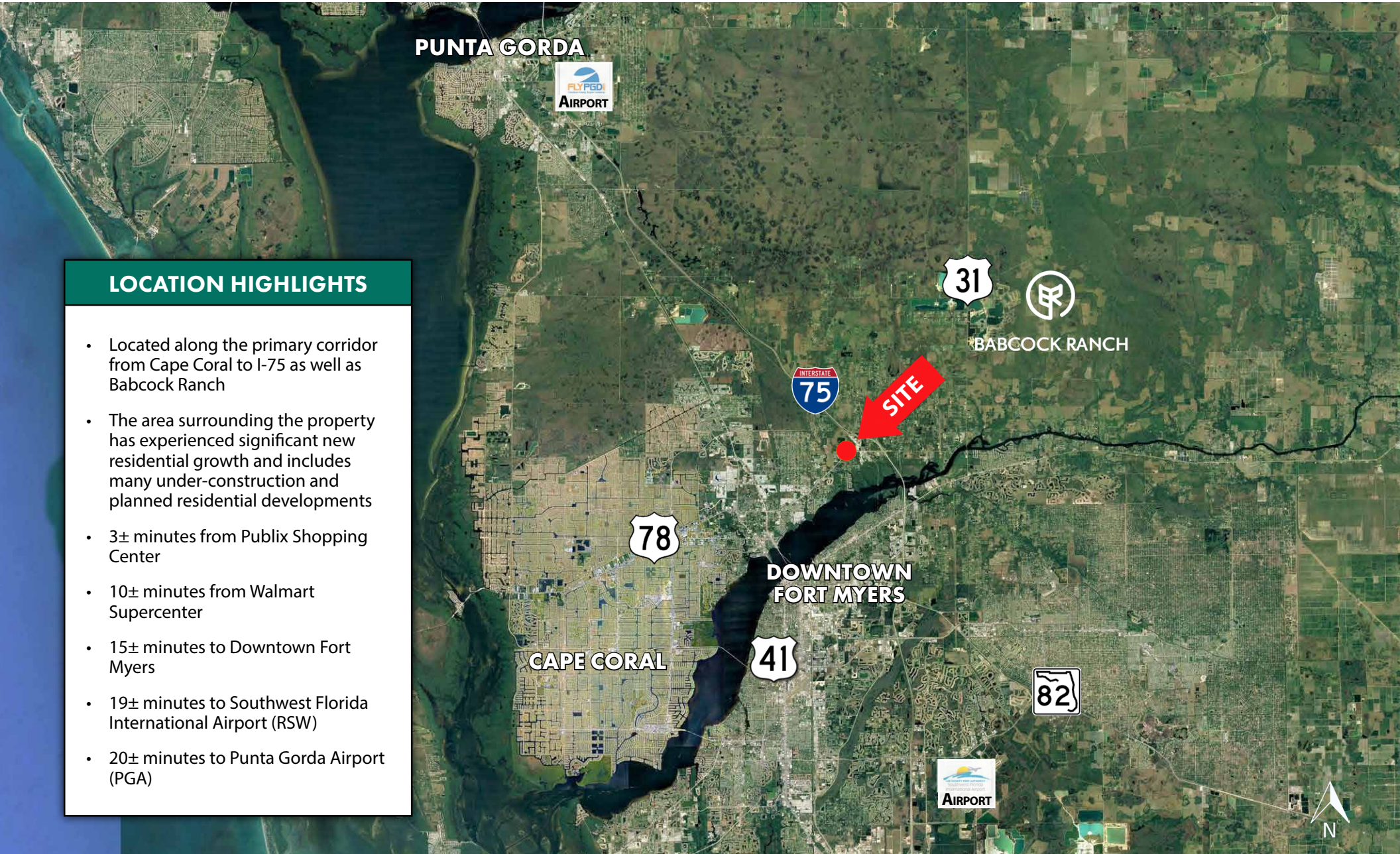


# RETAIL MAP





## LOCATION MAP

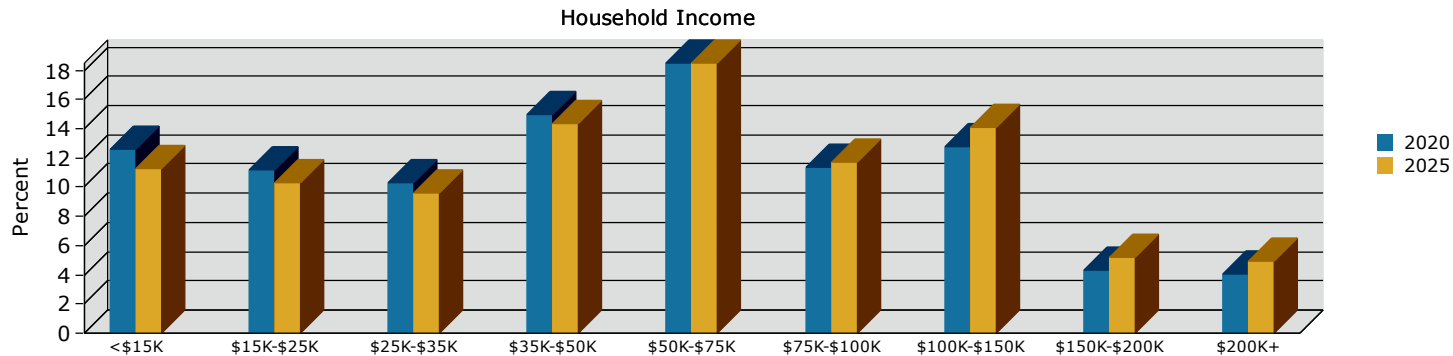
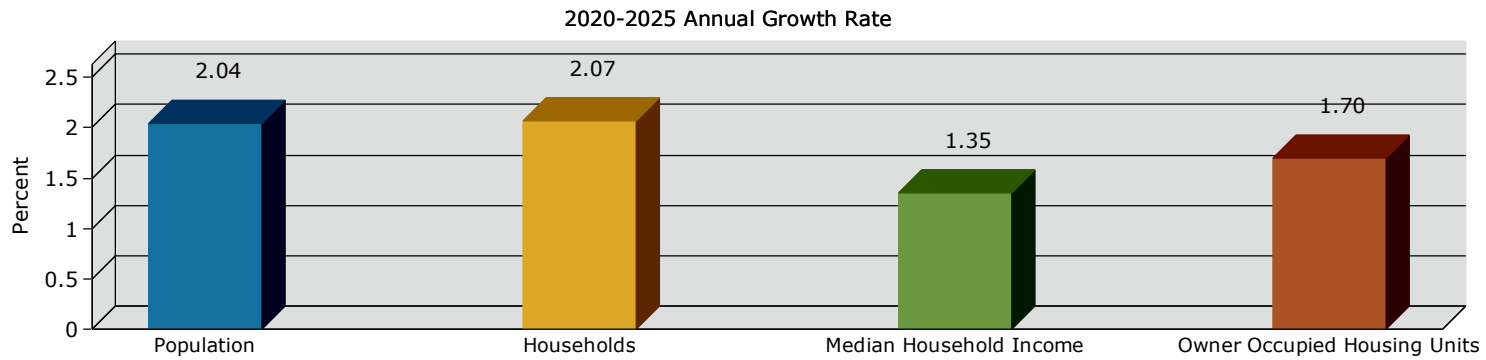


### LOCATION HIGHLIGHTS

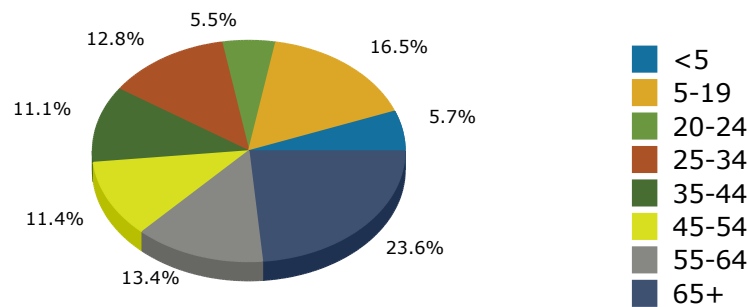
- Located along the primary corridor from Cape Coral to I-75 as well as Babcock Ranch
- The area surrounding the property has experienced significant new residential growth and includes many under-construction and planned residential developments
- 3± minutes from Publix Shopping Center
- 10± minutes from Walmart Supercenter
- 15± minutes to Downtown Fort Myers
- 19± minutes to Southwest Florida International Airport (RSW)
- 20± minutes to Punta Gorda Airport (PGA)



## AREA DEMOGRAPHICS



2020 Population by Age







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## LIMITATIONS AND DISCLAIMERS

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