



THE TAILOR APARTMENTS
(384 UNITS)

POTENTIAL
COMMERCIAL DEVELOPMENT

HANSON STREET

ORTIZ AVE. AADT 17,300±

LSI
COMPANIES

OFFERING MEMORANDUM

ORTIZ AVE - LOT 4

COMMERCIAL DEVELOPMENT OPPORTUNITY

OFFERING SUMMARY

Location: Ortiz Ave. North of Colonial Blvd.
Fort Myers, FL 33905

County: Lee County

Property Type: Vacant Commercial Land

Size: 10.01± Acres | 436,036± Sq. Ft.

Zoning: CG (Commercial General)

Future Land Use: Traditional Community

Utilities: Water, sewer, and electric in close proximity

Strap Number: 28-44-25-P2-01000.0040

LEASE RATE

PLEASE INQUIRE ABOUT LEASE RATES

LSI COMPANIES

Land
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COMMERCIAL

Development
Solutions

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Eric Edwards, CCIM
Sr. Broker Associate



Drew Davis
Research & 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.

Eric Edwards, CCIM - eedwards@lsicompanies.com | (239) 877.3958

Drew Davis - ddavis@lsicompanies.com | (239) 489.4066

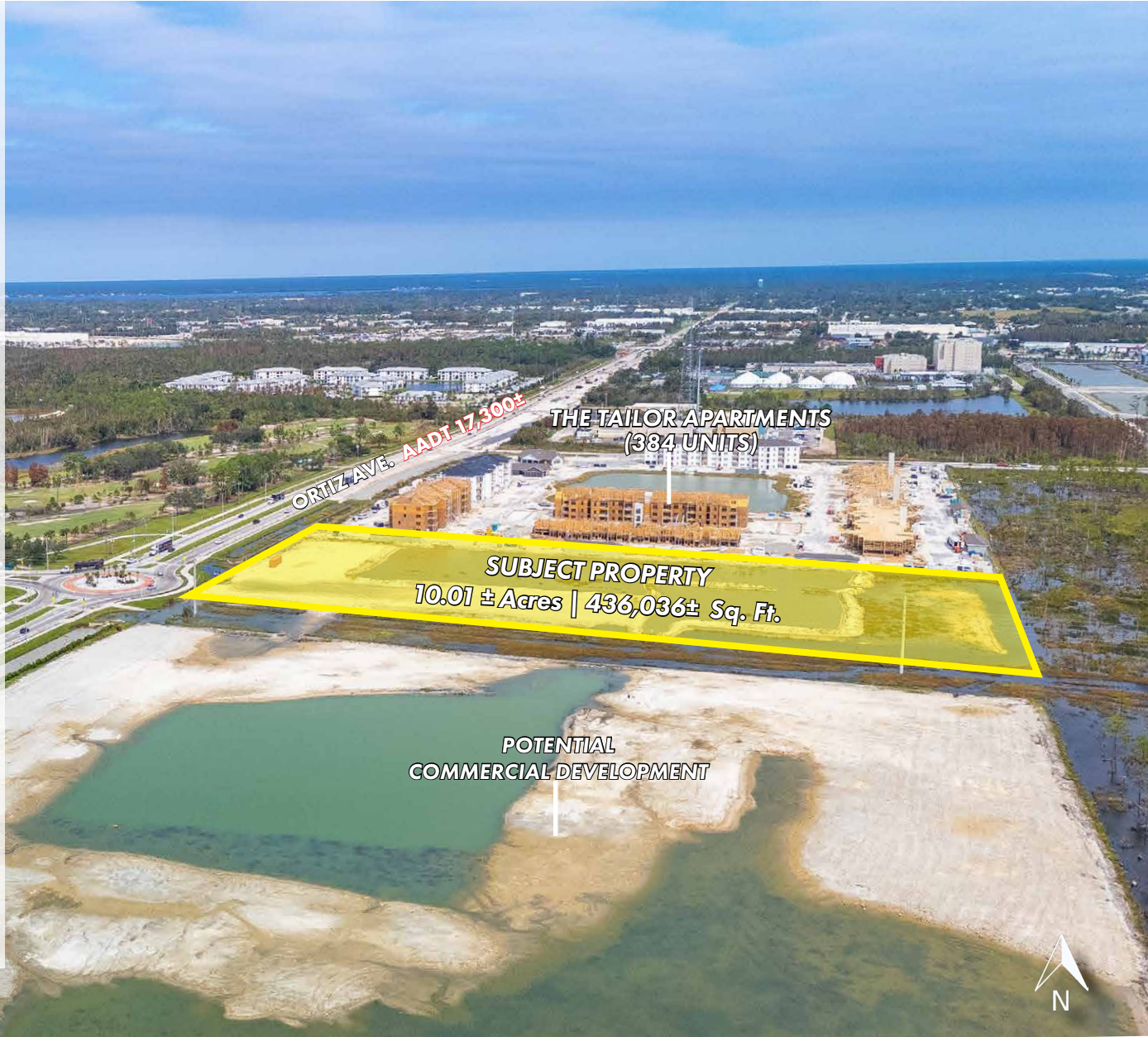
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LSI Companies is pleased to present Ortiz Avenue Lot #4, a prime 10± acre development opportunity in the City of Ft. Myers, FL.

This premier property, uniquely situated between two of the region's major transportation corridors, Colonial Boulevard and SR-82, benefits from high traffic exposure and excellent accessibility, providing developers and investors a rare chance to acquire a significant tract of land in one of the fastest-growing sub-markets.

Positioned less than five minutes from the I-75 and Colonial Boulevard interchange, Ortiz Avenue Lot #4 is optimally located near a network of established commercial centers anchored by prominent national retailers, including Publix, Walmart, Target, BJ's Wholesale Club, Lowe's, and TopGolf.

Alongside its advantageous location, Ortiz Avenue Lot #4 is characterized by its broad range of permissible uses and high densities, accommodating various commercial and residential developments. With the surrounding areas ongoing expansion coupled with the increasing scarcity of larger tracts, this property is ideally suited for developers and investors to deliver innovative projects that respond to the evolving market demands.



PROPERTY HIGHLIGHTS

- 10.01± acres of prime commercial land well suited for future investment or development
- CG zoning permits a wide variety of commercial and residential uses
- With 480± linear feet of frontage on Ortiz Ave.
- Direct access to Hanson St. (AADT 15,200±) & Ortiz Ave (AADT 17,700±)
- Close proximity to SR-82 (AADT 53,000±) & Colonial Blvd (AADT 77,500±)
- Positioned less than 4± miles from Downtown Ft. Myers
- Situated in a high growth corridor and surrounded by amenities, attractions, and outdoor recreational activities
- The Traditional Community future land use designation allows for a base density of 25 DU/ Acre and a maximum density of 35 DU/ Acre

**DOWNTOWN
FORT MYERS**

**THE TAILOR APARTMENTS
(384 UNITS)**

SUBJECT PROPERTY
10.01 ± Acres | 436,036± Sq. Ft.

**POTENTIAL
COMMERCIAL DEVELOPMENT**

APPROVED USES



COMMERCIAL

- Animal Hospital
- Assisted Living
- Bank
- Car Wash
- College
- Convenience Store
- Day Care
- Garden Center
- Health Club
- Hotel
- Indoor Commercial Recreation
- Medical Centers
- Medical Office
- Parks
- Pharmacy
- Professional Office
- Repair Services
- Residential- Multifamily
- Residential- Townhouse
- Research Testing/ Development Labs
- Restaurant
- Retail
- Self- Storage
- Surgery Centers

PROPERTY AERIAL



ORTIZ AVE. AADT 17,300±

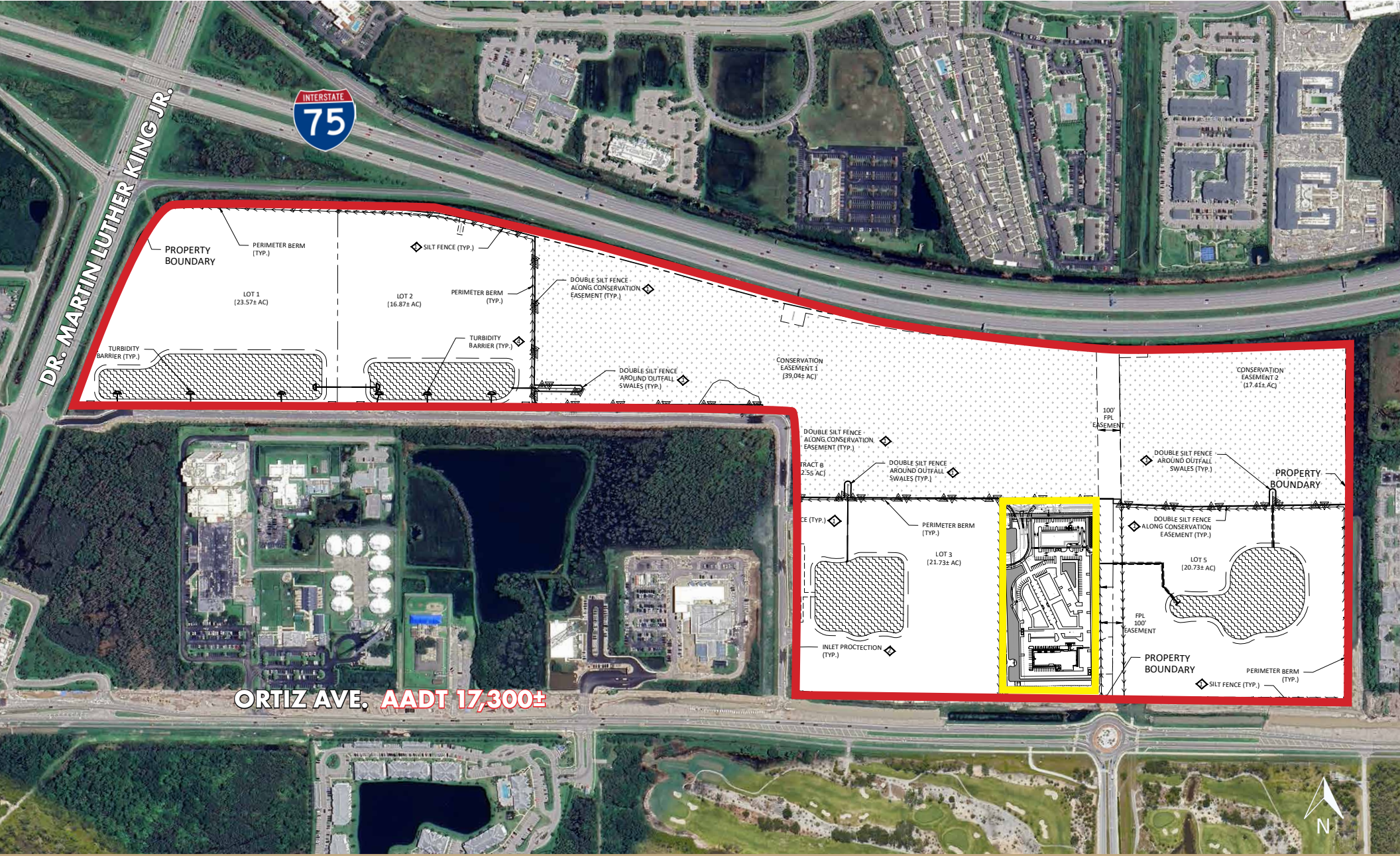
HANSON STREET

**POTENTIAL
COMMERCIAL DEVELOPMENT**

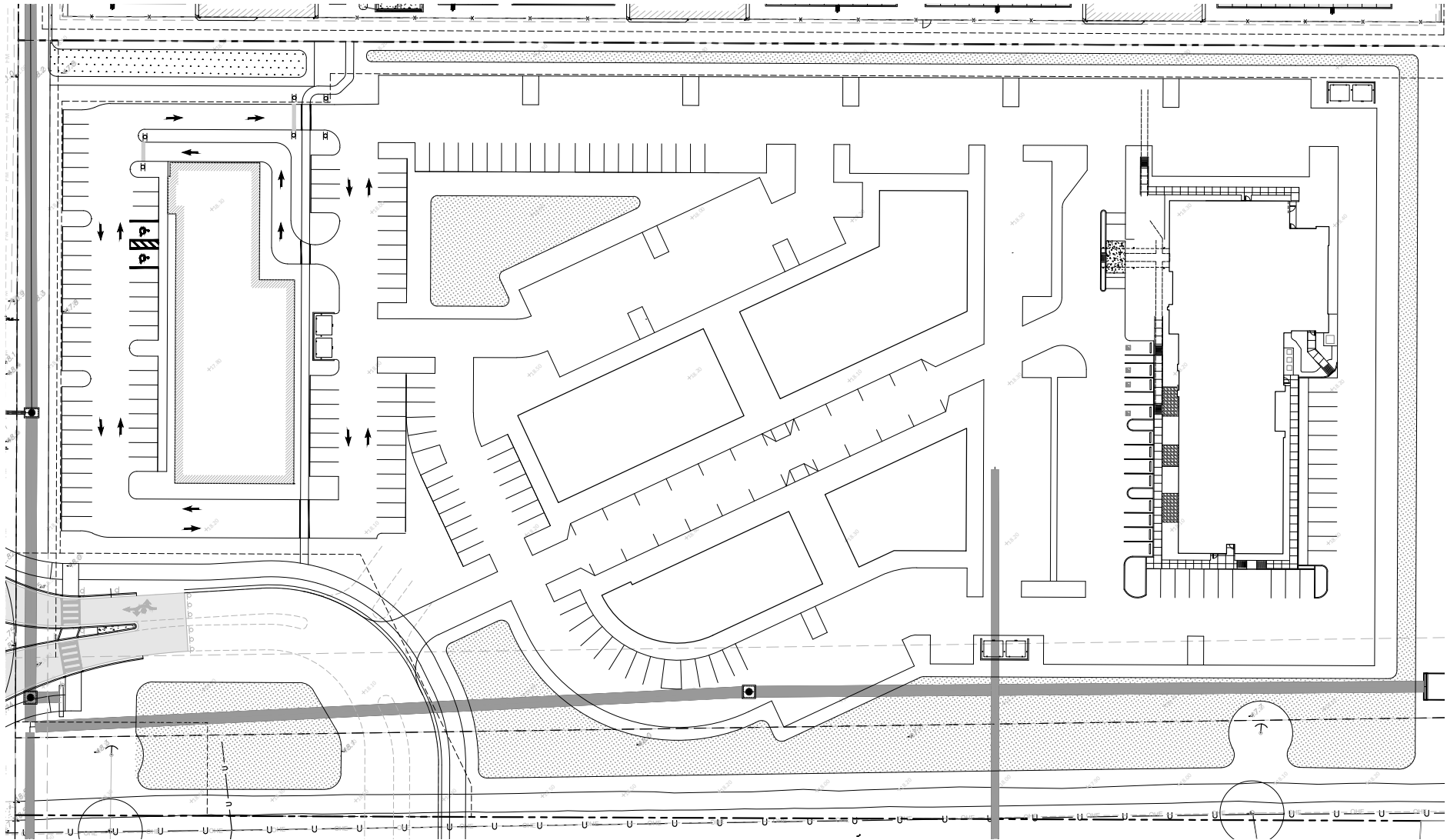
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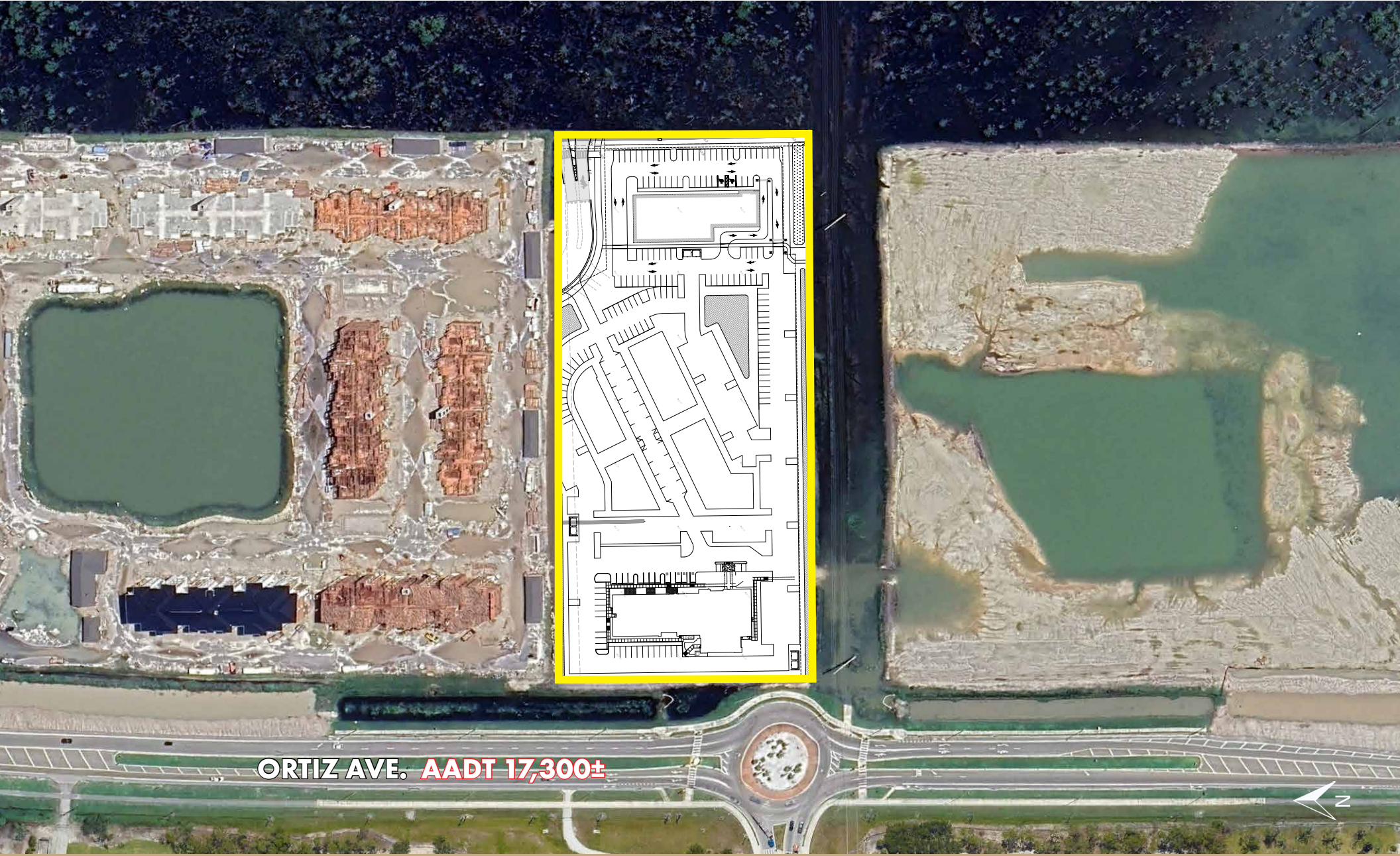




CONCEPT PLAN



CONCEPT PLAN OVERLAY



ORTIZ AVE. AADT 17,300±



NOTABLE SURROUNDING DEVELOPMENTS



	DEVELOPMENT	UNITS
1	Eastwood Village	2,600 Units
2	The Forum 428	1,014 Units
3	V2 Apartments	428 Units
4	The Mark At Colonial	404 Units
5	The Taylor	384 Units
6	Leo at Fort Myers	370 Units
7	Novo Gateway	364 Units
8	Lee Health Hospital	540,045 SF
9	Industrial Park	129,000 SF
10	Gerenzys RV World	54,000 SF

RETAIL MAP

DOWNTOWN FORT MYERS



HANSON STREET

82

INTERSTATE 75

ORTIZ AVE.

COLONIAL BLVD.

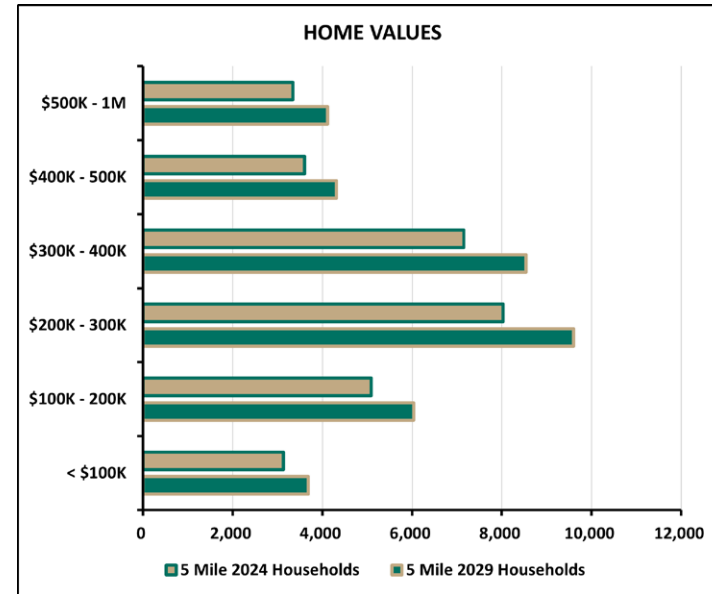
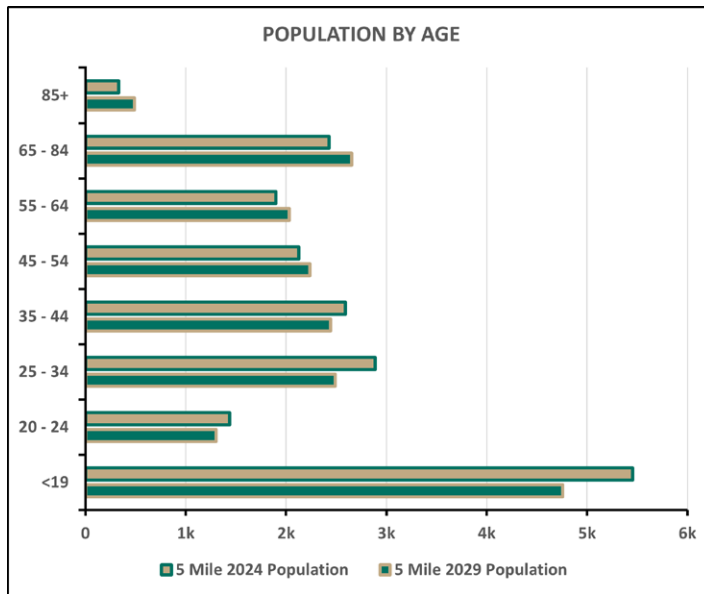
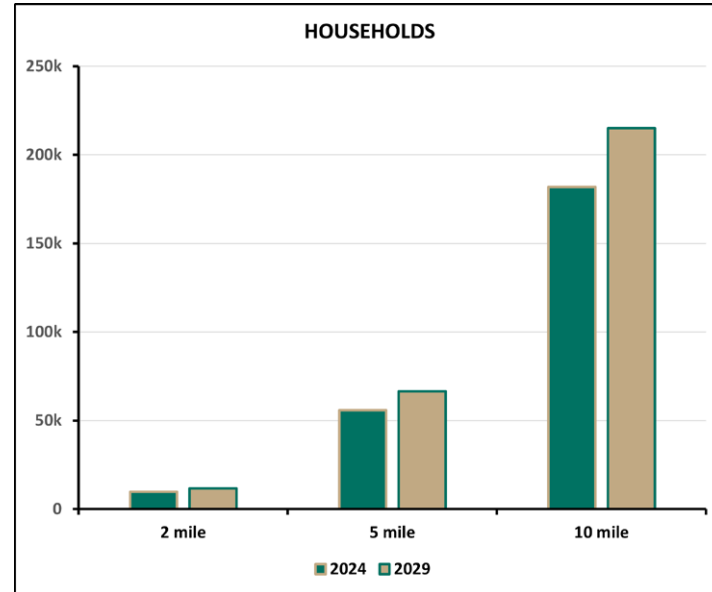
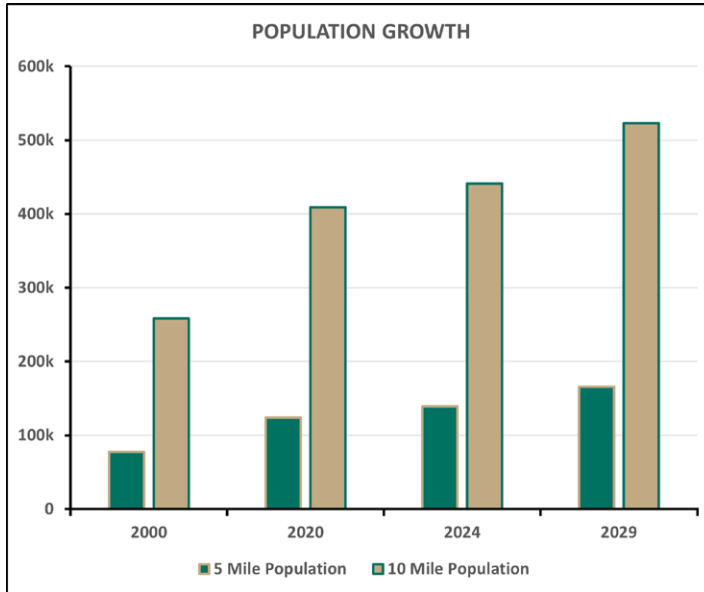
TOPGOLF



THE FORUM AT FORT MYERS

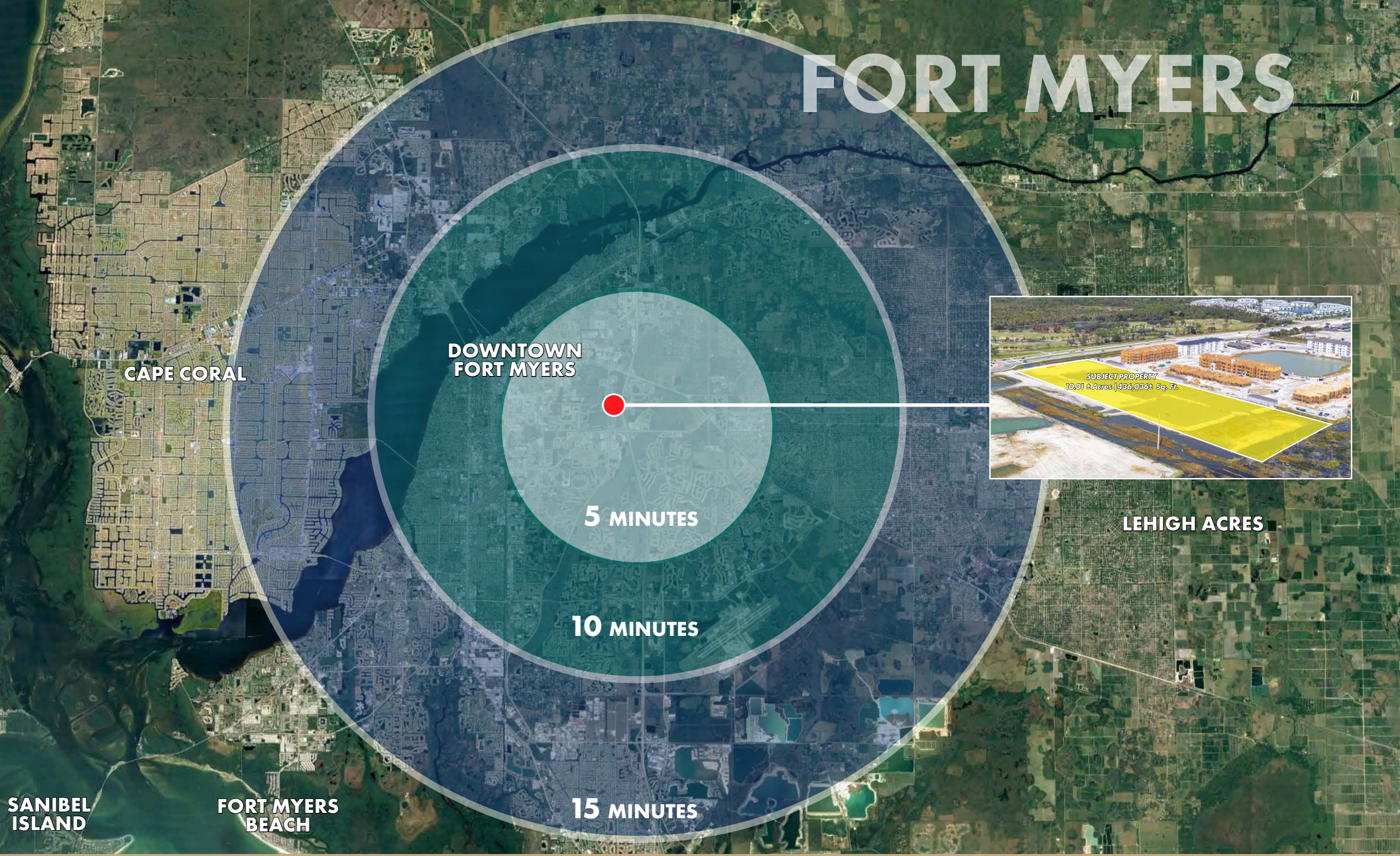
NOTABLE TENANTS

AREA DEMOGRAPHICS



DRIVE TIME MAP

FORT MYERS



**DOWNTOWN
FORT MYERS**

CAPE CORAL

5 MINUTES

10 MINUTES

15 MINUTES

LEHIGH ACRES

**FORT MYERS
BEACH**

**SANIBEL
ISLAND**

LOCATION MAP



- ### LOCATION HIGHLIGHTS
- 1.2± miles to I-75
 - 1.6± miles to The Forum Fort Myers
 - 3.6± miles to Downtown Fort Myers
 - 3.8± miles to US HWY 41
 - 4.2± miles to Lee Memorial Hospital
 - 6.2± miles to SWFL International Airport (RSW)





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