



LEE ROAD

amazon

ALICO ROAD - AADT 49,500±

DELIVERY WAY

DOMESTIC AVE.

**LSI**  
COMPANIES

OFFERING MEMORANDUM

**DOMESTIC AVE HEAVY INDUSTRIAL LOT 3&4**

24.94± ACRES VACANT INDUSTRIAL - FORT MYERS, FL



## PROPERTY SUMMARY

**Property Address:** 7958/7962 USA Industrial Drive  
(Lot 3 & 4)  
Fort Myers, FL 33912

**County:** Lee (*Unincorporated*)

**Property Type:** Vacant Industrial

**Property Size:** 24.94± Acres

**Entitlements:** Gator-Domestic Industrial Center  
(IPD/Z-21-016): Approved for up to  
700,000 Sq. Ft. of Development  
IPD: Alico Commerce Center

**Zoning:** IPD (*Industrial Planned Development*)

**Permits in Place:** (ERP) Permit No. 36-102320-P

**Utilities:** County Water/Sewer

LIST PRICE:

**\$30,000,000**

\$27.61 PSF

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

## SALES EXECUTIVES



**Justin Thibaut, CCIM**  
President & CEO



**Alexis North, CCIM**  
Sales Associate



**DIRECT ALL OFFERS TO:**

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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.



LSI Companies is pleased to present this unique, fully entitled industrial opportunity in Southwest, Florida.

Domestic Ave Heavy Industrial - Lots 3 & 4 are 24.94± acres within the Alico Road Corridor, which boasts AADT traffic counts of 49,500 and is one of the last remaining undeveloped parcels with heavy industrial approved uses. The property is part of an overall 88± acre Industrial Planned Development (Gator-Domestic Industrial Center IPD) and has existing entitlements for the development of 700,000 sq. ft. following a 2021 zoning resolution (Z-21-016). Comprised of 24.94± acres, delivered filled to grade, road, utility infrastructure in place, and off-site stormwater management in place.

The site is located in the center of the tri-county area of Lee, Collier, and Charlotte counties and is minutes from I-75, US-41, and Southwest Florida International Airport (RSW). The site is surrounded by notable industrial and commercial users, including Amazon, Eastern Metal Supply Scotlynn, and more. Please refer to page 8. This offering provides an opportunity for large-scale industrial distribution facility, corporate headquarters, and rare heavy industrial uses for users seeking quick access to major thoroughfares. Its proximity to I-75 allows access to 62% of Florida within a 3± hour drive.





## PROPERTY HIGHLIGHTS

### SIZE

- 24.94± Acres

### ZONED

- Gator-Domestic Industrial Center IPD/  
Z-21-016
  - Approved for both Heavy and light Industrial Uses

### PROPERTY ACCESS

- Located along Gator Road
  - Privately owned and maintained
  - Multiple access points via private ROW under construction: Cadet Hanger Court and Future ROW USA Industrial Drive (see site plan page 8)

### DEVELOPMENT REGULATIONS

- Max building height: 45' Ft.
- Max site coverage: 40%
- Open space requirement: 15%
- Off-site storm water management & ERP in place
- Delivered filled to grade with utilities and road infrastructure in place

### ENTITLEMENTS

- The overall IPD is approved for up to 700,000 sq. ft. of heavy industrial and commercial development
- Potential to develop up to 434,554± Sq. Ft. on the subject parcel





## APPROVED USES

- Freight and Cargo Handling Establishments
- Cold Storage, Pre-Cooling, Warehouse, and Processing Plant
- Contractors and Builders (All groups)
- Building Material Sales
- Manufacturing Facilities, not limited to:
  - Electrical Machinery and Equipment
  - Rubber and Plastic Products
  - Textile Mill Products
  - Apparel Products
- Storage (Indoor, Open)
- Vehicle and Equipment Dealers (Group V: Construction)
- Warehouse (Mini, Private, Public)
- Transportation Services (Groups II, III, IV)
- Parking Lot (Accessory, Commercial, Public, Temporary)





## PROPERTY AERIAL



ESTERO

CARLOS POINT

S. TAMiami TRAIL 41

ALICO ROAD - AADT 49,500±

Deka  
BATTERIES

STORAGE KING USA  
SELF STORAGE

BEST  
BLOCK  
A QUIKRETE COMPANY

PRODUCTS  
FOLEY  
COMPANY

FORT ROCK

EWING  
OUTDOOR SUPPLY

SCP  
SCP Distributors LLC

US SIGN  
BILL CORPORATION

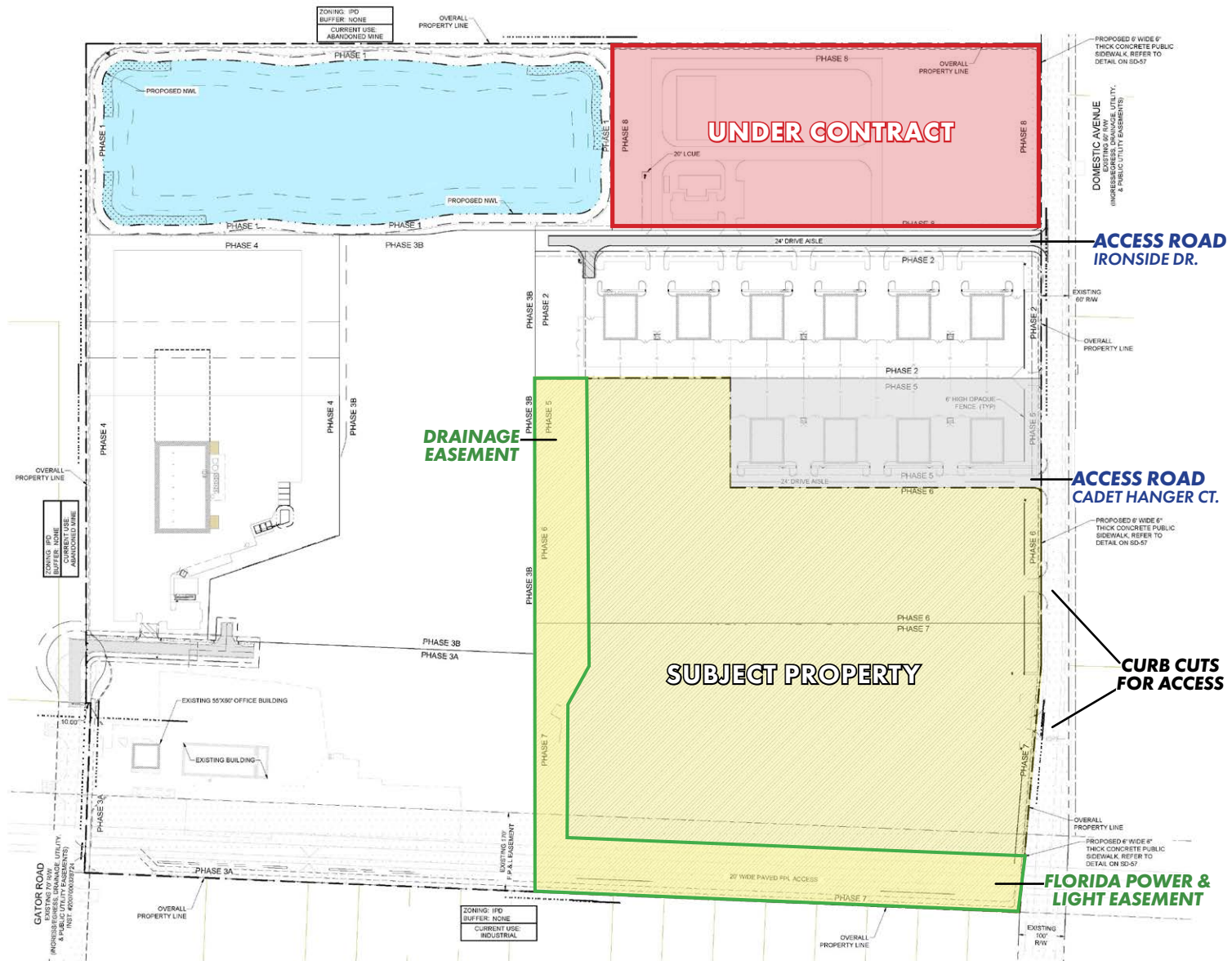
LEE AUTO  
GROUP

NEWCASTLE  
AVIATION

DOMESTIC AVE.



## SITE PLAN



**Adjacent northern parcel under construction for 12 industrial/Flex buildings. Estimated completion Q4 2025.**





## THREE OAKS EXTENSION

Three Oaks Parkway currently connects from Livingston Rd. in South Naples, through Imperial Pkwy in Bonita Springs, and ends at Alico Rd 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 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

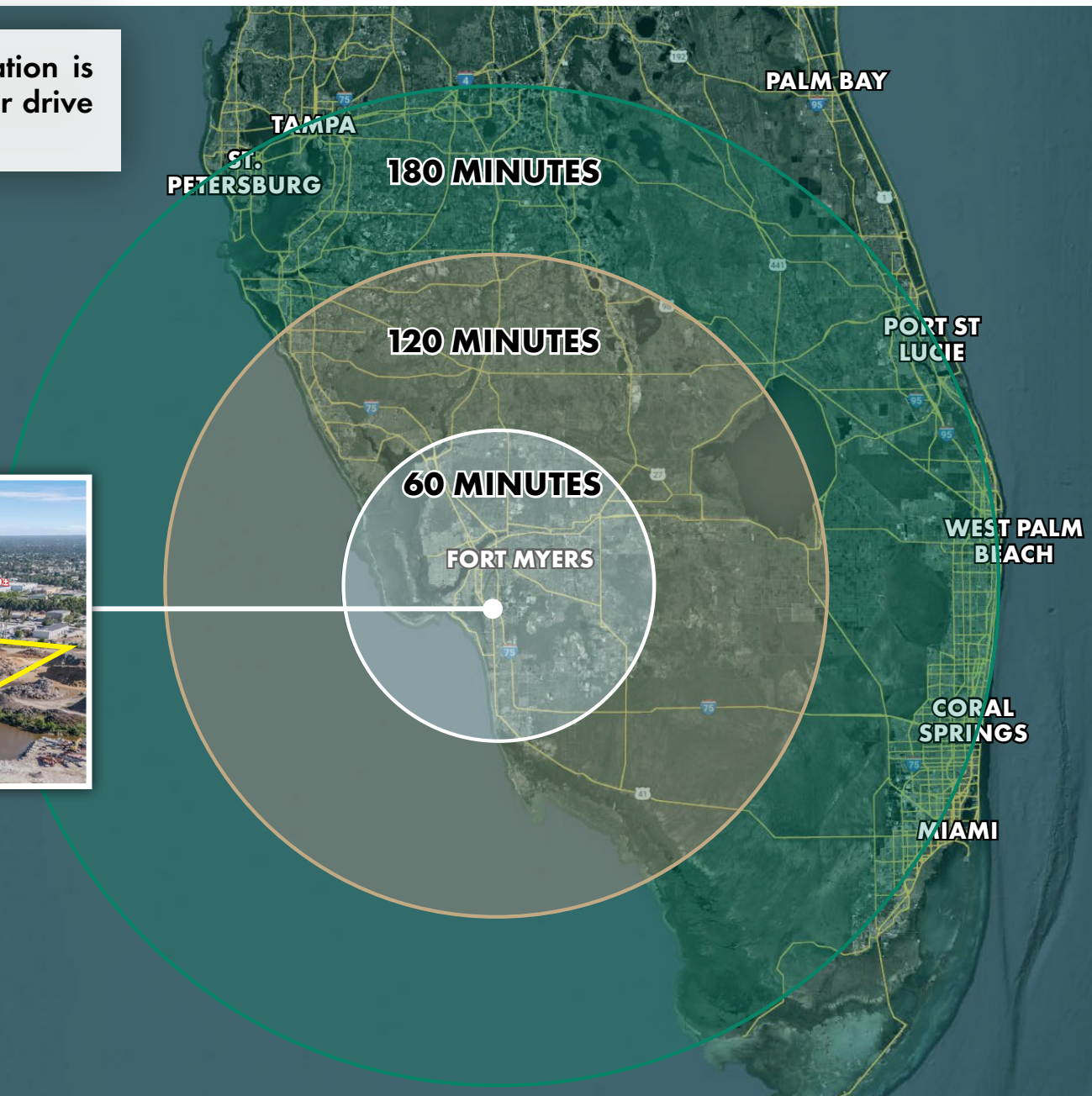
Phase 2 Segment  
Design complete late 2022  
Construction begins 2023  
Construction complete 2025-2026





## DISTRIBUTION RADIUS

62% of the Florida population is accessible within a 3± hour drive from the property.





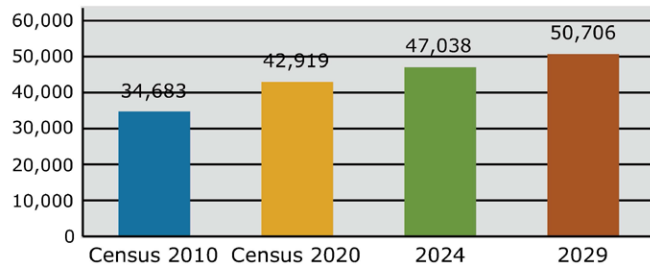
## ALICO ROAD DEVELOPMENT MAP



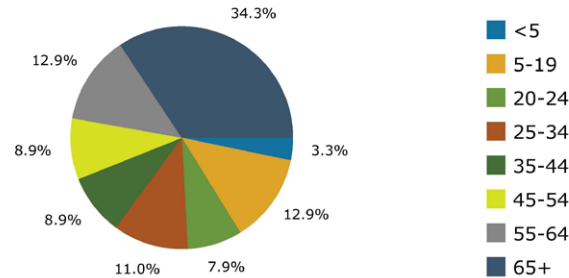


## AREA DEMOGRAPHICS

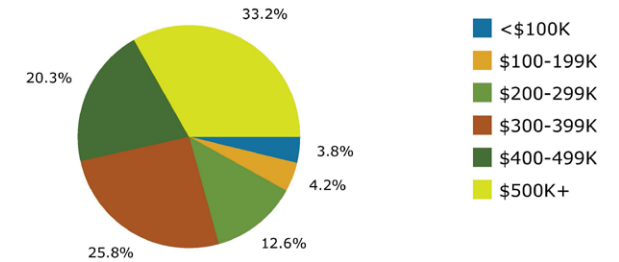
### Households



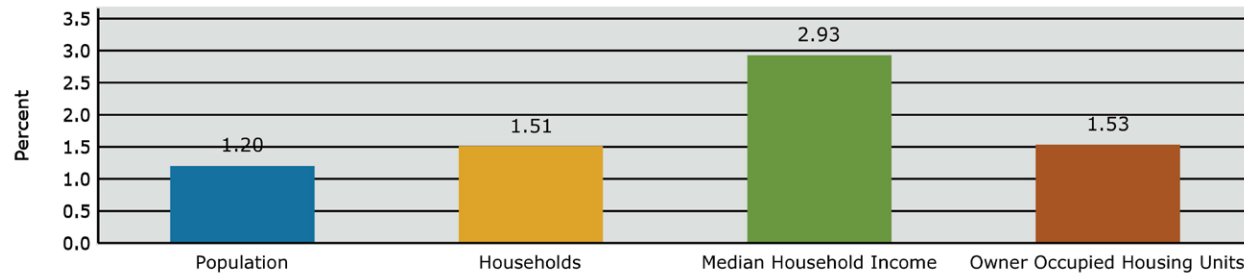
### 2024 Population by Age



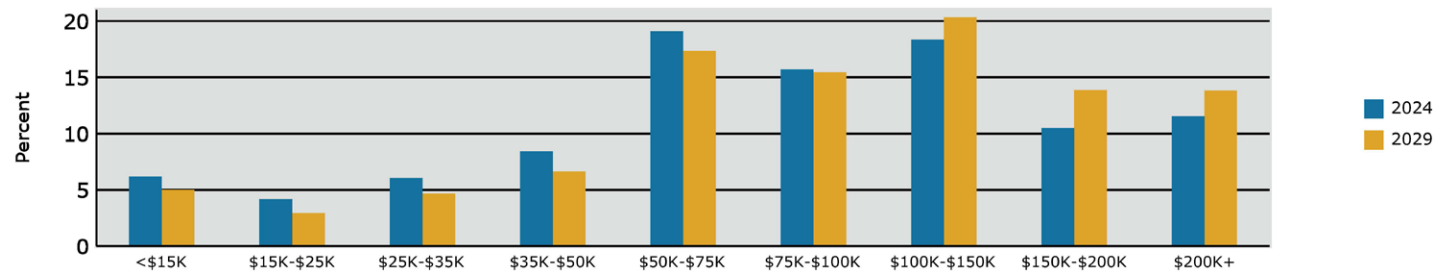
### 2024 Home Value



### 2024-2029 Annual Growth Rate



### Household Income



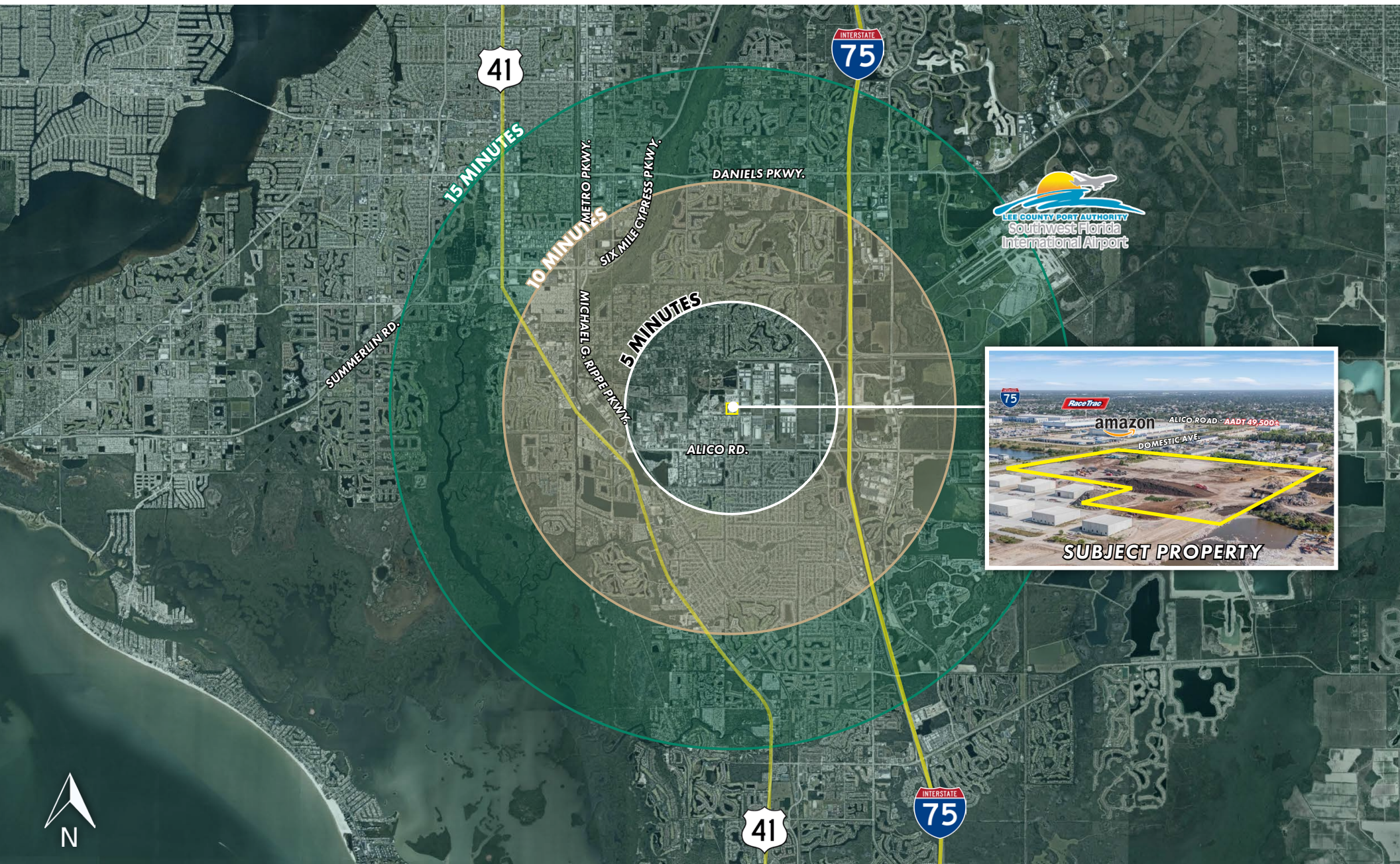


## RETAIL MAP





## DRIVE TIME MAP





## LOCATION MAP

### LOCATION HIGHLIGHTS

- 1± Miles to I-75
- 3.1± Miles to SWFL International Airport (RSW)
- 1.6± Miles to US-41 / S. Tamiami Trail
- 1.3± Miles to Michael G. Rippe Parkway
- 3.4± Miles to FGCU







## LIMITATIONS AND DISCLAIMERS

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