



Gulf Coast
Logistics
We deliver your expectations.

FRANTZ
EyeCare

SCOTLYNN

NEO
GENOMICS

INTERSTATE
75

AADT 125,280±

GULFRESEARCH LANE

PerformanceHealth
Surgery Center

NEOGENOMICS WAY

THREE OAKS PARKWAY - AADT 14,400±

LSI
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OFFERING MEMORANDUM
FLORIDA GULF COAST BUSINESS CENTER
26.80± TOTAL ACRES AVAILABLE - MIXED USE PLANNED DEVELOPMENT

PROPERTY SUMMARY

Property Address: Three Oaks Pkwy & Gulf Research Lane
Fort Myers, FL 33912

County: Lee

Property Type: Platted and Improved Commercial Lots

Property Size: 4.73–26.80± Acres Available
Lot 1: 7.89± Acres
Lot 4: 6.32± Acres
Lot 10: 7.86± Acres
Lot 11: 4.73± Acres

Zoning: MPD (*Mixed-Use Planned Development*)

Futura Land Use: Industrial Commercial Interchange

Utilities: Water, Sewer, Electric Stubbed to Site

No. of Parcels: 4

STRAP Number(s): 034625L1050000040;
034625L1060000110;
034625L1060000100;
034625L1040000010

LIST PRICE:

LOT 1: \$8,248,521 | \$24.00 PSF

LOT 4: \$6,607,180 | \$24.00 PSF

LOT 10: \$6,847,632 | \$20.00 PSF

LOT 11: \$4,120,776 | \$20.00 PSF

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SALES EXECUTIVES



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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.

EXECUTIVE SUMMARY



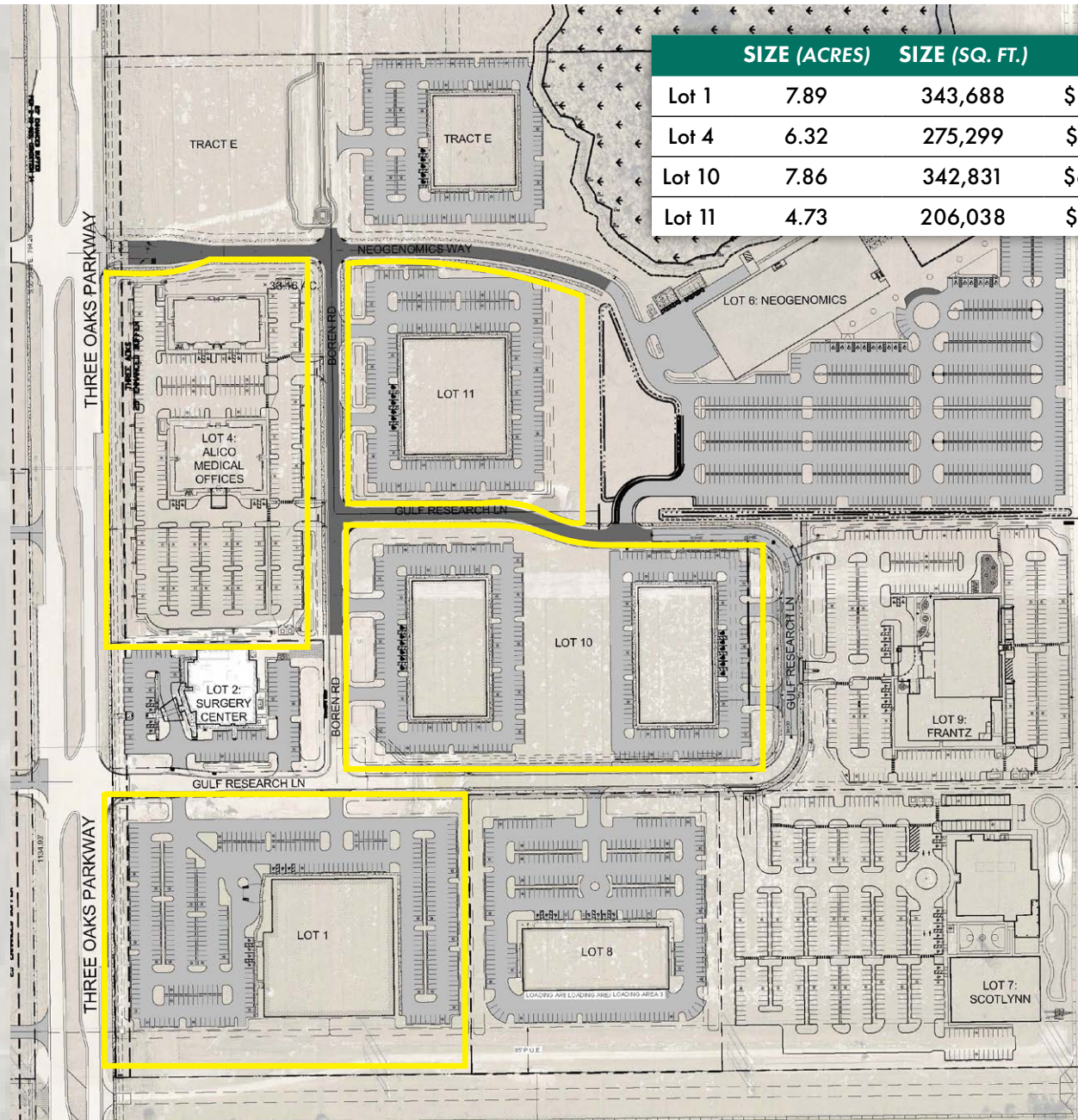
The Florida Gulf Coast Business Center is a Mixed Use Planned Development situated on Three Oaks Parkway 0.5± miles North of Alico Road & I-75. Currently, there are four vacant parcels available, each ranging from 4.73± to 7.89± acres. In total, there are approximately 26.80± acres available, with all parcels fully cleared, zoned, and entitlements in place for over 300,000± Sq. Ft. of building area. Owner may entertain subdividing the parcels into smaller lot areas, depending on the intended use and development requirements.

This location presents an exceptional opportunity for a flagship headquarters and/or regional location within one of Fort Myers' most actively growing commercial and industrial corridors. Surrounding employers such as Neogenomics, Scottlynn, and Frantz EyeCare have all provided real life examples of the potential for unmatched success and notariety at this location.

The extension of Three Oaks Parkway, which is well underway, will continue an existing major thoroughfare improving traffic flow and connectivity between Alico Road and Daniels Parkway.

The lots are zoned MPD with a Future Land Use designation of Industrial Commercial Interchange, offering flexibility for a wide range of commercial, medical, & professional office uses.

SITE PLAN



	SIZE (ACRES)	SIZE (SQ. FT.)	PRICE	PRICE PSF
Lot 1	7.89	343,688	\$8,248,521	\$24.0
Lot 4	6.32	275,299	\$6,607,180	\$24.0
Lot 10	7.86	342,831	\$6,847,632	\$20.0
Lot 11	4.73	206,038	\$4,120,776	\$20.0



PROPERTY HIGHLIGHTS

- 4.73–26.80± acres available for development within the Alico Road Corridor, one of Fort Myers fastest growing and most active commercial corridors
- Situated off of Three Oaks Pkwy with direct access to Alico Road and I-75
- The extension of Three Oaks Parkway will connect north to Daniels Parkway, with expected completion in the Spring of 2028
- Close proximity to business and retail services throughout the Alico Road corridor, with additional connectivity to Florida Gulf Coast University, SWFL International Airport, Gulf Coast Town Center, and Hertz Arena
- Fire Department and Florida Department of Law Enforcement have chosen Three Oaks Commerce Center for their latest sites
- The master developer has constructed roadways and brought utilities to each site, including master drainage, utilities, & retainage



PROPERTY AERIAL



- **Zoning:** Mixed Use Planned Development (MPD)
- **Future Land Use:** Industrial Commercial Interchange (ICI)
- Up to 308,000 Sq. Ft. of building area achievable

*Contact broker for more information on in-place entitlements.

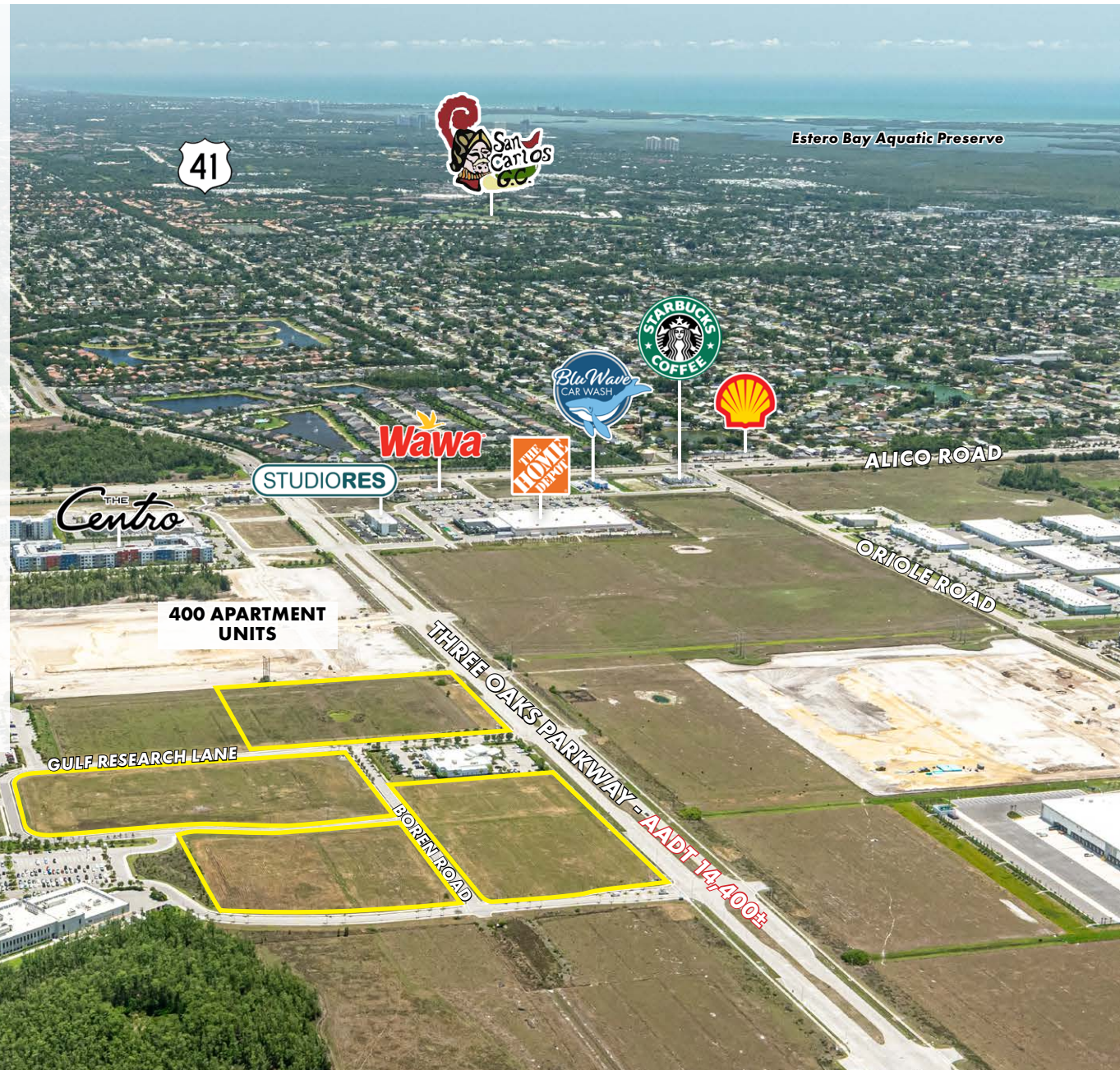
PERMITTED USES:

- Administrative Offices
- Medical Office
- Banks & Financial Establishments, Groups I, II
- Computer and Data Processing Services
- Emergency Operations Center
- Insurance Companies
- Research & Development Laboratories, Groups I-IV
- Schools

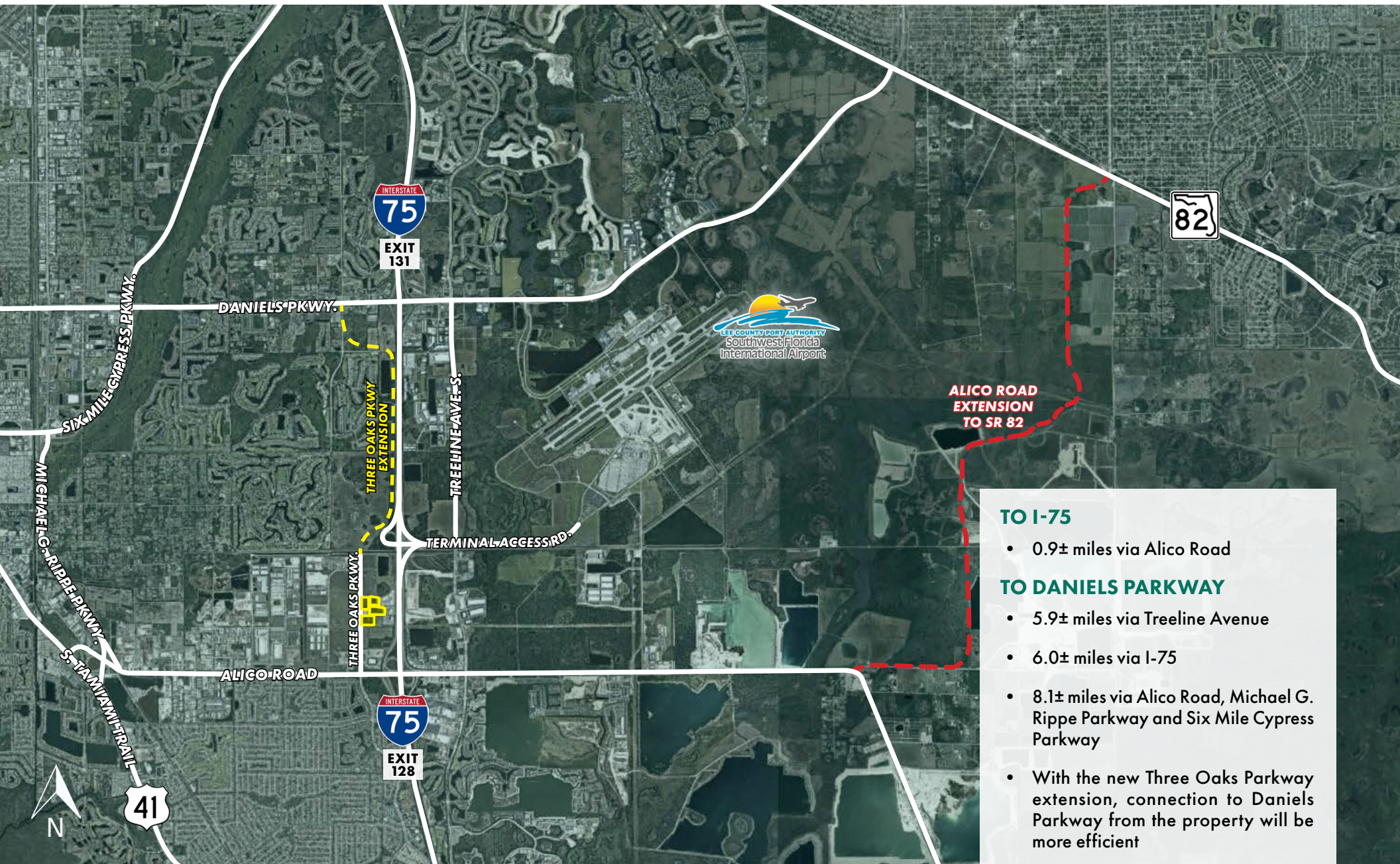
*Contact broker for a full list of allowable uses

DEVELOPMENT STANDARDS:

- Max Height: 65 Ft.
- Max Lot Coverage: 50%
- Setbacks: 25 Ft. (public), 15 Ft. (private), 10 Ft. (side), 15 Ft. (rear)
- Building Separation: 20 ft or ½ combined building heights



ACCESS EXHIBIT



TO I-75

- 0.9± miles via Alico Road

TO DANIELS PARKWAY

- 5.9± miles via Tree Line Avenue
- 6.0± miles via I-75
- 8.1± miles via Alico Road, Michael G. Rippe Parkway and Six Mile Cypress Parkway
- With the new Three Oaks Parkway extension, connection to Daniels Parkway from the property will be more efficient

THREE OAKS PKWY EXTENSION

Three Oaks Parkway currently connects from Livingston Road in South Naples, through Imperial Parkway in Bonita Springs, and ends at Alico Road 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 be 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



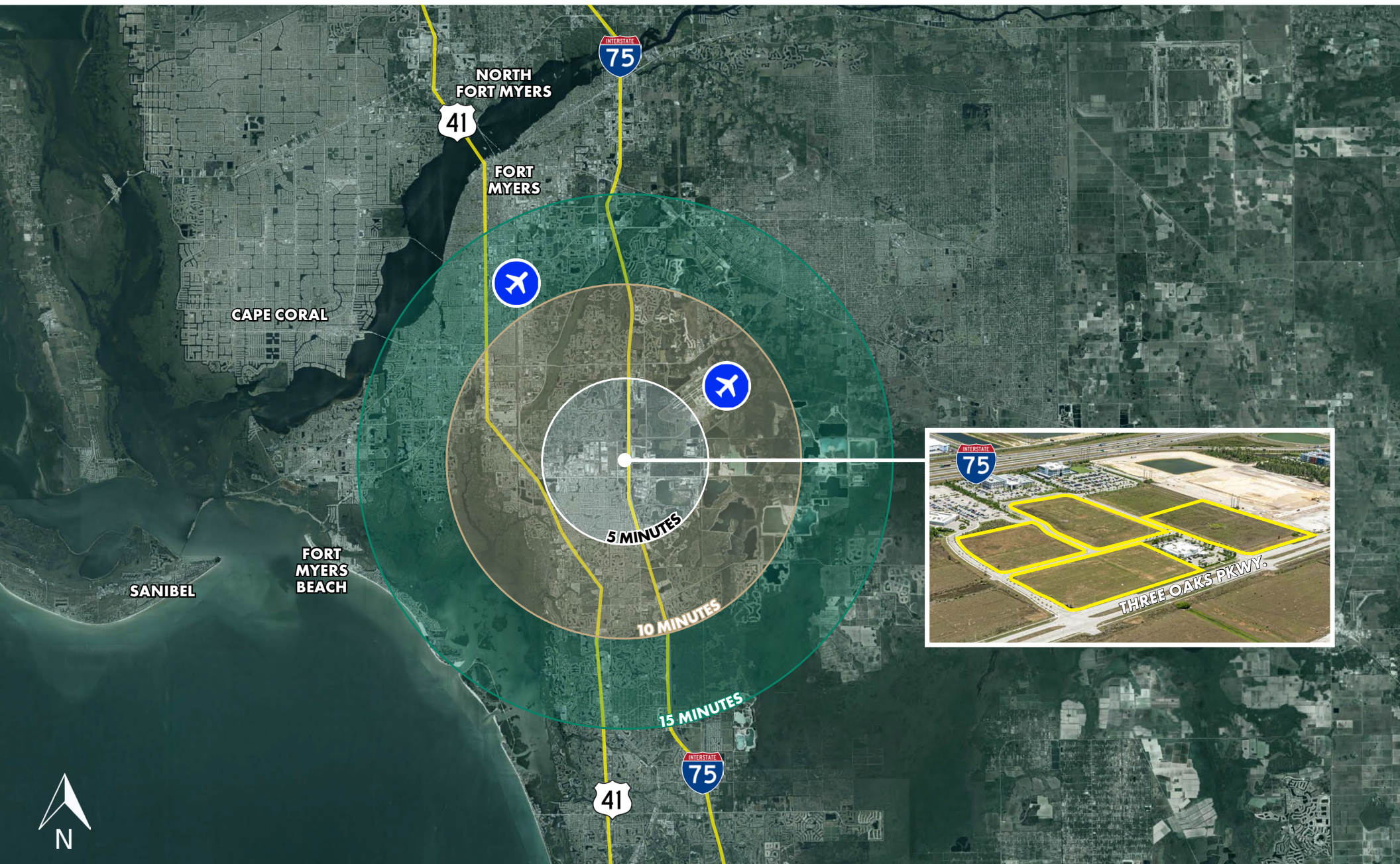
ALICO ROAD DEVELOPMENT MAP



RETAIL MAP



LOCATION





LIMITATIONS AND DISCLAIMERS

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