

**LSI**  
COMPANIES

OFFERING MEMORANDUM

# LAZY SPRINGS

RESIDENTIAL AND COMMERCIAL DEVELOPMENT OPPORTUNITY

# OFFERING SUMMARY

Property Address: 9591 SR 82  
Felda, FL 33935

County: Hendry County

Property Size: 374± Acres | XX ± Sq. Ft.

Zoning: PUD (Planned Unit Development)

Future Land Use: Southwest Hendry Sector Plan

Permits: ERP

Number of Parcels: 11

Strap Numbers: 1 28 45 31 A00 0001.0100  
1 28 45 31 A00 0001.0200  
1 28 45 31 A00 0001.000I  
1 28 45 31 A00 0001.000H  
1 28 45 31 A00 0001.000G  
1 28 45 31 A00 0001.000F  
1 28 45 31 A00 0001.0400  
1 28 45 31 A00 0001.000B  
1 28 45 31 A00 0001.000C  
1 28 45 31 A00 0001.000E  
1 28 45 31 A00 0001.0000

Utilities: Well and septic

Tax Information: \$17,218.04

LIST PRICE

**\$4,900,000**

**LSI**  
COMPANIES



## SALES TEAM



**Hunter Ward, CCIM, ALC**  
Broker Associate



**Billy Rollins, CCIM, ALC**  
Senior Broker



## 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.

**Hunter Ward, CCIM, ALC** - [hward@lsicompanies.com](mailto:hward@lsicompanies.com)

**Billy Rollins, CCIM, ALC** - [wrollins@lsicompanies.com](mailto:wrollins@lsicompanies.com)

**(239) 489-4066**

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

# PROPERTY OVERVIEW

LSI Companies is pleased to present Lazy Springs, a premium vacant land parcel positioned in a significant growth path and urban sprawl of Hendry County.

Lazy Springs is a 374± acre vacant land property located along State Road 82 in Hendry County, FL. The site was previously operated as a mining operation and was then zoned and converted to a family recreational park in 2010. The Recreational Park remains active and currently open.

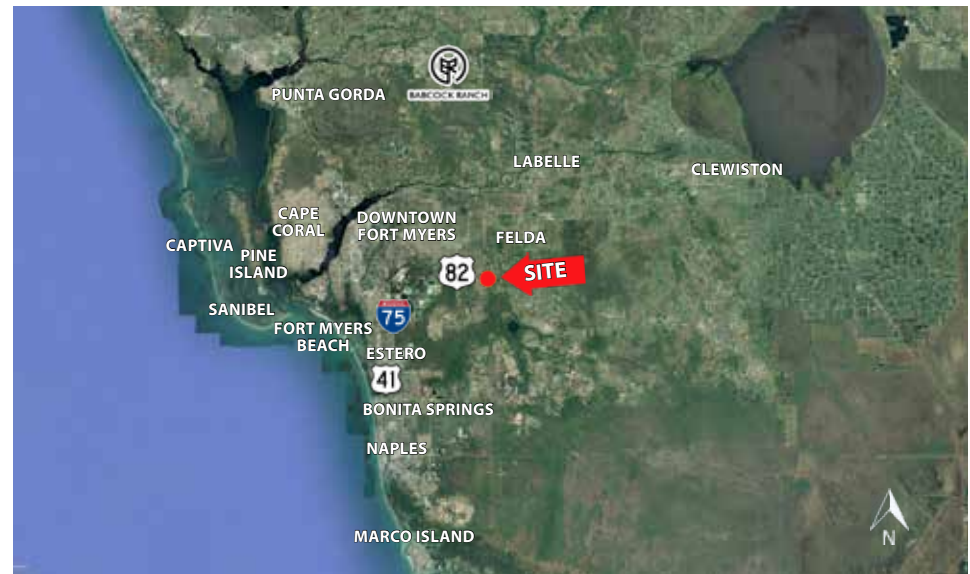
The property has a Future Land Use designation governed by Southwest Hendry Sector Plan, which has outlined and identified allowable uses and intensities under various land uses. Per the site plan, the property can be developed with 618 multi-family units and 88 single-family units, along with 70,000 square feet of retail and 40,000 square feet of office.

The proposed density ordinance for the site allows conversion of the entitlements to alternative uses as long as the traffic impacts are maintained. Converting the 618 multi-family units to single-family results in an overall increase of 350 single-family units to a total of 437. The neighborhood district required 10% of the product to be attached single-family and is estimated to be 132 net developable acres. Assuming the density of 3 units to the acre for single-family, this area can accommodate 396 units. Converting the remaining 41 residential units to multi-family allows 72 multi-family units to be blended within the 25 acres of mixed land area.

Of the 375± acres, 176± is lake and 42 is preservation leaving 157 net developable acres with 25 acres identified for a mix of residential and commercial. As such, the site is currently in a transition stage where excavation could be continued in anticipation of preparing the site for future residential and commercial development.

Municipal utilities are not located in this vicinity. Instead, this property will be serviced via well water systems with an onsite package plant. Therefore, impact fees may not be applicable for this project.

The property's proximity to Lee County makes it a prime candidate for future residential development. As such, the property is well-positioned to be one of the first to absorb new growth in Hendry County. Lazy Springs presents builders and investors with a rare opportunity to purchase a large vacant land tract in a high-growth corridor with residential entitlements already in place.





# PROPOSED CONCEPT PLAN

DSAP MAXIMUM DENSITY/ INTENSITY	
COMMERCIAL	
RETAIL	70,000 SF
OFFICE	40,000 SF
RESIDENTIAL	
SINGLE FAMILY	88 DU
MULTI FAMILY	618 DU

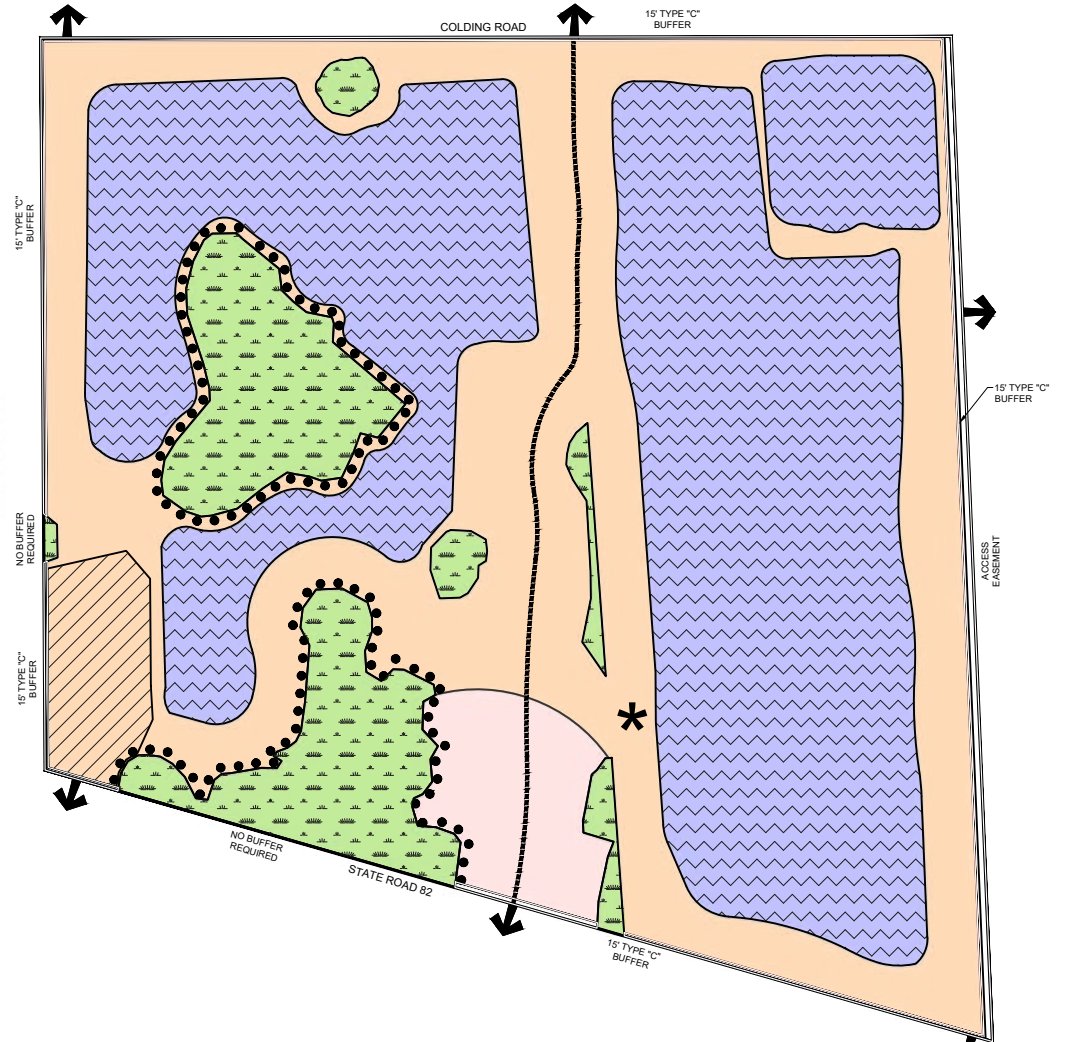
OPEN SPACE SUMMARY			
REQUIRED OPEN SPACE 187.5 AC (50% OF DSAP AREA)			
	PROVIDED	MULTIPLIER	CALCULATED
WETLAND PRESERVE	42 AC	1.3	54.6 AC
OTHER OPEN SPACE/ LANDSCAPE BUFFER	5 AC	N/A	5 AC
LAKES *	176 AC	0.6	105.6 AC
OPEN SPACE WITHIN DEVELOPMENT ENVELOPE	24.8 AC	0.9	22.3 AC
TOTAL OPEN SPACE	247.8 AC	N/A	187.5 AC

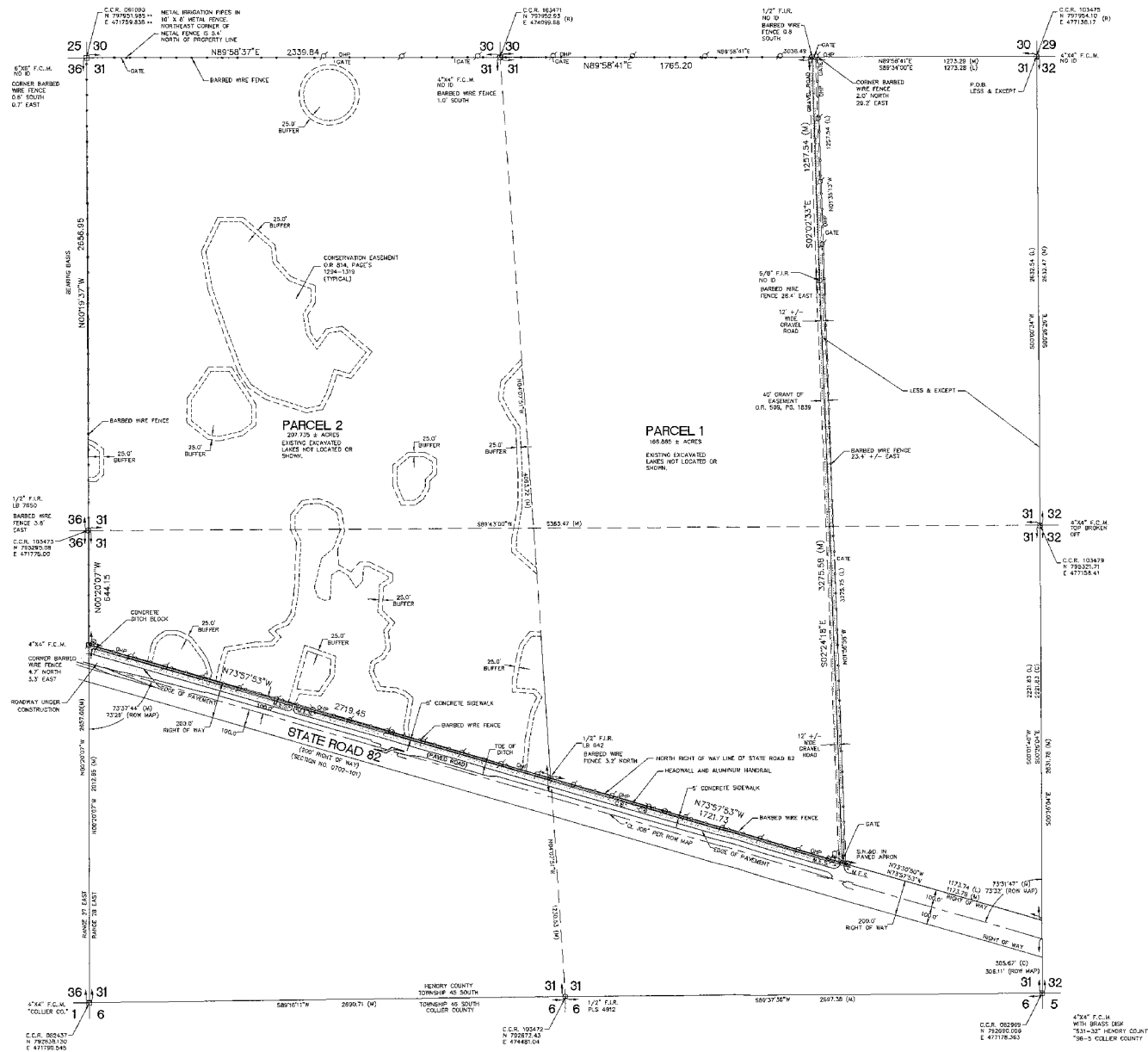
SURROUNDING LAND		
	F.L.U.	ZONING
NORTH	SWHSP	A-2
SOUTH	AGRICULTURE	PUD
EAST	SWHSP	A-2
WEST	LEE COUNTY	RS-1

\* SEE NOTE #4

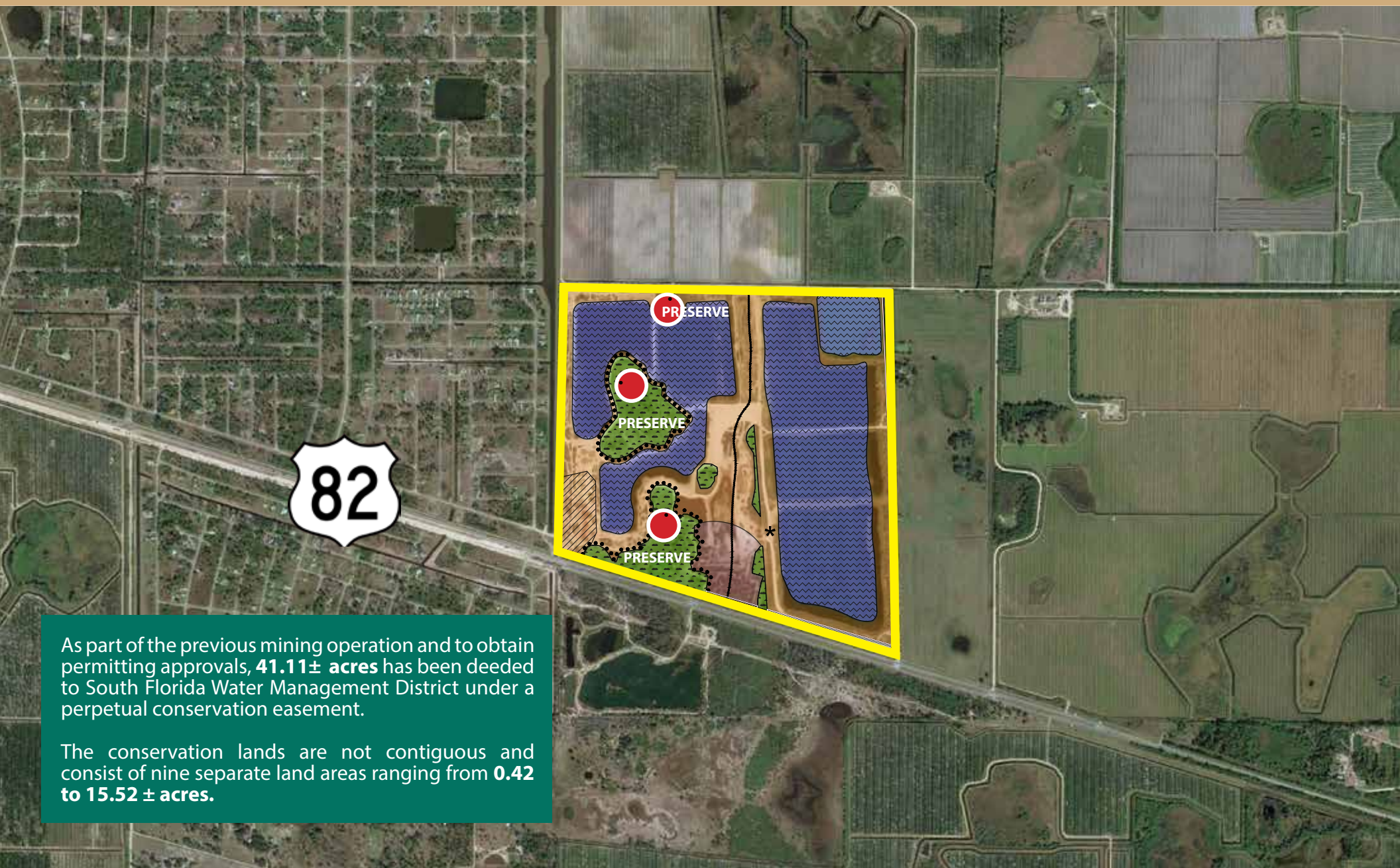
SITE DEVELOPMENT SUMMARY	
NATURAL RESOURCES DISTRICT	42 AC
EMPLOYMENT DISTRICT	15 AC
BUFFER AND ACCESS EASEMENT	8 AC
NEIGHBORHOOD DISTRICT TOTAL	310 AC
NEIGHBORHOOD DISTRICT	300 AC
NEIGHBORHOOD CENTER	10 AC
TOTAL DSAP ACREAGE	375 AC

LEGEND	
	NEIGHBORHOOD DISTRICT
	EMPLOYMENT DISTRICT
	NATURAL RESOURCES DISTRICT
	LAKE BOUNDARY
	WETLAND PRESERVE
	NEIGHBORHOOD CENTER
	TRAIL
	MAIN SPINE ROAD
	INGRESS AND EGRESS
	CONCEPTUAL AMENITY SITE





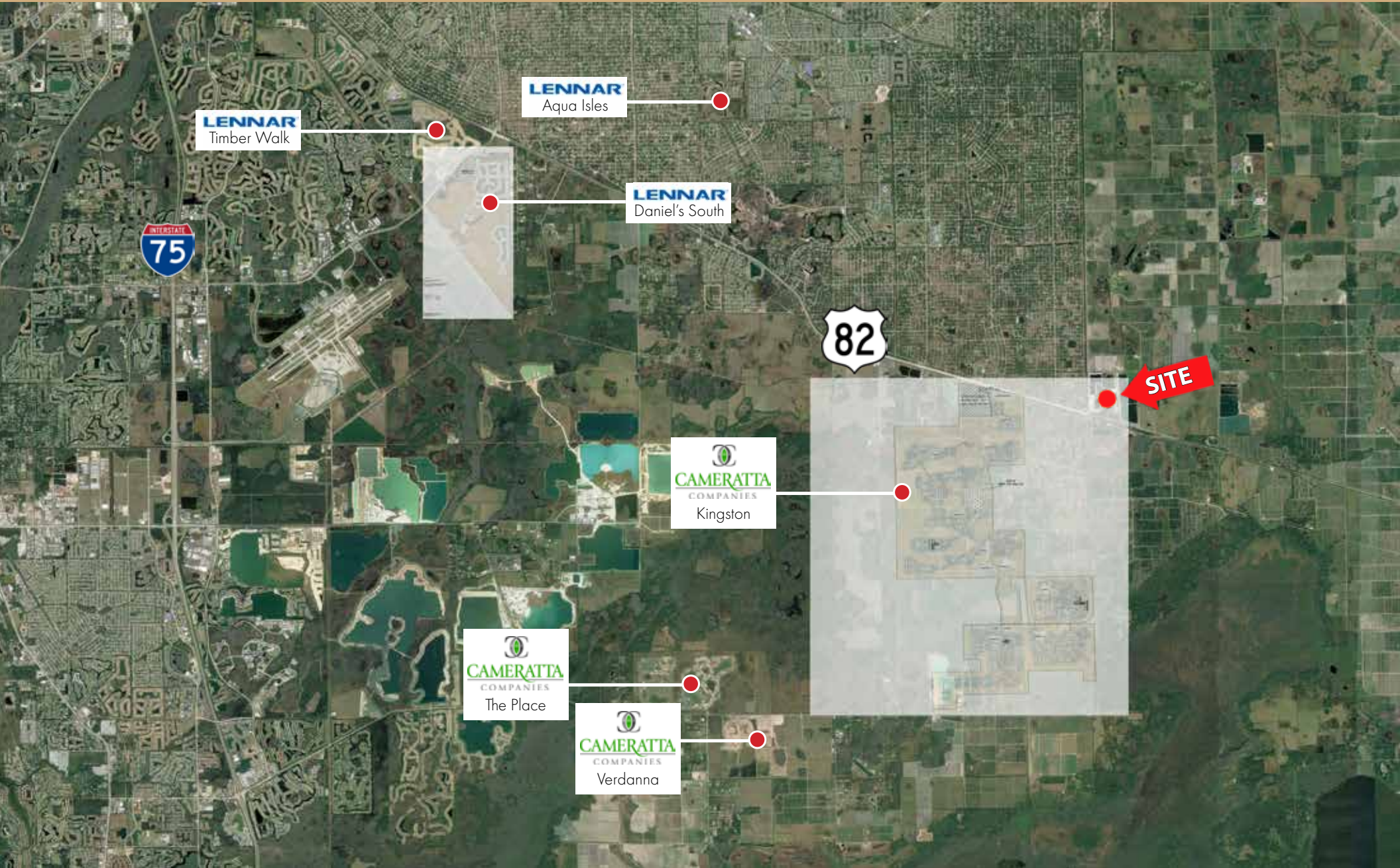
# CONSERVATION EASEMENTS



As part of the previous mining operation and to obtain permitting approvals, **41.11± acres** has been deeded to South Florida Water Management District under a perpetual conservation easement.

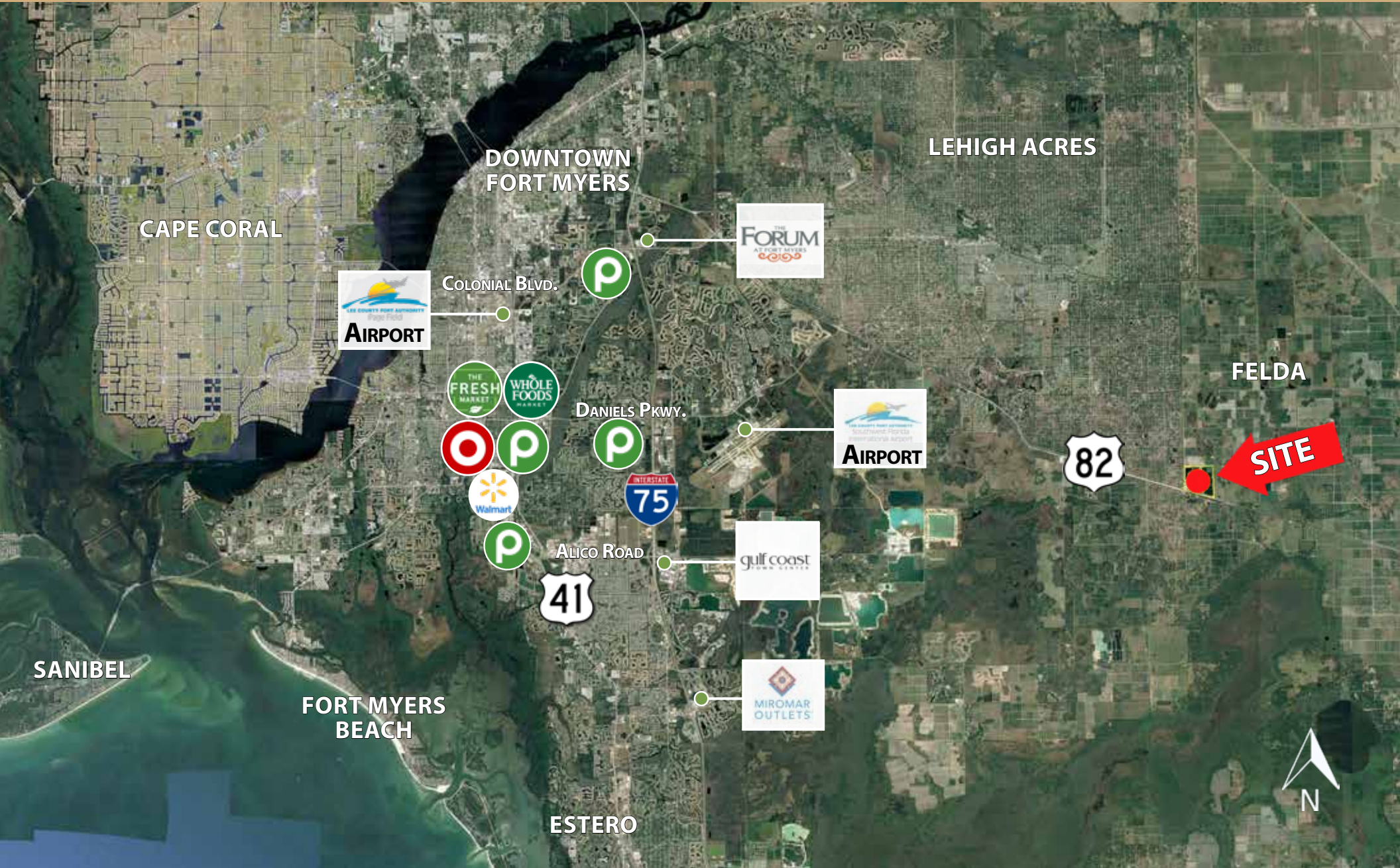
The conservation lands are not contiguous and consist of nine separate land areas ranging from **0.42 to 15.52 ± acres**.

# AREA NEW DEVELOPMENTS

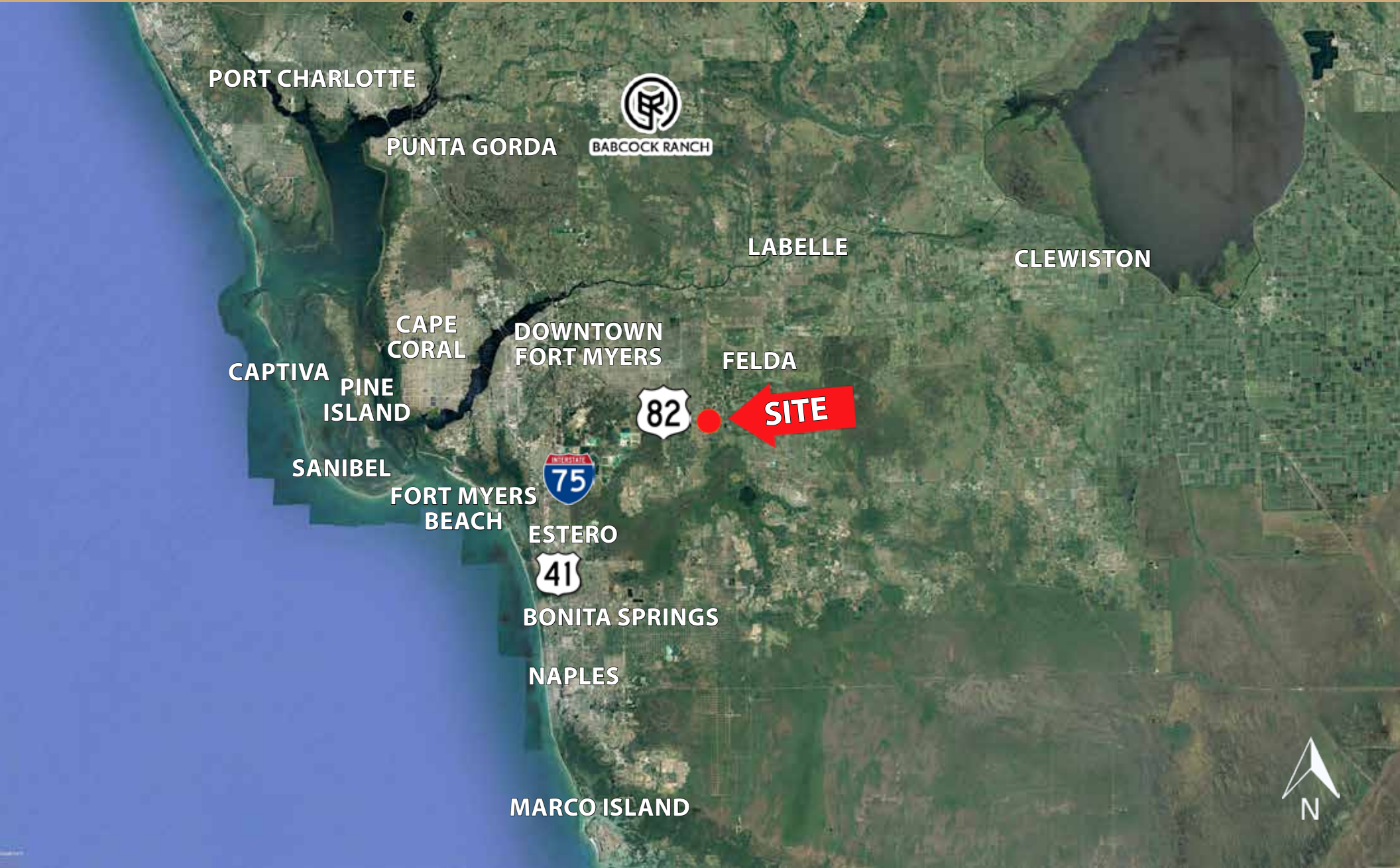




# RETAIL MAP



# LOCATION MAP



PORT CHARLOTTE

PUNTA GORDA



BABCOCK RANCH

LABELLE

CLEWISTON

CAPTIVA

PINE ISLAND

CAPE CORAL

DOWNTOWN FORT MYERS

FELDA



**SITE**



SANIBEL

FORT MYERS BEACH

ESTERO



BONITA SPRINGS

NAPLES

MARCO ISLAND





## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.