

CONDO TOWER SITE



MARINA PRESERVE

ALREADY ENTITLED FOR DEVELOPMENT

PART OF THE LARGEST MASTER PLANNED DEVELOPMENT IN THE FORT MYERS BEACH AREA

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

MAIN ST

OFFERING SUMMARY

Property Address: 1725 & 2503 Main St.
Fort Myers Beach, FL 33931

County: Lee County

Property Type: 167 Residential Units and 38 Wet Slips

Property Size : 13.07± Acres

Zoning: MPD (Mixed Planned Development)

Future Land Use: Destination Resort Mixed Use Water
Dependent

Utilities: All available to site

STRAP Number (s): See page 5

Number of Parcels: 2

CALL FOR PRICING

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES TEAM



Justin Thibaut, CCIM
President & CEO



Randy Thibaut, ALC
Founder / 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.

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WWW.LSICOMPANIES.COM

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A WORLD-CLASS WATERFRONT DEVELOPMENT OPPORTUNITY IN
ONE OF FLORIDA'S MOST DESIRED & FAST GROWING COASTAL
COMMUNITIES

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EXECUTIVE SUMMARY



Conceptual Image


MARINA PRESERVE is a fully zoned and entitled waterfront mixed-use development opportunity located on a deep water channel with direct access to the Gulf of Mexico on Florida's Gulf Coast.

EXECUTIVE SUMMARY

With existing entitlements in place that could likely not be obtained today, this property represents a unique opportunity to create a true waterfront resort and community with unmatched views of the Gulf of Mexico and the Estero Bay Aquatic Preserve.

Hurricane Ian's impact on the area surrounding this property is profound and has given new light to the re-imagination and redevelopment of San Carlos Island and Fort Myers Beach. New projects and demographics are coming to this area, changing the makeup for decades to come, and leading the way for exciting new luxury projects.

As the largest development site available in this region, the project has been designed to accommodate luxury hi-rise residential towers, up to 3 hotels with convention space, restaurants/retail, and up to 850 wet and dry boat slips. Located on two waterfronts and minutes from Fort Myers Beach, Sanibel and Fort Myers, this is a water enthusiast's dream with limitless opportunities for synergies between luxury residential units, deep-water access, and resort amenities.

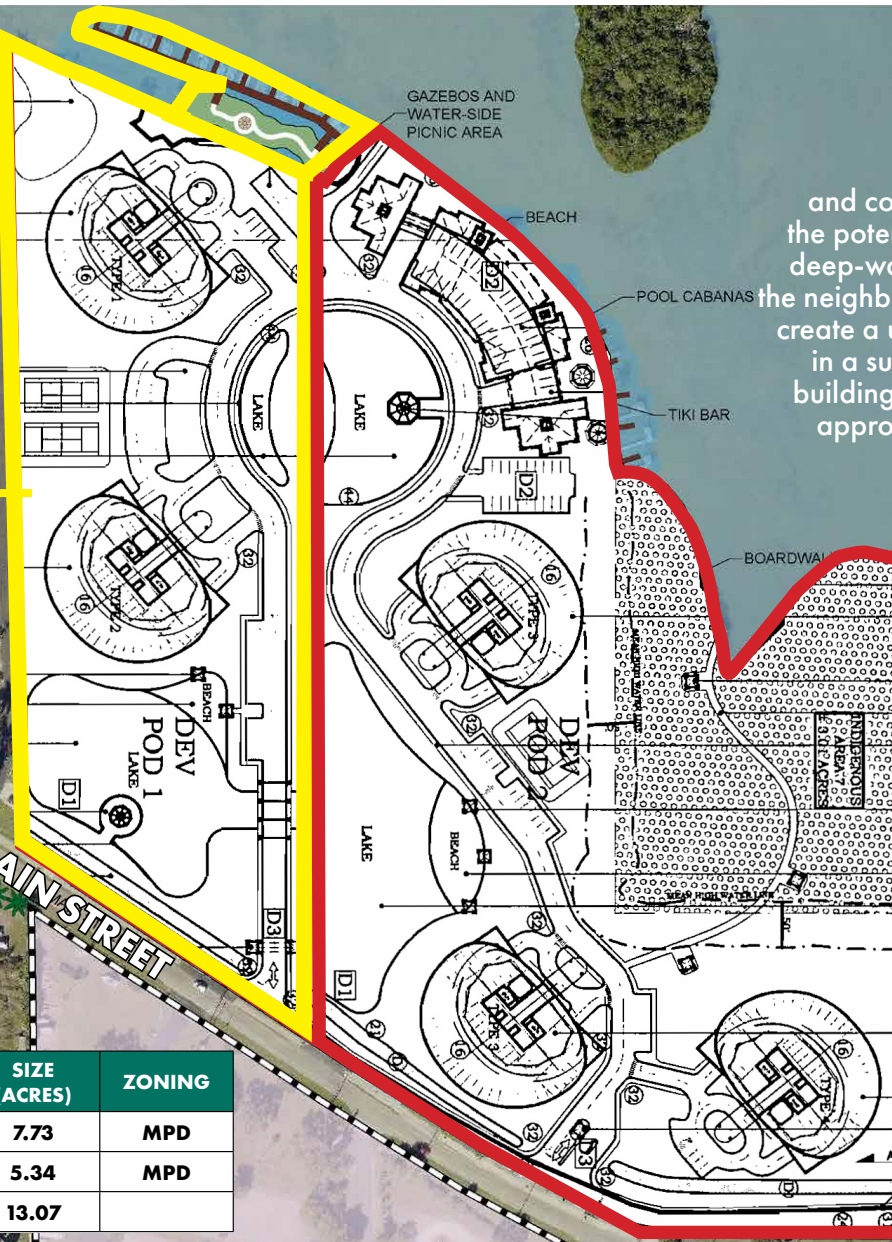


MASTER CONCEPT PLAN

167 RESIDENTIAL TOWER UNITS

A true residential oasis and condo owner's dream, with the potential to lease or purchase deep-water and dry dock slips at the neighboring full-service marina, create a unique development plan in a submarket with zoning and building limitations that make the approvals irreplaceable today.

AVAILABLE SEPARATELY



ADDRESS	STRAP	SIZE (ACRES)	ZONING
1725 Main Street	19-46-24-00-00021.0010	7.73	MPD
2503 Main Street	19-46-24-00-00022.0010	5.34	MPD
TOTAL		13.07	

DEVELOPMENT OPPORTUNITY



Conceptual Image

Very seldom does a well-designed and executable project plan such as Marina Preserve become available. Building off the locational attributes of the site, the project has been designed to maximize views of the surrounding natural untouched landscape while remaining the ideal location for a condominium development and water-centric resort hotel minutes from the amenities and services high-end residential projects require.

Nestled between preserved natural mangrove forests, the residential element of this project is designed to include lush, vegetative elements, boardwalks, and resort-style amenities, pools and fitness centers.

From the completed towers, residents will enjoy sweeping views of the Gulf of Mexico, Aquatic Preserve, Fort Myers Beach and the surrounding barrier islands. Luxury condo projects in the vicinity have performed quite well, with minimal availability at competing projects along the Southwest Florida coastline. What makes this opportunity unique is the accessibility and combination of adjacent marine-centric activities, restaurants, and lifestyle.



Approved in 2012, the project is zoned MPD (Mixed Use Planned Development), with vested rights to construct per Lee County Zoning Resolution Z-12-028 (available upon request).

APPROVALS INCLUDE:

- 167 Multi-Family Residential Units (230' Feet Height Limit)
- 38 Existing Wet Slips

Photo of Marina Pre-Hurricane Ian



Marina Preserve includes two separate marine facilities (both on Matanzas Harbor and Hurricane Bay).

Currently, the existing Salty Sam's Marina includes a full-service marina featuring a dry storage boat facility, a ship's store, a boat ramp, a service and repair center, boat rentals, a pirate cruise boat, and two full-service restaurants. The marina offers 135 wet slips ranging in size from 40 to 200 feet, making it the area's largest wet slip facility with nearly 3,700 linear feet of floating docks (currently being repaired following Hurricane Ian). Further, it fronts a deep-water federal channel with depths averaging 15', making it one of the few accessible full-service marinas in Southwest Florida equipped to handle large vessels and yachts.

The existing dry storage facility includes four levels of storage capable of storing up to 297 boats with lengths up to 45' and weighing up to 37,000 pounds. Included are two marine forklifts, self-detailing areas, and an access ramp.

On the northern end of the development, 38 existing wet slips in front of Hurricane Bay provide water access for outboard boats up to 35 feet.

With the approvals in place, the opportunity exists to expand the combined marine element by 182 total wet or dry slips (layout and design dependent).



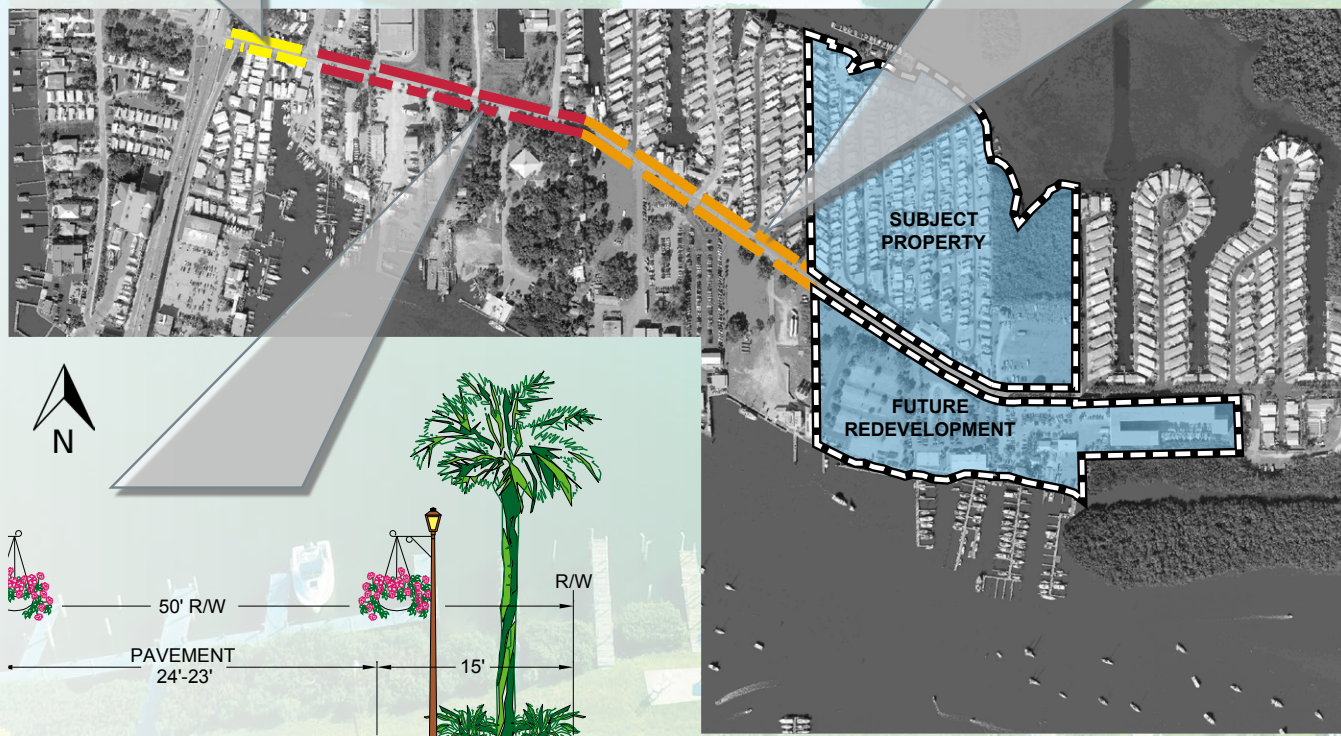
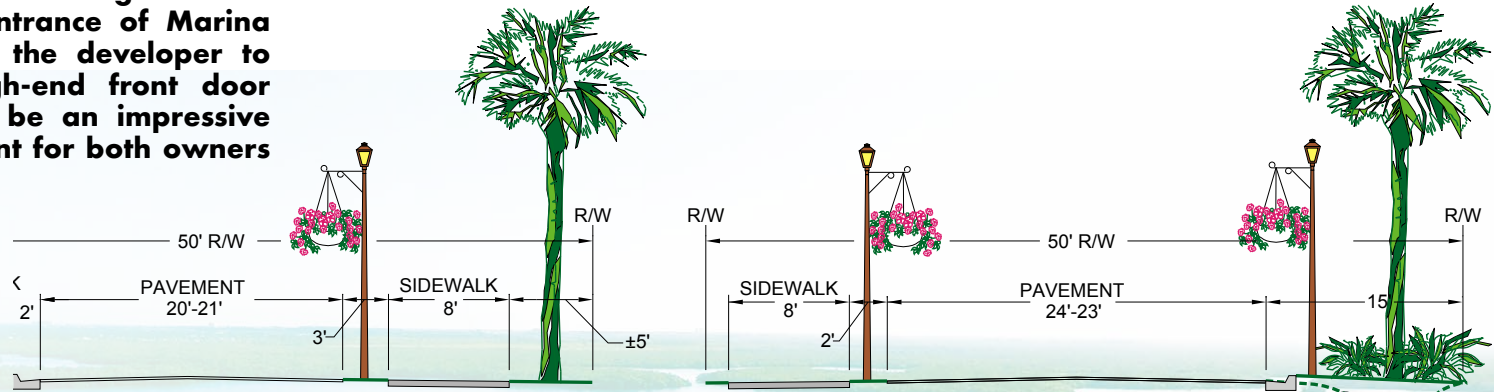
Photo of Marina Pre-Hurricane Ian

MARINE ELEMENT

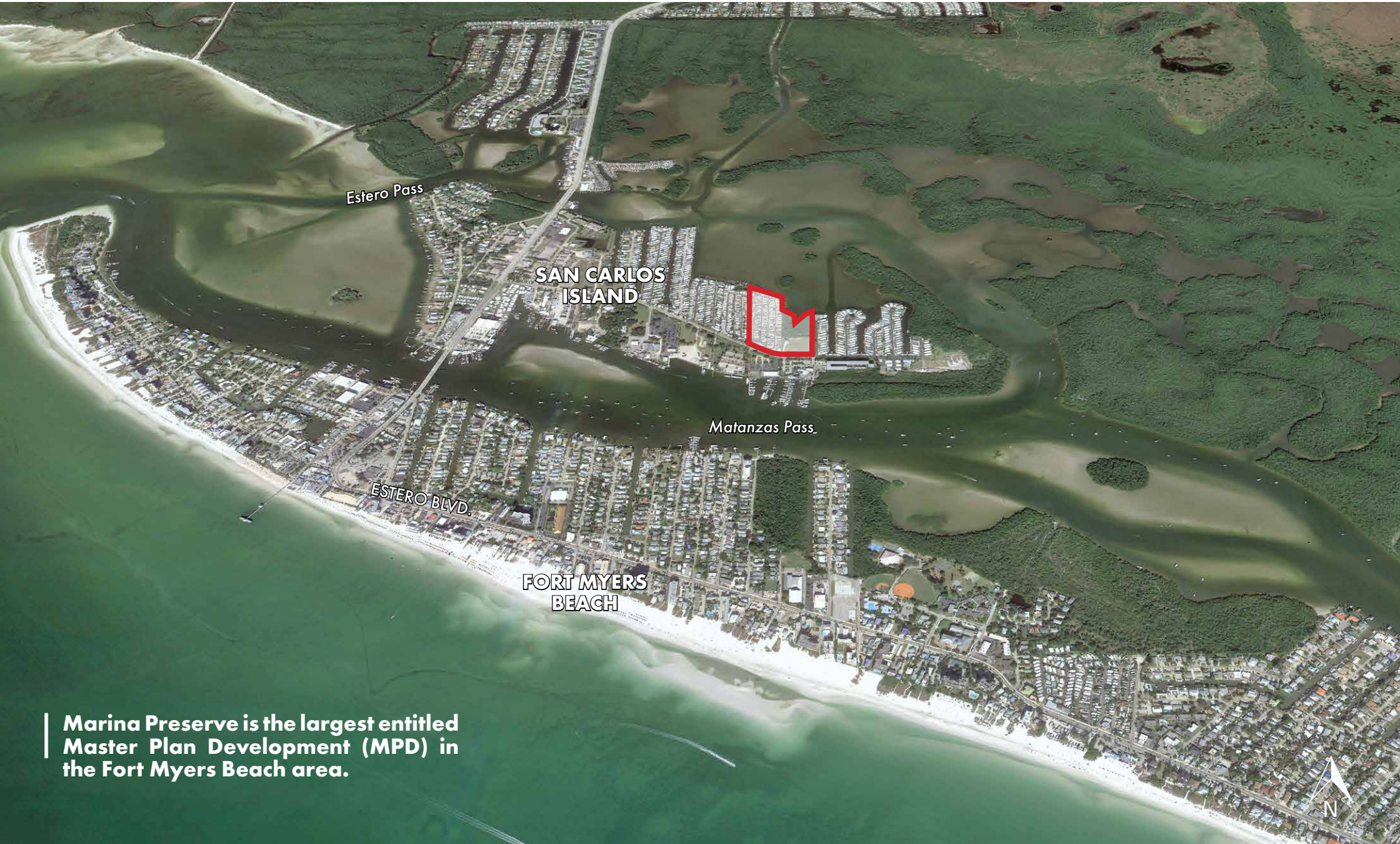


MAIN STREET IMPROVEMENTS

Approved D.O. in place for streetscape improvements - Streetscape improvements are planned for Main St. coming from San Carlos Blvd. to the entrance of Marina Preserve. This allows the developer to create a unique, high-end front door leading to what will be an impressive mixed-use development for both owners and visitors alike.

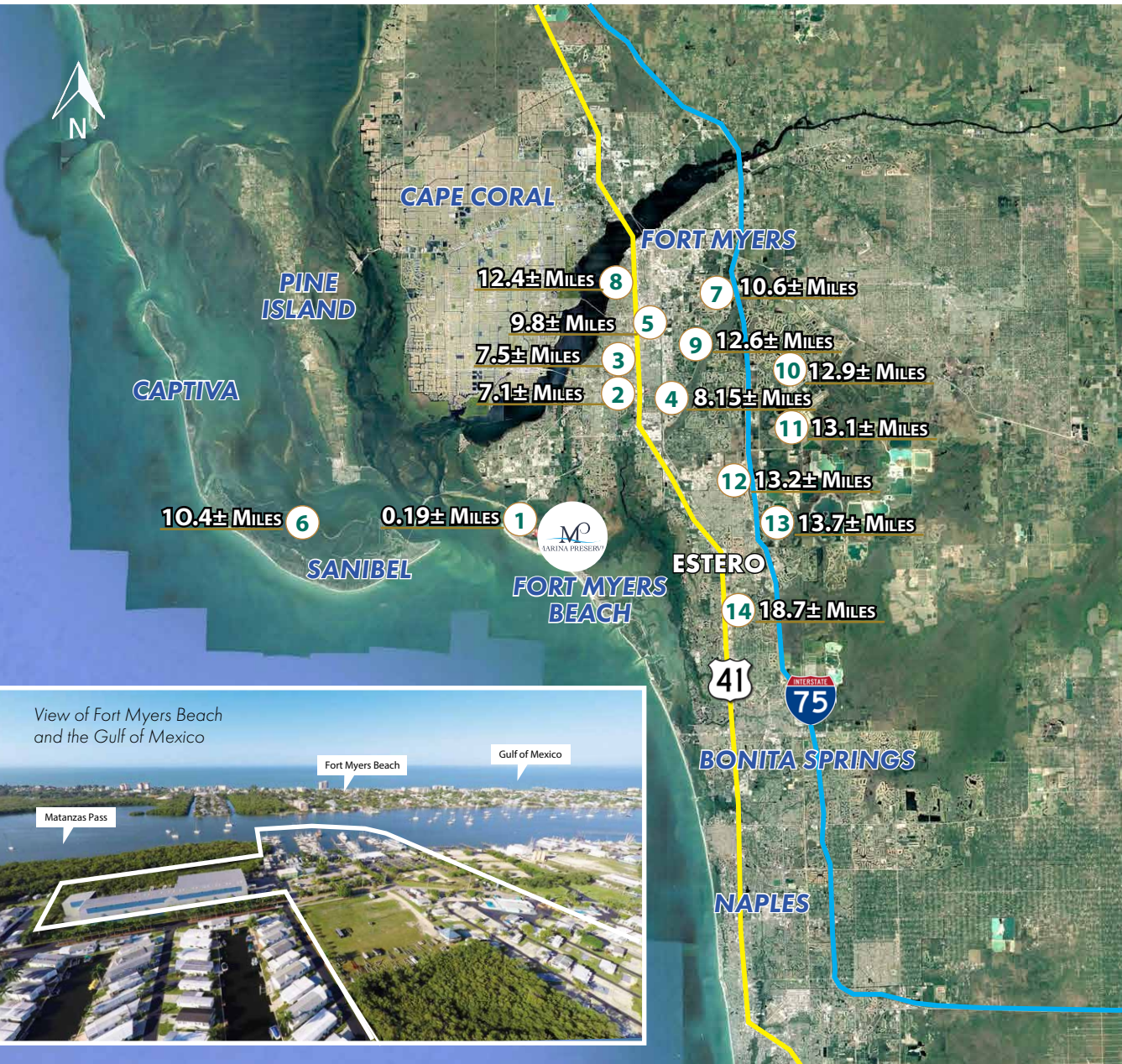


SCALE OF PROJECT



Marina Preserve is the largest entitled Master Plan Development (MPD) in the Fort Myers Beach area.

LOCATION



- Located at the foot of the San Carlos Bridge between Fort Myers Beach/Estero Island and the mainland.
- Unobstructed views of the Estero Bay Aquatic Preserve to the east. Given max height restrictions in place on Fort Myers Beach, residents here will enjoy complete views of The Gulf of Mexico, Sanibel, Fort Myers Beach, Naples and Fort Myers.
- Offers 360° degree water views of the island, as well as direct access to the Gulf of Mexico and Matanzas Pass.
- Easily accessible from Fort Myers, Florida, via San Carlos Boulevard with convenient access from I-75 and Southwest Florida International Airport.
- Short distance, by foot, car or boat, to Fort Myers Beach via Matanzas Pass or the San Carlos Bridge, which also features a pedestrian walkway.

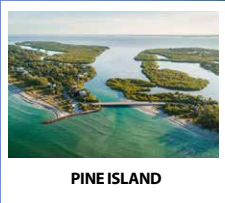
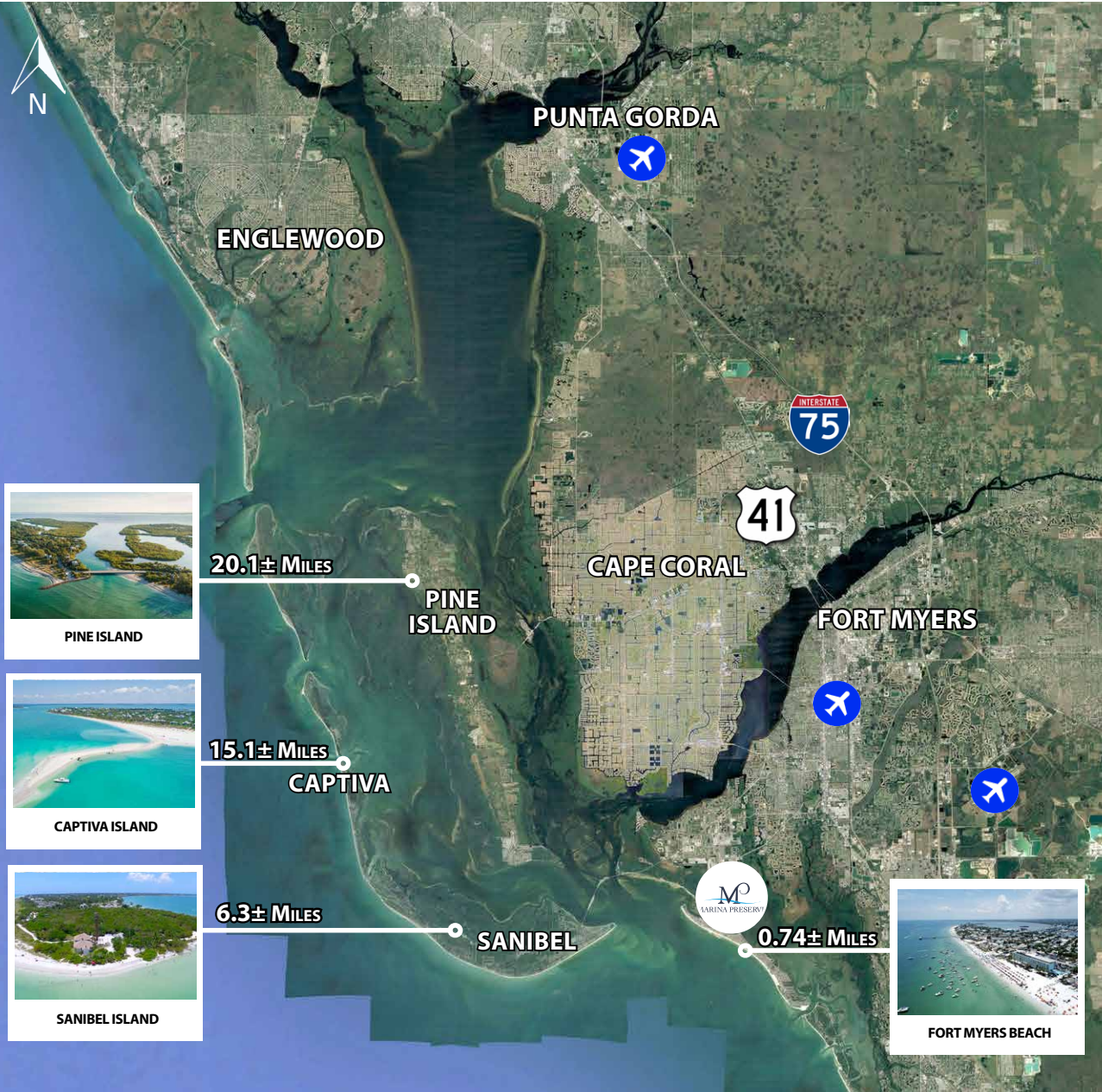
NEARBY ATTRACTIONS

1. KEY WEST EXPRESS
(3.5 hs high-speed daily ferry to Key West, FL)
2. FLORIDA SOUTHWESTERN UNIVERSITY
3. BARBARA B. MANN PERFORMING ARTS HALL
4. HAMMOND STADIUM(MN Twins Spring Training)
5. PAIGE FIELD REGIONAL AIRPORT
6. J.N. "DING" DARLING NATIONAL WILDLIFE REFUGE
7. CALUSA NATURE CENTER & PLANETARIUM
8. HISTORIC EDISON & FORD WINTER ESTATES
9. SIX MILE CYPRESS SLOUGH PRESERVE
10. JETBLUE PARK (Boston Red Sox Spring Training)
11. SOUTHWEST FLORIDA INTL. AIRPORT (RSW)
12. GULFCOAST TOWN CENTER
13. FLORIDA GULF COAST UNIVERSITY (FGCU)
14. COCONUT POINT REGIONAL MALL

View of Fort Myers Beach and the Gulf of Mexico



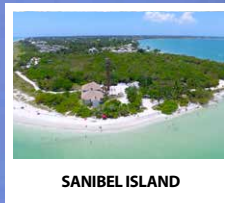
SWFL ISLANDS



PINE ISLAND



CAPTIVA ISLAND



SANIBEL ISLAND

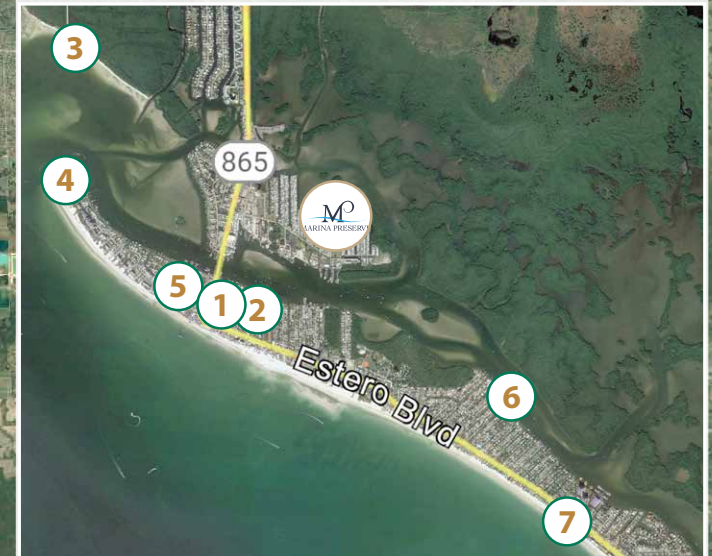


FORT MYERS BEACH

Living on San Carlos Island and Fort Myers Beach means enjoying a laid-back lifestyle. The area is known for its beautiful beaches, surrounding amenities, and excellent fishing opportunities. In addition to the several nearby restaurants, bars, shops and marinas in the area, residents are just a brief car ride or boat cruise away from the main islands of Southwest Florida and its unique attractions. Due to its paradise settings, the beaches of Sanibel Island and Fort Myers Beach attracted over 4.436 million visitors in 2022.

FORT MYERS BEACH ATTRACTIONS

1. Margaritaville Beach Resort
2. Times Square (Downtown Fort Myers Beach)
3. John Morris Beach
4. Bowditch Point Park
5. Lynn Hall Beach Park
6. Mound House Museum
7. Newton Park





MP

MARINA PRESERVE

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