

41

S. TAMiami TRAIL

ALICO ROAD

CONSTITUTION BLVD.

LSI
COMPANIES

OFFERING MEMORANDUM

CONSTITUTION BOULEVARD

9.27± ACRES DEVELOPMENT SITE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 7015 Constitution Blvd.
Fort Myers, FL 33967

County: Lee

Property Type: Land

Property Size: 9.27± Acres | 403,801± Sq. Ft.

Zoning: C-1 & C-2 (Commercial)

Futura Land Use: Urban Community

Utilities: All Available

No. of Parcels: 4

STRAP Number(s): 1746250001001009A;
08462500010080000;
084625L4U16912905;
084625L4U16952897

LIST PRICE:

\$3,530,000

\$8.75 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



Constitution Boulevard consists of 4 vacant parcels totaling approximately 9.27± acres. Located just off US-41, the site offers close connectivity to key commercial and retail destinations, including a Publix-anchored shopping center along US-41, Alico Road—one of Fort Myers' largest business and development corridors—Southwest Florida International Airport, and Florida Gulf Coast University.

The property is currently zoned C-1 & C-2, permitting a variety of residential and commercial uses. The Future Land Use designation is Urban Community, allowing for a base residential density of 6 units per acre, with the potential to increase to up to 15 units per acre through the Lee County Workforce Housing Program and/or Transfer Density Units (TDUs). The site is also in the Lee County Mixed-Use Overlay, allowing for reduced parking, setback, and open space requirements.

A prospective buyer has the opportunity to acquire the abutting 1.46± acre parcel located at 7011 Constitution Boulevard (westernmost lot), totaling 10.73± acres of contiguous land. Please contact LSI Companies, Inc. for more information.

PROPERTY HIGHLIGHTS

- Close connectivity to key commercial and retail destinations, including US-41, a Publix-anchored shopping center, Alico Road, Southwest Florida International Airport, and Florida Gulf Coast University.
- Zoning split between C-1 & C-2 to allow for a host of commercial uses as well as a Urban Community Future Land Use.
- Ability to acquire the contiguous 1.46± acre parcel located at 7011 Constitution Boulevard (westernmost lot), totaling 10.73± acres.



PROPERTY AERIAL



MIXED USE OVERLAY DEVELOPMENT SUMMARY

This property is located within Lee County's Mixed Use Overlay, offering enhanced development flexibility:

MIXED-USE INTEGRATION

Supports vertical and horizontal integration of residential, commercial, office, and recreational uses.

WALKABLE URBAN DESIGN

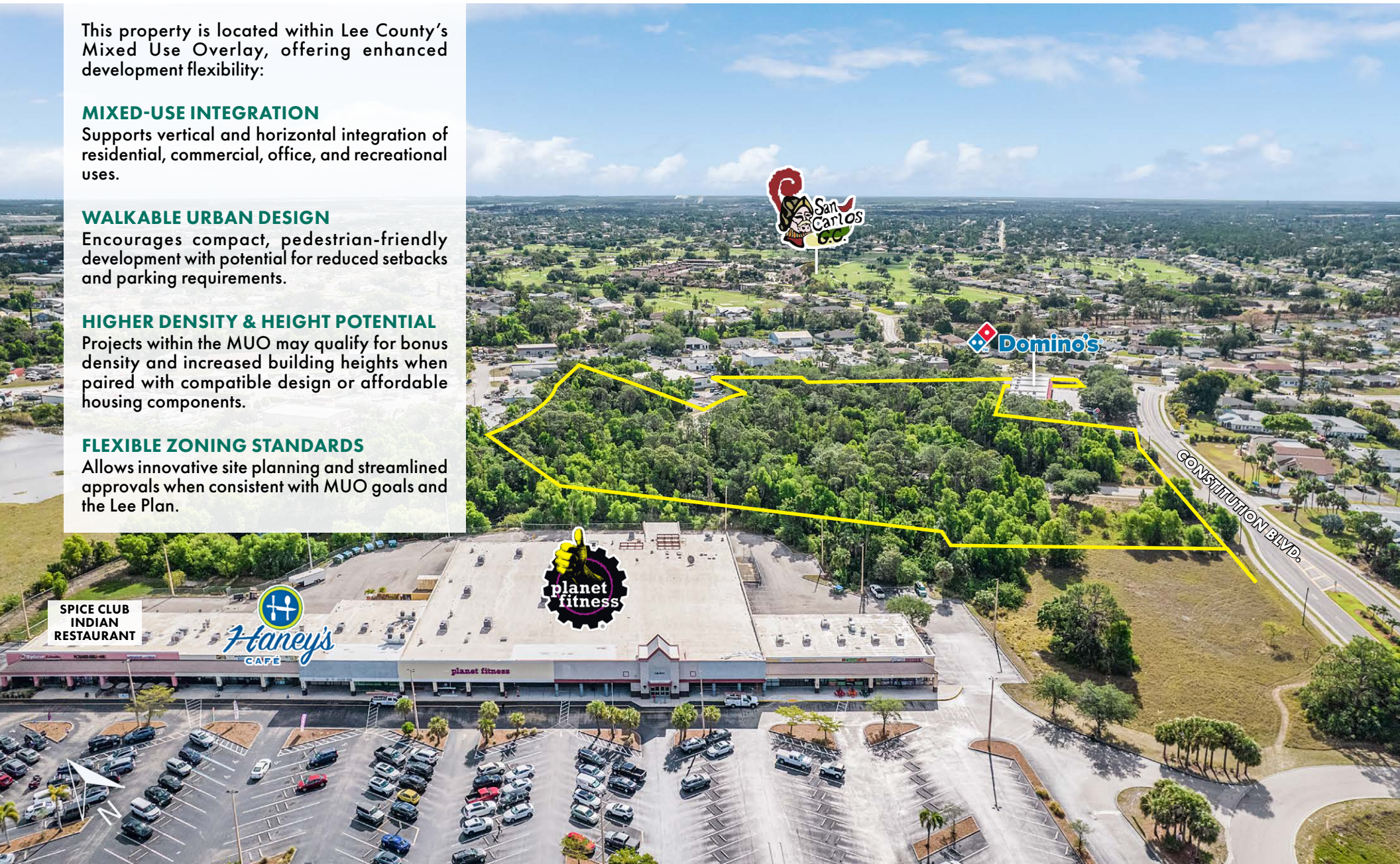
Encourages compact, pedestrian-friendly development with potential for reduced setbacks and parking requirements.

HIGHER DENSITY & HEIGHT POTENTIAL

Projects within the MUO may qualify for bonus density and increased building heights when paired with compatible design or affordable housing components.

FLEXIBLE ZONING STANDARDS

Allows innovative site planning and streamlined approvals when consistent with MUO goals and the Lee Plan.



ZONING OVERVIEW: C-1 & C-2

This site benefits from both C-1 and C-2 commercial zoning designations, allowing for a broad range of permitted uses.

C-1 ZONING

Primarily intended for low-intensity commercial activity compatible with residential areas. Permitted uses include: Retail stores, Professional and medical offices, Personal services (salons, dry cleaners, etc.), Restaurants (no drive-thru) Banks and financial institutions. Allows multifamily in the mixed-use overlay.

C-2 ZONING

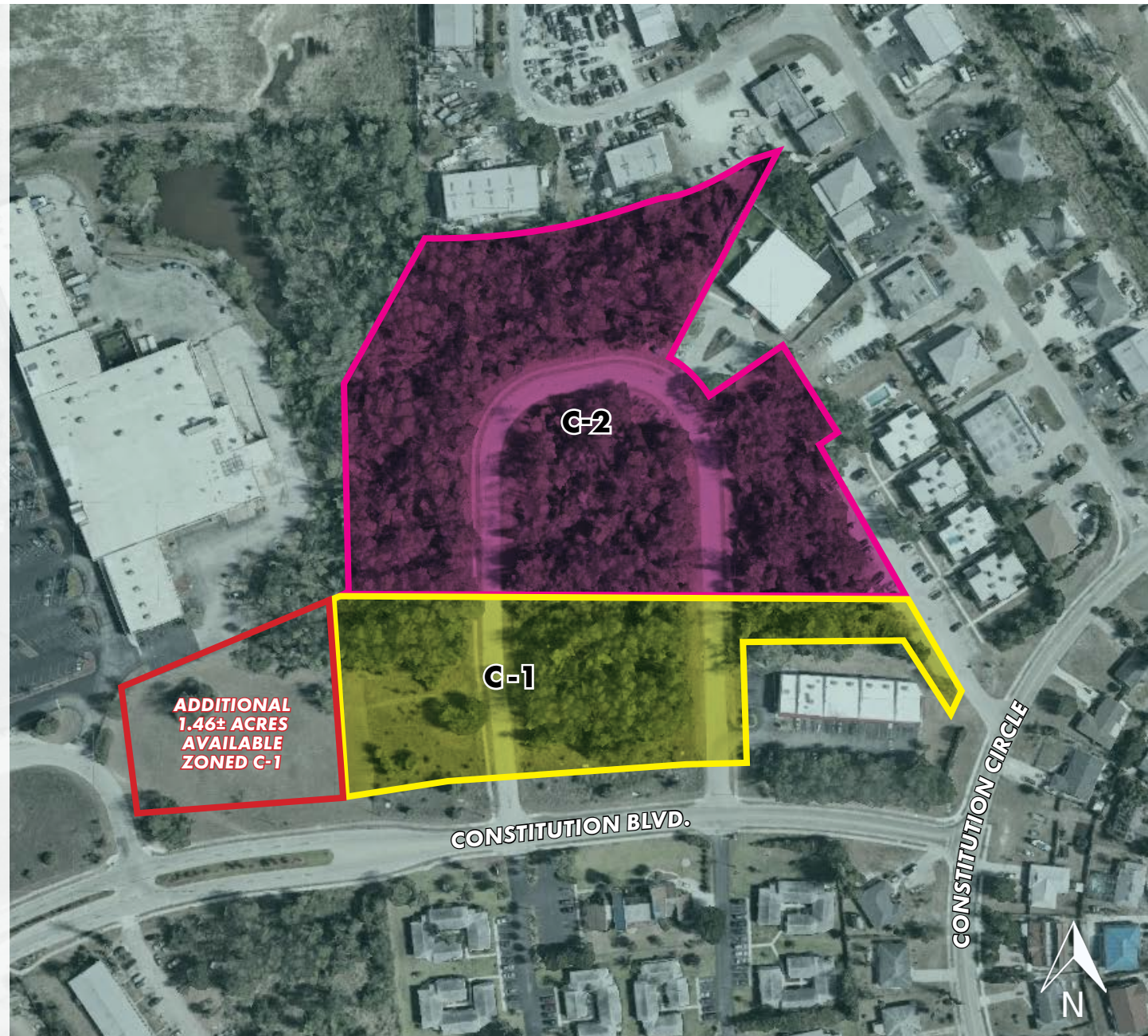
Allows all C-1 uses plus more intensive commercial operations. Permitted uses include: Auto sales and service centers, Mobile home and RV dealerships, Warehousing and distribution, Light manufacturing and assembly. Allows multifamily in the mixed-use overlay.

FUTURE LAND USE OVERVIEW:

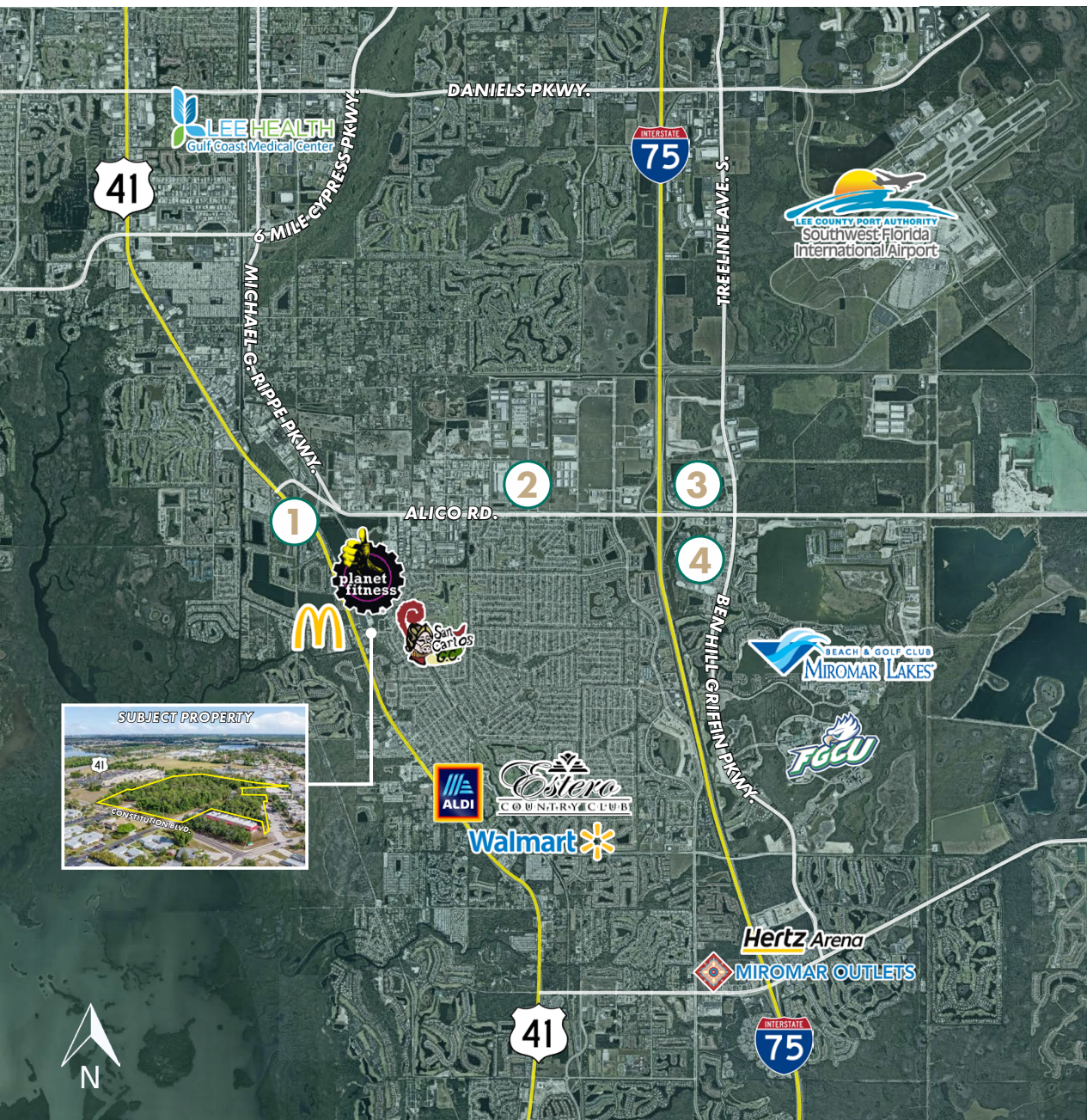
The Urban Community future land use category is designated for areas that support a mix of residential, commercial, and institutional uses. This classification encourages compact, walkable development patterns and is intended to accommodate a diverse range of activities and housing options.

ACHIEVABLE DENSITY:

- Base Density: 6 dwelling units per acre.
- Bonus Density: Up to 15 dwelling units per acre through the Lee County Workforce Housing Program and/or Transfer Density Units (TDU's).



RETAIL MAP



1. ALICO COMMONS



2. ALICO ROAD



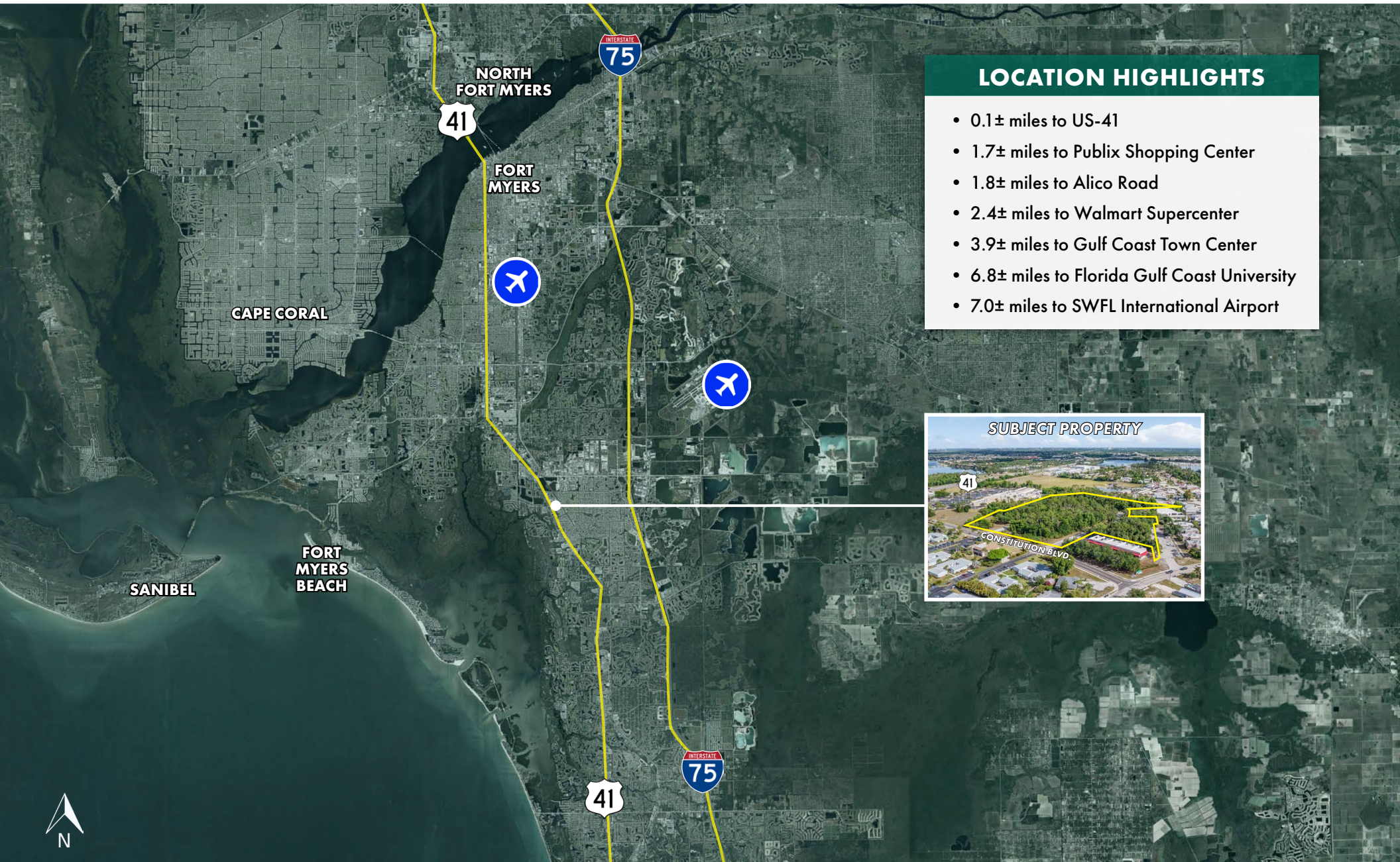
3. INTERSTATE COMMERCE



4. GULF COAST TOWN CENTER



LOCATION



LOCATION HIGHLIGHTS

- 0.1± miles to US-41
- 1.7± miles to Publix Shopping Center
- 1.8± miles to Alico Road
- 2.4± miles to Walmart Supercenter
- 3.9± miles to Gulf Coast Town Center
- 6.8± miles to Florida Gulf Coast University
- 7.0± miles to SWFL International Airport





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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 Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.