



EXIT 116

Publix



BONITA BEACH ROAD SE - AADT 18,200±



400 UNIT LUXURY APARTMENT COMMUNITY

RaceTrac



BONITA GRANDE DRIVE

LSI
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OFFERING MEMORANDUM

MIDTOWN BONITA - HOTEL PAD

165-KEY HOTEL PAD ON BONITA BEACH ROAD

PROPERTY SUMMARY

Property Address: Bonita Beach Rd.
& Bonita Grande Dr.
Bonita Springs, FL 34135

County: Lee

Property Type: Up to 165-Key Hotel Pad

Zoning: MPD
(Mixed-Use Planned Development)

Future Land Use: Interchange Commercial

STRAP Number: 31-47-26-B3-090F1.0010

LIST PRICE:

\$40,000 / KEY

Or Ground Lease or JV Opportunity

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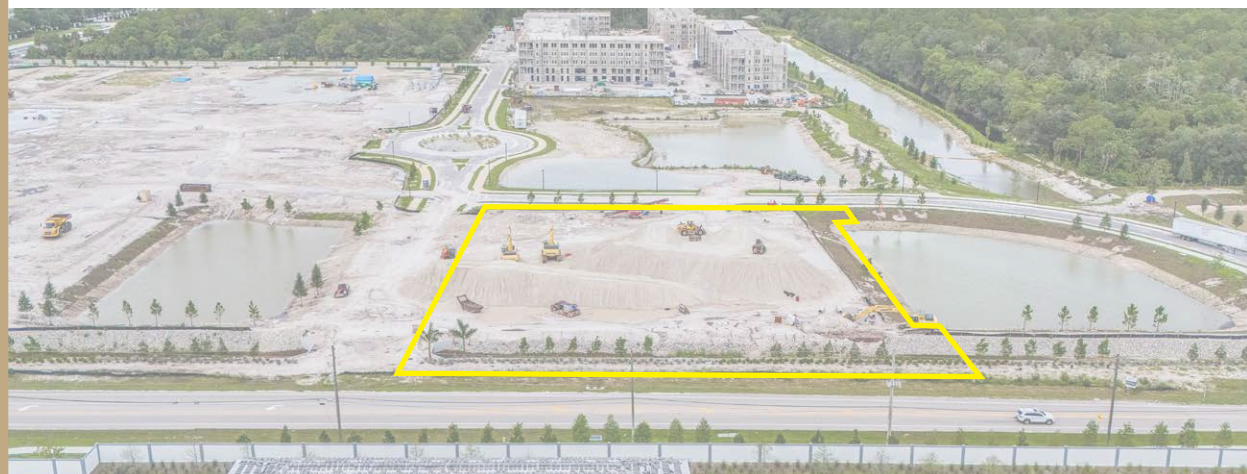
SALES EXECUTIVE



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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



A rare opportunity to develop a 165-key hotel within Midtown at Bonita, a 67± acre master planned, mixed-use community currently under construction in one of Southwest Florida's fastest growing corridors.

CONSTRUCTION-READY:

The site will be delivered with master infrastructure and retention, roadways and parking in-place allowing for quick permitting and vertical construction occur.

INTEGRATED MIXED-USE COMMUNITY:

Midtown at Bonita includes:

- Up to 165-Key Hotel
- 400 Luxury Apartment Units
- Up to 200,000 Sq. Ft. of retail, restaurant, and office
- A curated mix of local, regional, and national credit tenants

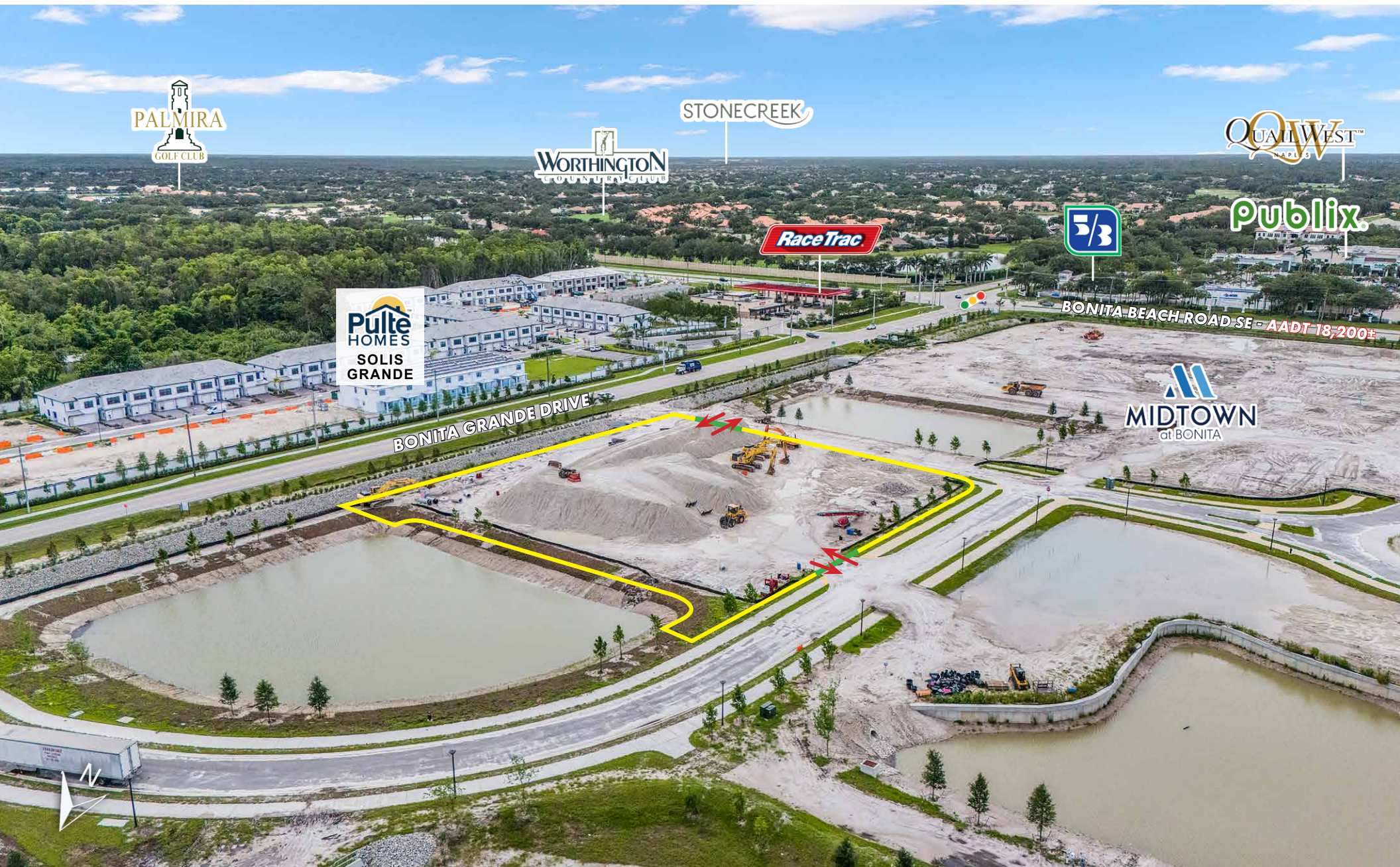
WALKABLE, HIGH-DEMAND DESTINATION:

Designed as a walkable, mixed-use environment, the hotel pad is ideally positioned to serve both residents and visitors, offering strong long-term demand in a thriving SWFL submarket.

PROPERTY AERIAL



PROPERTY AERIAL





is a transformative, 67± acre master-planned development by the Zuckerman Group, positioned to become a new walkable downtown hub for Bonita Springs. Strategically located just off I-75 on Bonita Beach Road, Midtown offers exceptional access to Naples, Fort Myers, and Southwest Florida's beaches.

COMMUNITY OVERVIEW:

Up to 200,000± Sq. Ft. of Retail, Dining, and Office Space:

Featuring a dynamic mix of national and regional credit tenants, including Chipotle, Cold Stone Creamery, and Bonita Wine & Spirits.

400 Luxury Residential Units:

New apartment homes designed to bring 24/7 foot traffic to the area, supporting a live-work-play environment.

Up to 165-Key Hotel:

An exclusive hospitality opportunity designed to serve the area's residents, tourists, and business travelers.

Thoughtfully Designed Public Spaces:

Midtown will feature tree-lined streets, public art installations, pedestrian-friendly walkways, and scenic lakes—creating a modern village atmosphere.

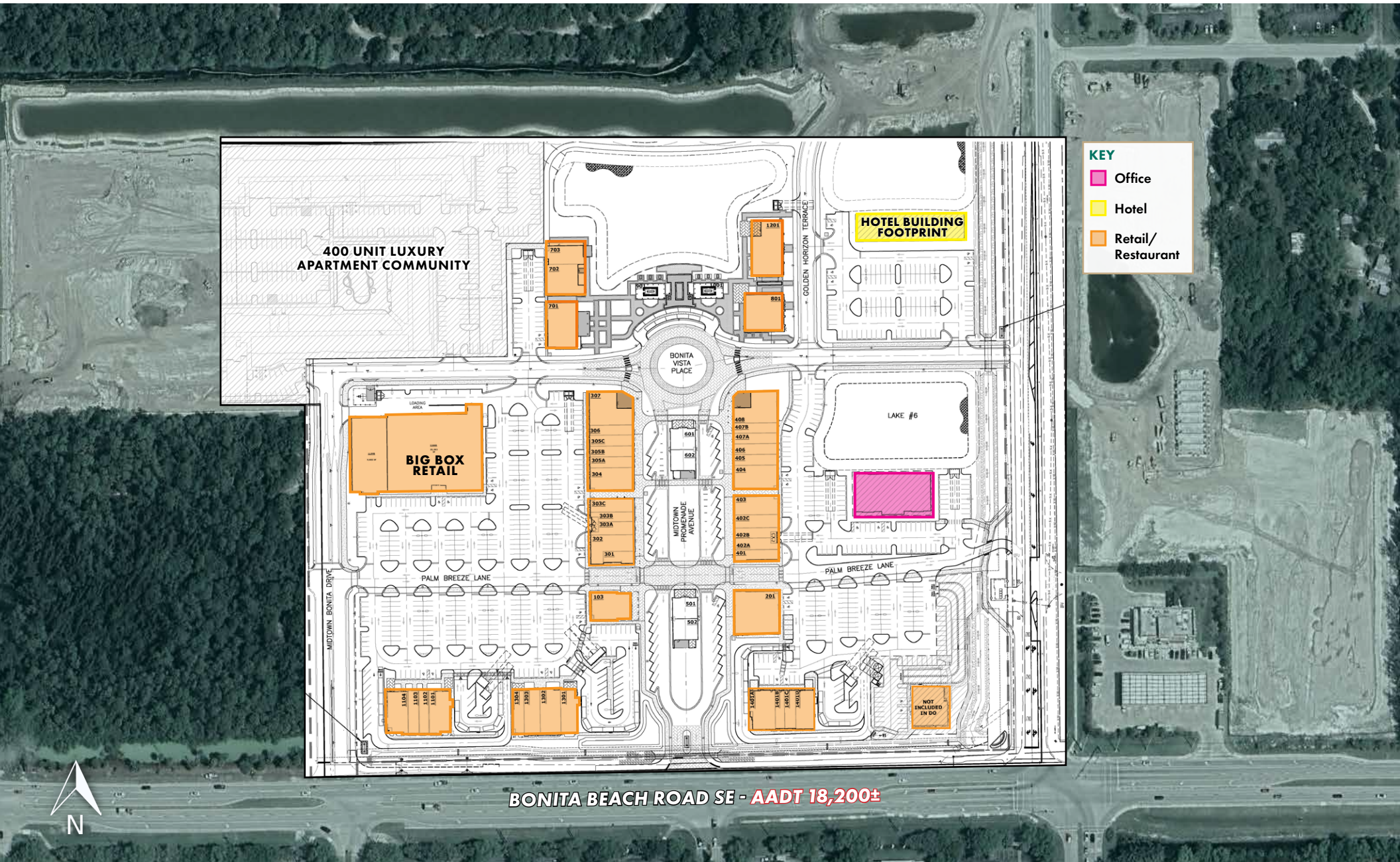
PLANNED TENANTS:



RENDERINGS

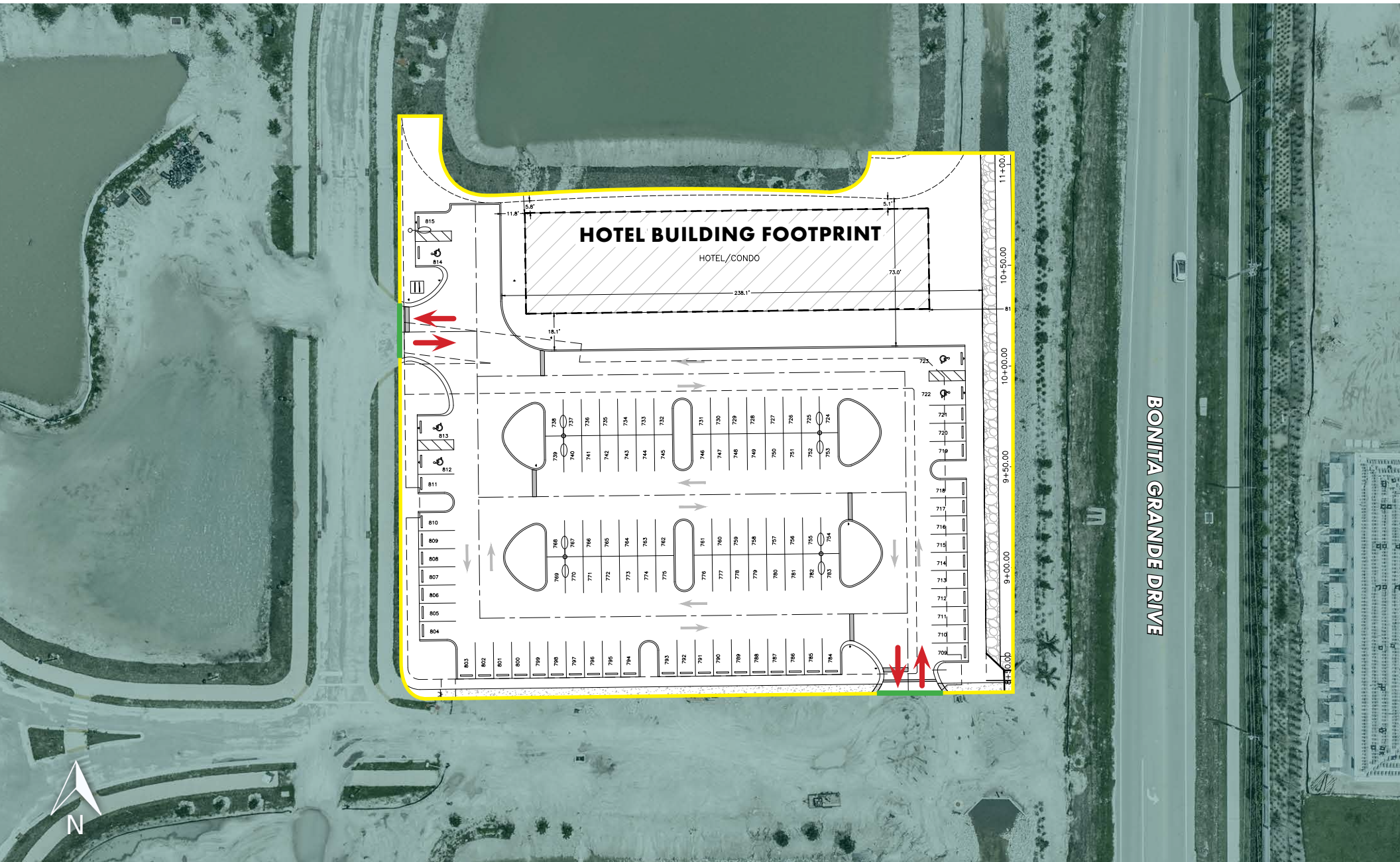


MASTER SITE PLAN



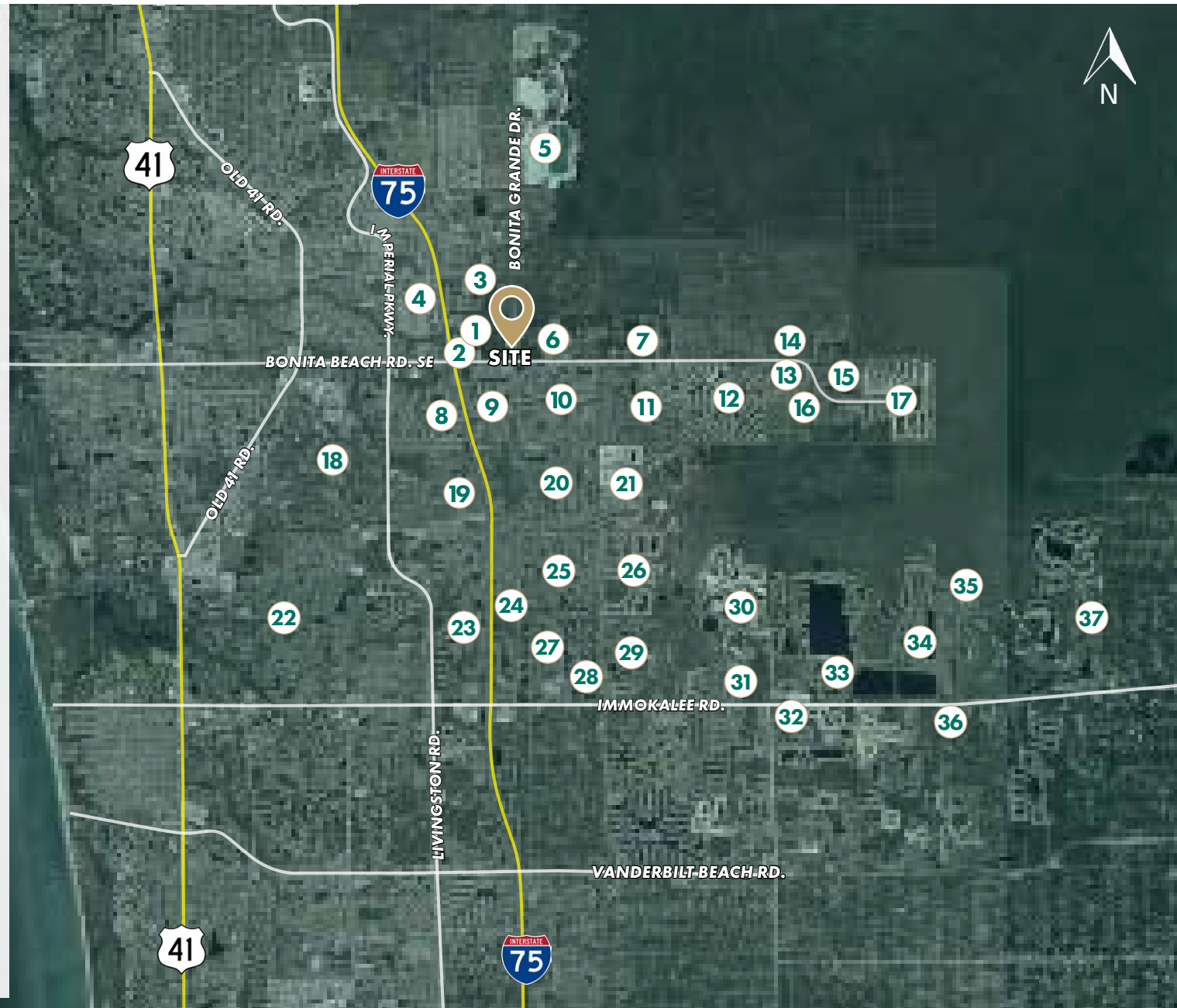
CONCEPTUAL HOTEL SITE PLAN

SUBJECT TO MODIFICATION



NEARBY COMMUNITIES

NEIGHBORHOOD	RESIDENCES
1 The St. James	150
2 Bonita 75	242
3 Sultura at Terry Street	200
4 Imperial Crossing	115
5 Pulte's Mine	700
6 Solis Grande	116
7 Seagate Revena Lakes	300
8 Vasari	766
9 Hunters Ridge	545
10 Worthington Country Club	799
11 Palmira	800
12 Village Walk	850
13 Bonita Landings	231
14 Bonita Beach Estates	610
15 Seasons	845
16 Mediterra	954
17 Bonita National	1,480
18 Valencia Bonita	997
19 Talls Park	637
20 Quail West	702
21 Stone Creek	631
22 Imperial	1,790
23 The Strand	1,160
24 Cypress Woods	787
25 Quail Creek	291
26 River Stone	802
27 Quail Village	325
28 Longshore Lakes	566
29 Olde Cypress	550
30 Esplanade County Club	1,236
31 Tree Farm	286
32 Pearl at Founders Square	400
33 The Quarry	900
34 Heritage Bay	3,450
35 Bonita Bay	3,323
36 Ventana	77
37 Twin Eagles	619
Total Residences	27,740



AREAS OF INTEREST



BONITA NATURE PLACE

The property sits along the beautiful banks of the Imperial River, a coastal river that drains the freshwater associated with the Corkscrew Regional Watershed into the estuarine areas of Estero Bay. Home to over 24 active Gopher Tortoises, The Bee House, The Bat House and The Butterfly Garden as well as many nature trails to explore.



COCONUT POINT

Coconut Point is a picturesque outdoor mall featuring over 110 stores, and our large selection of outdoor dining options—all surrounding several acres of lakes with a boardwalk. From jewelry to apparel, accessories to sporting goods, we offer a variety of choices in every price range. Located in Estero, Florida, off I-75 at exit 123 just south of Corkscrew Road on U.S. 41, just 15 minutes from the SWFL International Airport (RSW).



5H AVENUE SOUTH

The *Crown Jewel* of Naples", 5th Avenue South, is an elegant combination of luxury and ease, spanning from US41 to the Gulf of Mexico. The corridor offers fine dining, spas, entertainment, and luxe boutiques. 5th Avenue is a destination that offers both local and international culture. Before 1993, Naples was without a proper town center, which sparked the Downtown Plan and Code that revitalized this unassuming corridor into the destination it's become.



BAREFOOT BEACH

Collier County's desirable coast reaches its zenith at Barefoot Beach Preserve, where numerous animal species reside and visitors are able to enjoy the ambience of the park's natural surroundings. Barefoot Beach Preserve is 342 acres of natural land, one of the last undeveloped barrier islands on Florida's Southwest coast. located 20 feet off Bonita Beach Road on Lely Barefoot Boulevard the access provides an open, peaceful location for sunbathers.



WONDER GARDENS

The Wonder Gardens is a 3.5-acre botanical jungle features exhibits of rescued tropical birds and reptiles. Highlights include a flamingo pond, alligator pool, duck ponds, aviary, turtle and tortoise exhibits. The plant collection includes 12 varieties of palms, African mahogany, k a bromeliad garden, butterfly garden, hundreds of orchids and much more.



MIROMAR OUTLETS

Miromar Outlets has been voted Best Factory Outlet Mall, Best Shopping Experience for 20 years in a row, and has over 140 top designer and brand-name outlets. Enjoy a unique selection of restaurants, all set in a beautiful open-air Mediterranean-inspired atmosphere — the perfect place to shop, dine, and unwind.



MERCATO

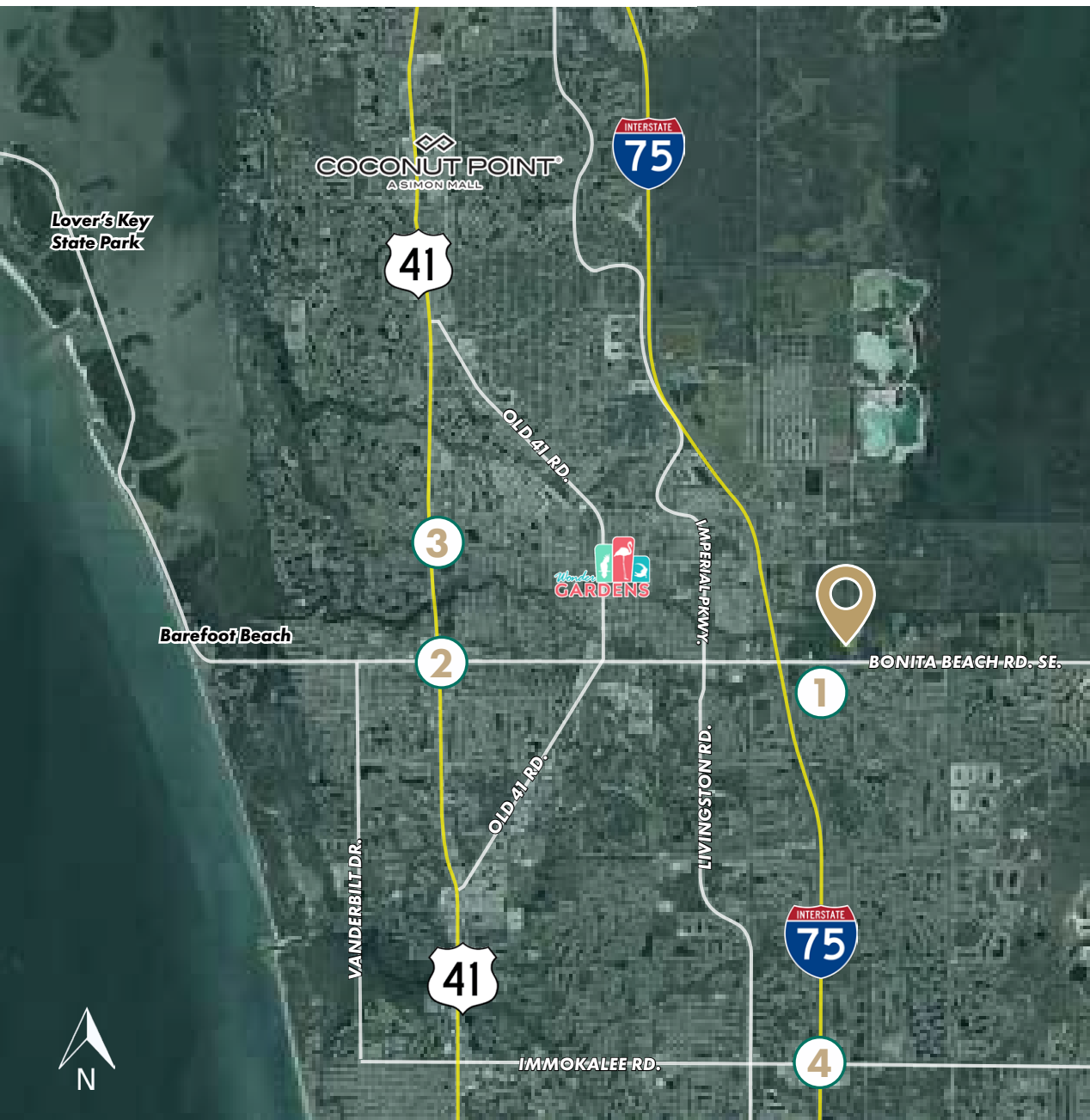
Sophisticated. Fun. Vibrant. Mercato is an all-day experience for Naples residents and visitors. Spend your days shopping in the sunshine and nights out dining, drinking and enjoying entertainment with friends. With sophistication and a sense of community at every corner, Mercato will make your day, and brighten your night.



LOVER'S KEY STATE PARK

Romantic, pristine barrier island with shell-strewn beaches. Lovers Key defines serenity, promising unspoiled white sands, comfortable amenities, and adventures like kayaking and scenic trails. On this uncrowded stretch of shoreline, you're likely to see beachgoers searching for shells, families playing in the gentle surf, and possibly a beachside wedding. Stick around for the sunset over the Gulf of America.

RETAIL MAP



1. BONITA BEACH ROAD



2. THE CENTER OF BONITA SPRINGS



3. BONITA BAY PLAZA



4. PELICAN STRAND



LOCATION

AREA DEMOGRAPHICS

3 MILE RADIUS

POPULATION



33,295

EMPLOYMENT
DENSITY



10,703

MEDIAN INCOME



\$150,261

5 MILE RADIUS

POPULATION



91,729

EMPLOYMENT
DENSITY



39,958

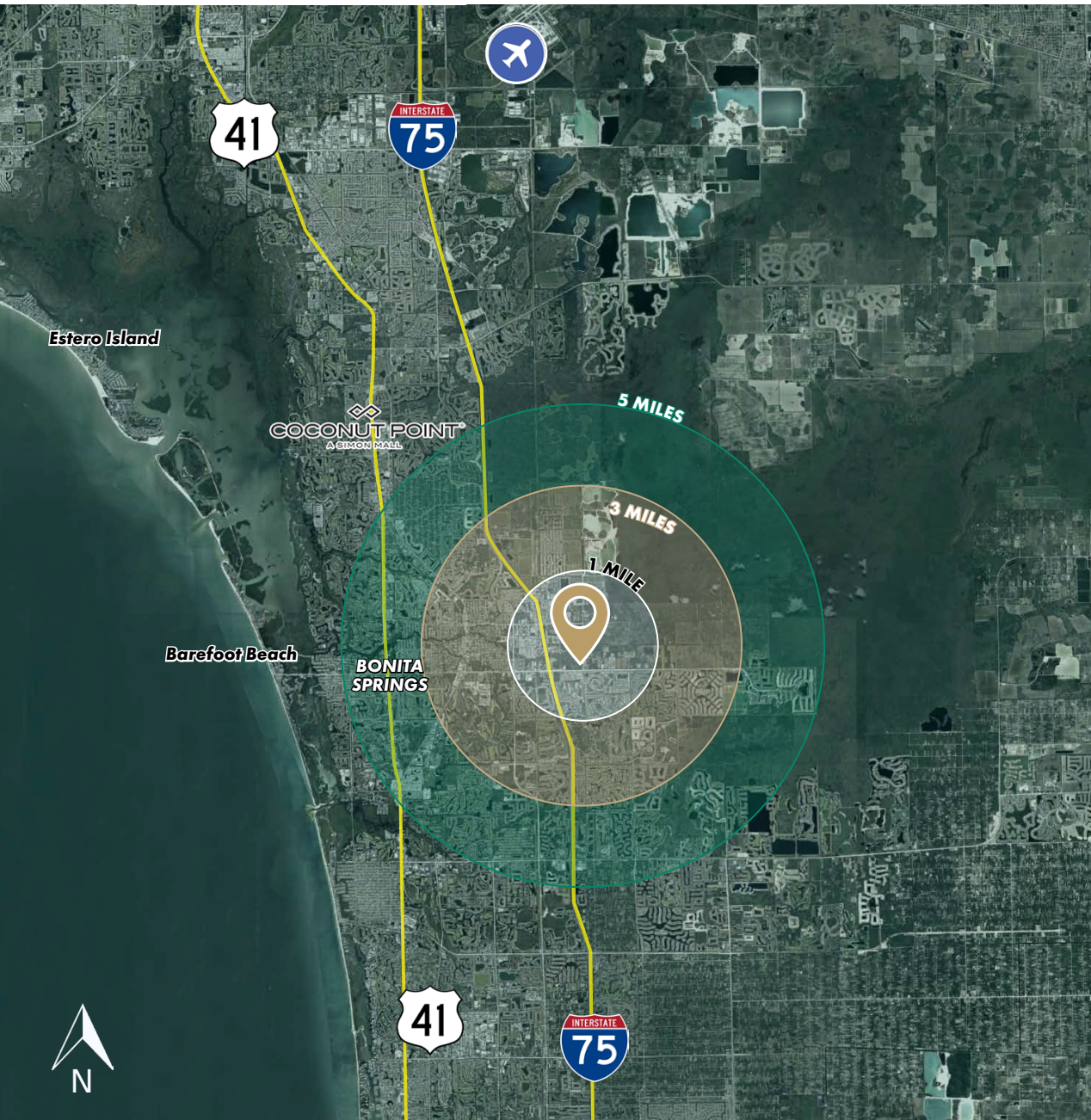
MEDIAN INCOME



\$150,926

LOCATION HIGHLIGHTS

- 2± minutes to a Publix Shopping Center
- 3± minutes to I-75
- 7± minutes to Downtown Bonita Springs
- 14± minutes to Barefoot Beach
- 16± minutes to Coconut Point Shops
- 18± minutes to SWFL International Airport





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LIMITATIONS AND DISCLAIMERS

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