



LSI
COMPANIES

OFFERING MEMORANDUM
BAYSHORE VILLAGE
COMMERCIAL DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 17300 Wells Rd.
N. Fort Myers, FL 33917

County: Lee

Property Size: 8.75± Acres | 381,150± Sq. Ft.

Zoning: CPD | Resolution Z-23-034

Future Land Use: General Interchange

Entitlements: 92,750 Sq. Ft. Commercial;
125 Hotel Rooms

Utilities: All available

STRAP Number: 22-43-25-00-00023.0000

Tax Information: \$16,713 (2024)

LIST PRICE:
\$3,600,000
\$9.44 PSF

LSI
COMPANIES

WWW.LSICOMPANIES.COM



SALES EXECUTIVES



Christi Pritchett, CCIM

Broker Associate



DIRECT ALL OFFERS TO:

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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



APPROVED USES

- Auto Part Store
- Bank
- Car Wash
- Convenience Food & Beverage Store
- Drive - Thru Fast Food
- Gas Station (limited to 22 fuel pumps)
- General Office
- Equipment Rental & Sales
- Hardware Store
- Healthcare
- Hotel*
- Medical Office
- Pharmacy, Restaurant
- Specialty Retail
- Storage Facility

* Up to 125 Hotel Rooms with conditions

** A full list of acceptable uses is available upon request



PROPERTY AERIAL



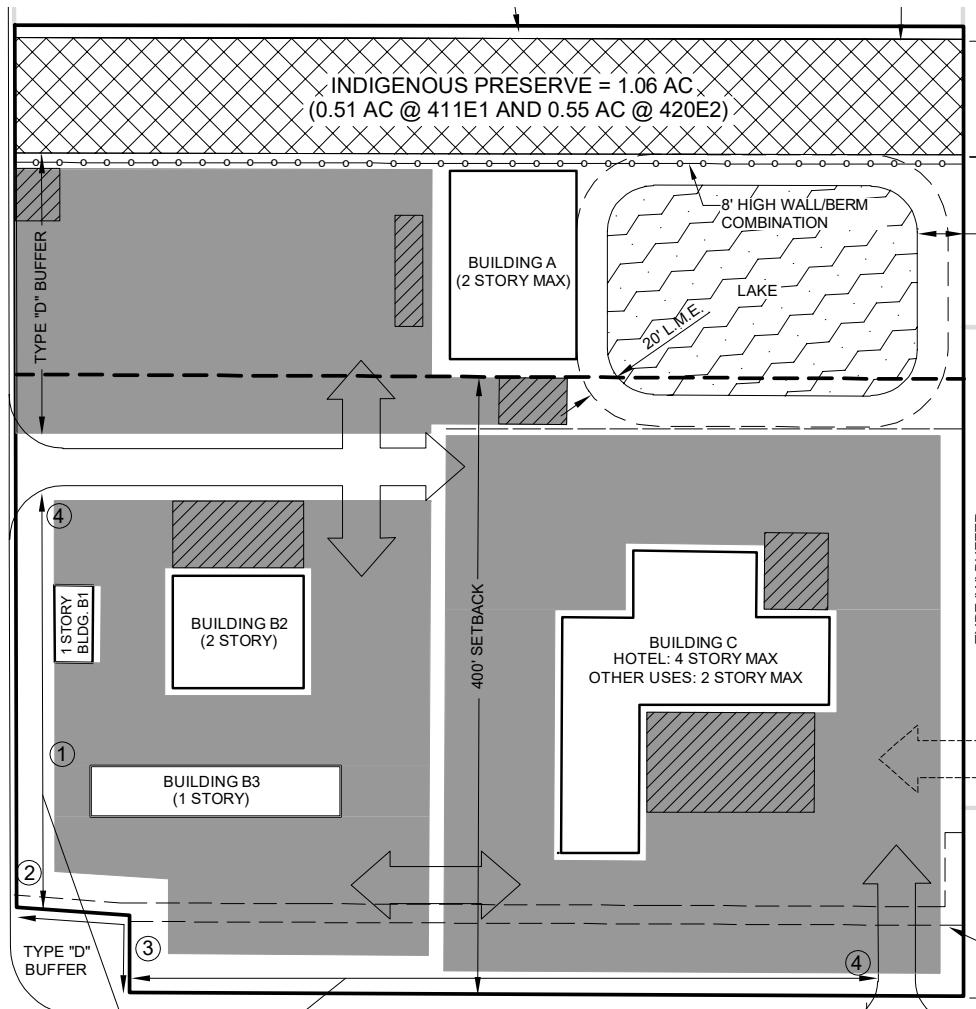
PROPERTY AERIAL



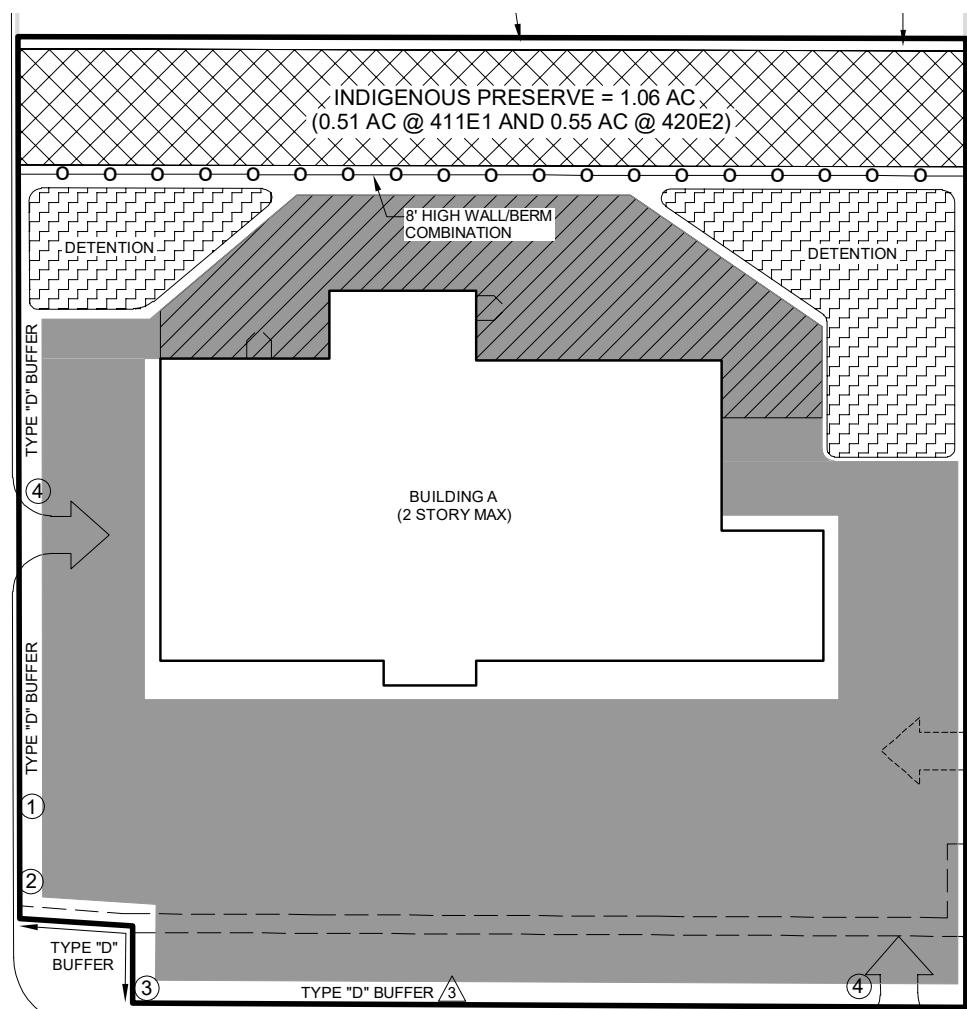
APPROVED MASTER CONCEPT PLAN

Lee County Zoning Resolution Z-23-034

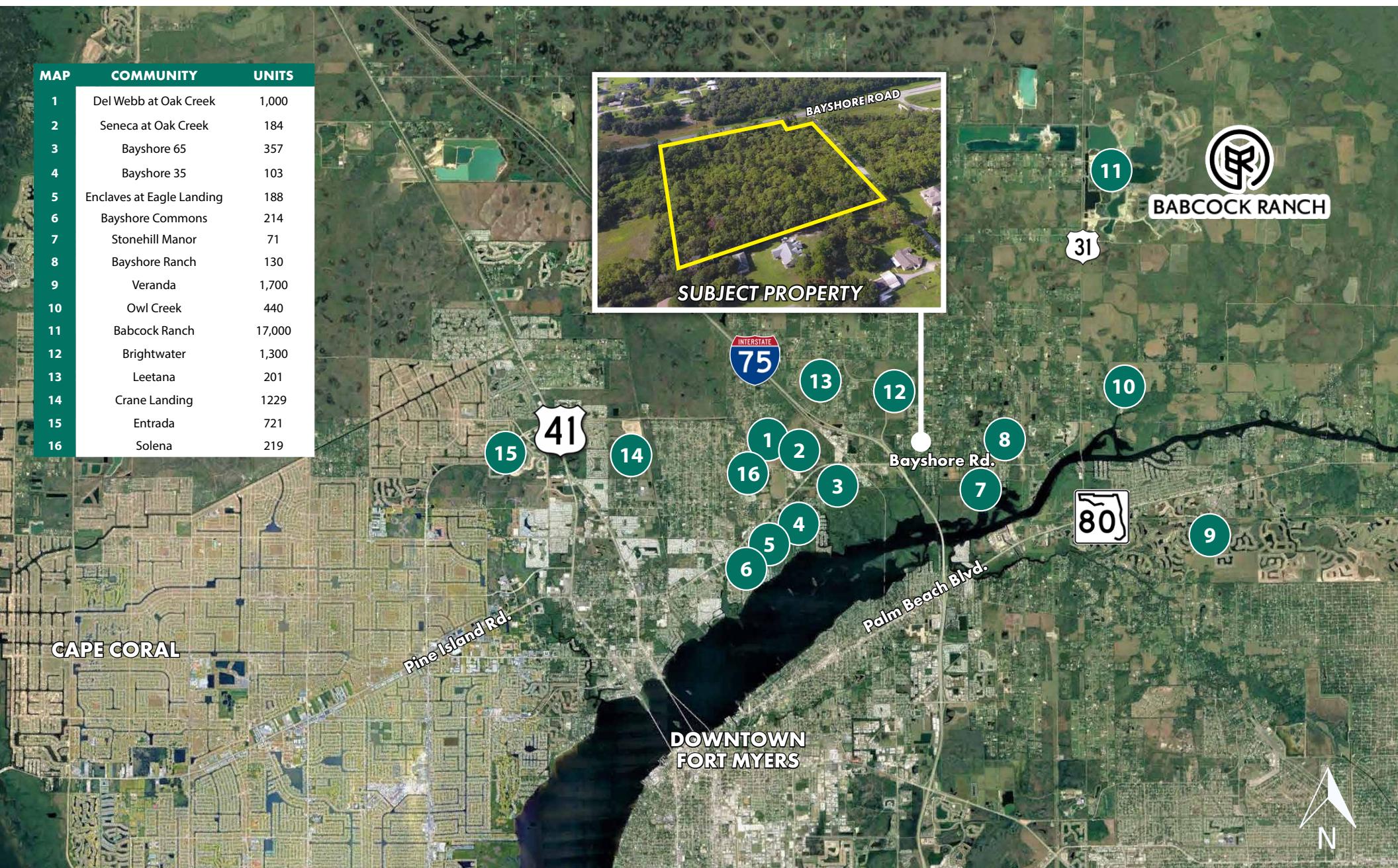
Alternative A



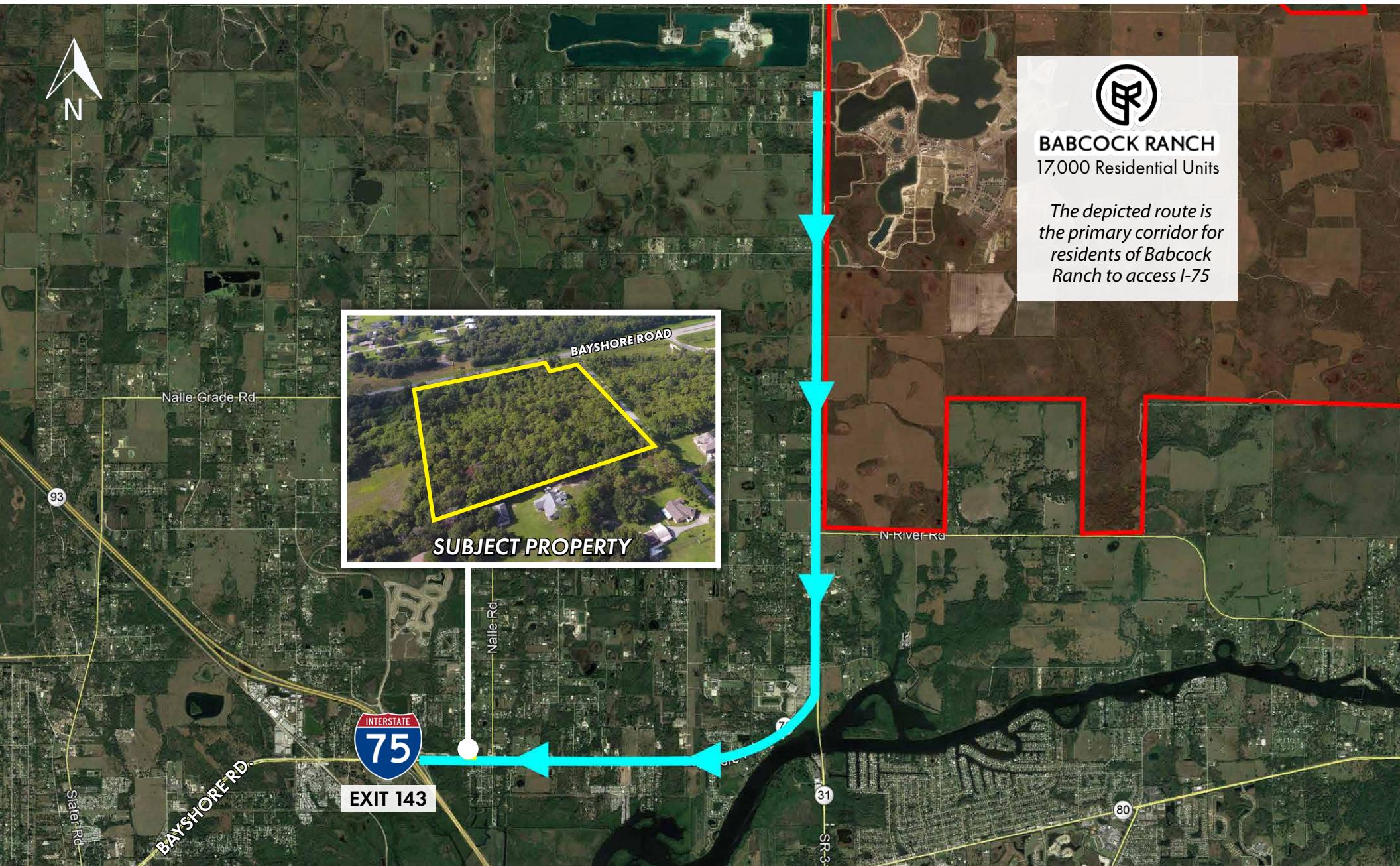
Alternative B



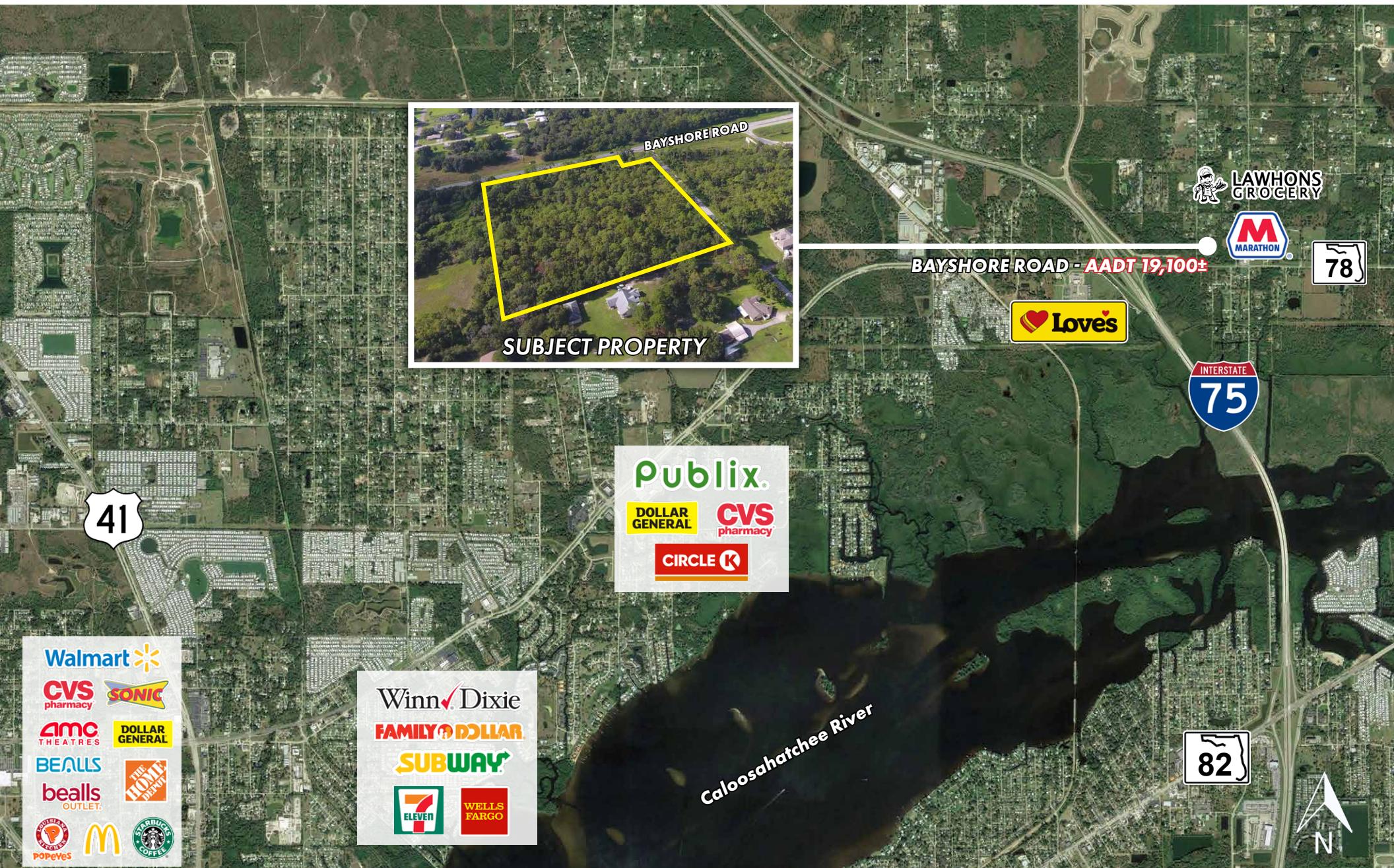
SURROUNDING DEVELOPMENTS MAP



BABCOCK RANCH



RETAIL MAP



LOCATION MAP





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LIMITATIONS AND DISCLAIMERS

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