

Caloosahatchee River

AADT 87,000±



EXIT 143

BAYSHORE ROAD - AADT 19,100±



WELLS ROAD

**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:

**Christi Pritchett, CCIM**  
cpritchett@lsicompanies.com  
o: (941) 916-9525 | m: (239) 728-1720

### 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

- Located along the highly trafficked corridor from I-75 to Babcock Ranch
- 8.75± Acres | Zoned CPD
- Zoning allows up to 92,750 Sq. Ft. of development with a wide multitude of retail and commercial uses
- The area surrounding the property has experienced significant new residential growth and include multiple under-construction and planned residential developments





## 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



**BABCOCK RANCH**  
17,000 Residential Units



**Lee Civic Center**  
2.5± MILES

**LENNAR**

**BAYSHORE RANCH**  
130 Residential Units

**LENNAR**

**STONEHILL MANOR**  
71 Residential Units



**BAYSHORE  
FIRE DEPT.**



**LAWHONS  
GROCERY**



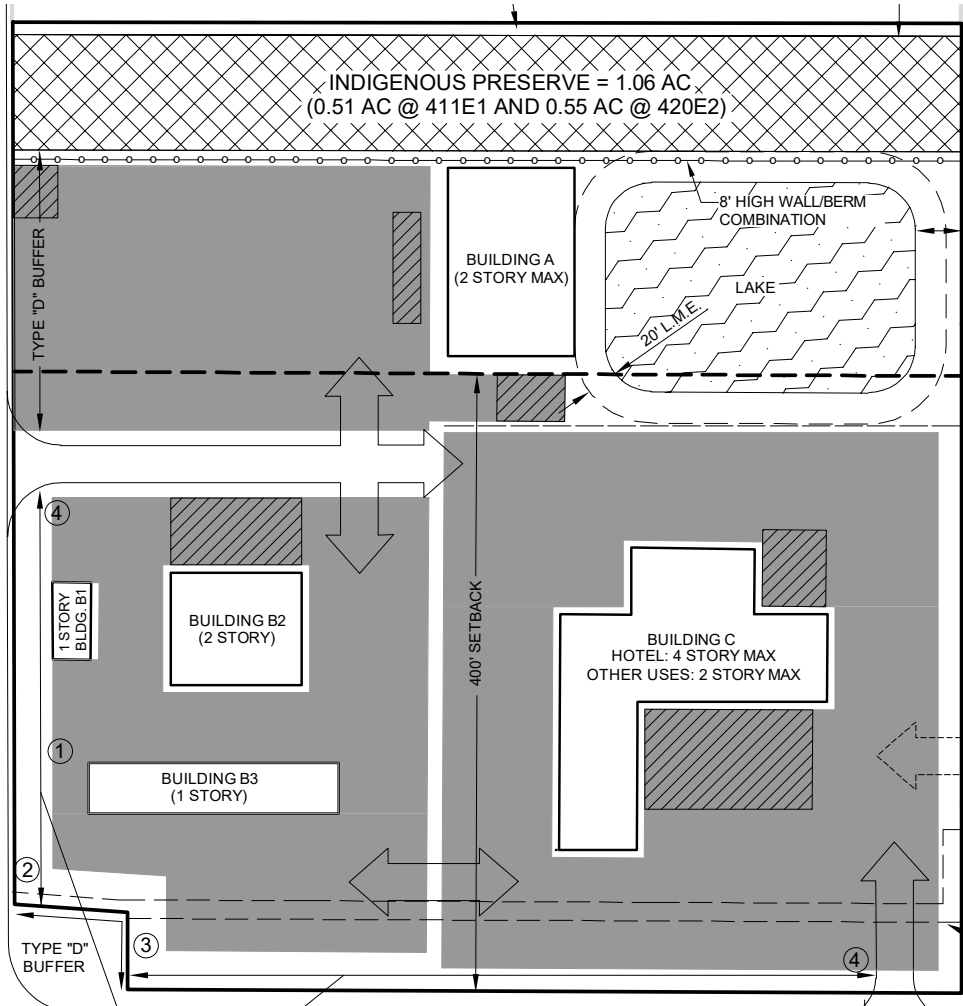
**WELLS ROAD**

**BAYSHORE ROAD**  
AADT 19,100±

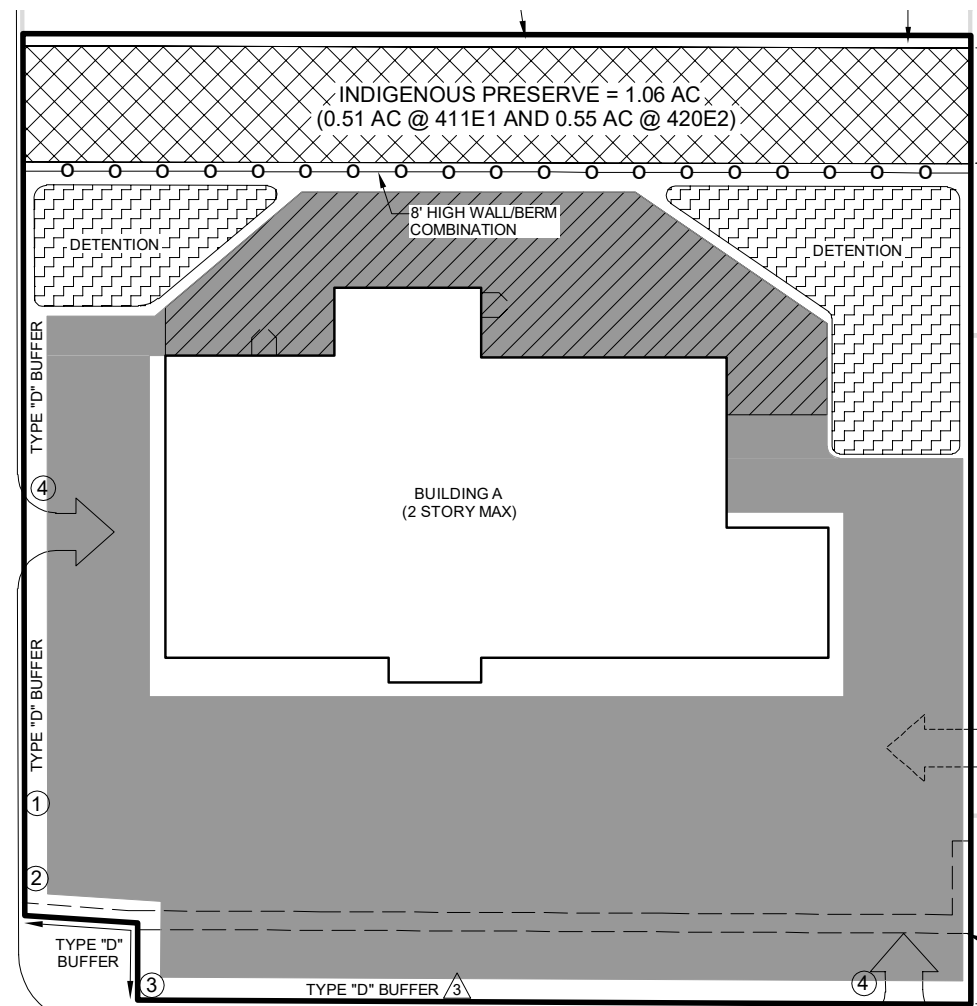




### Alternative A



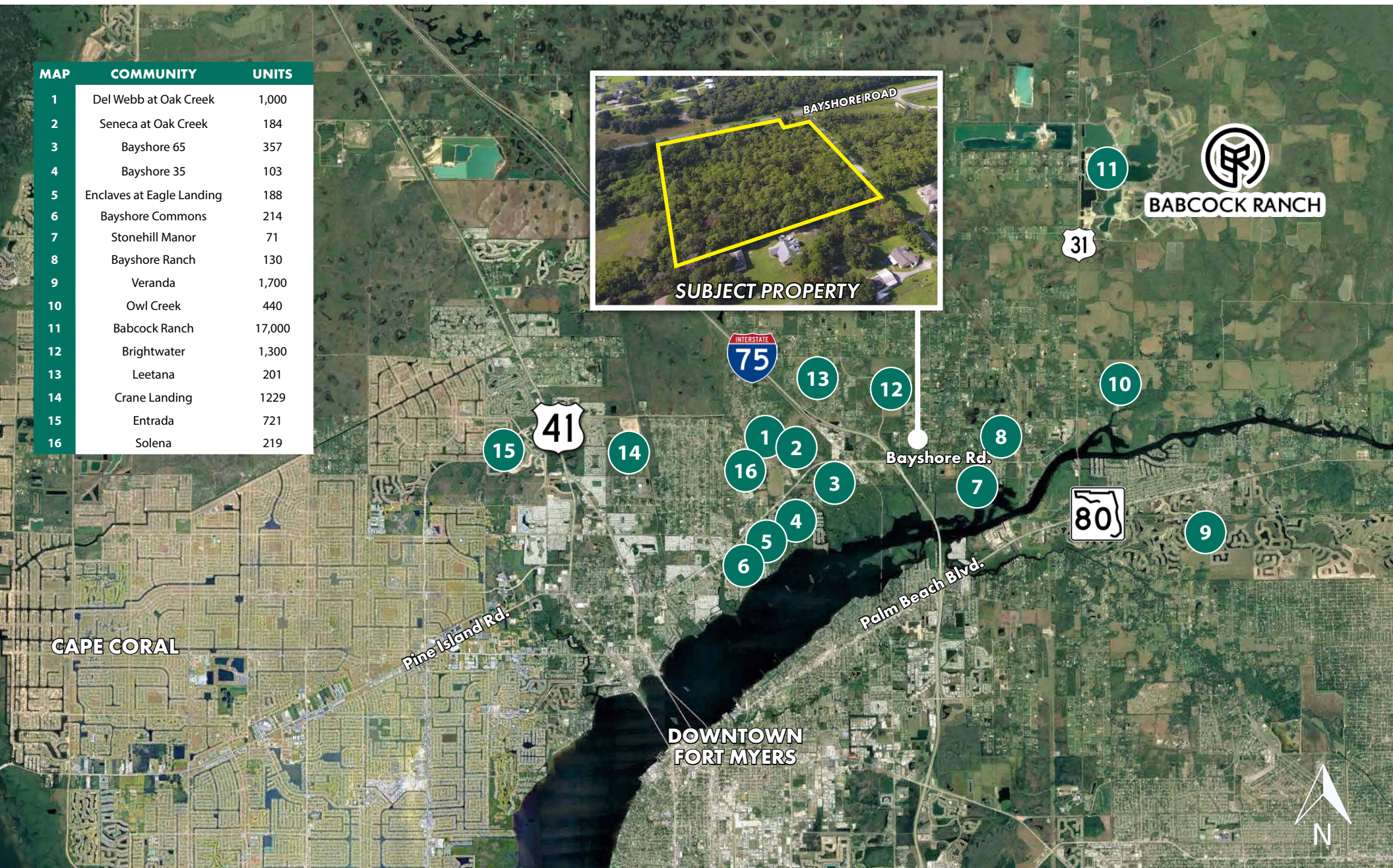
### Alternative B





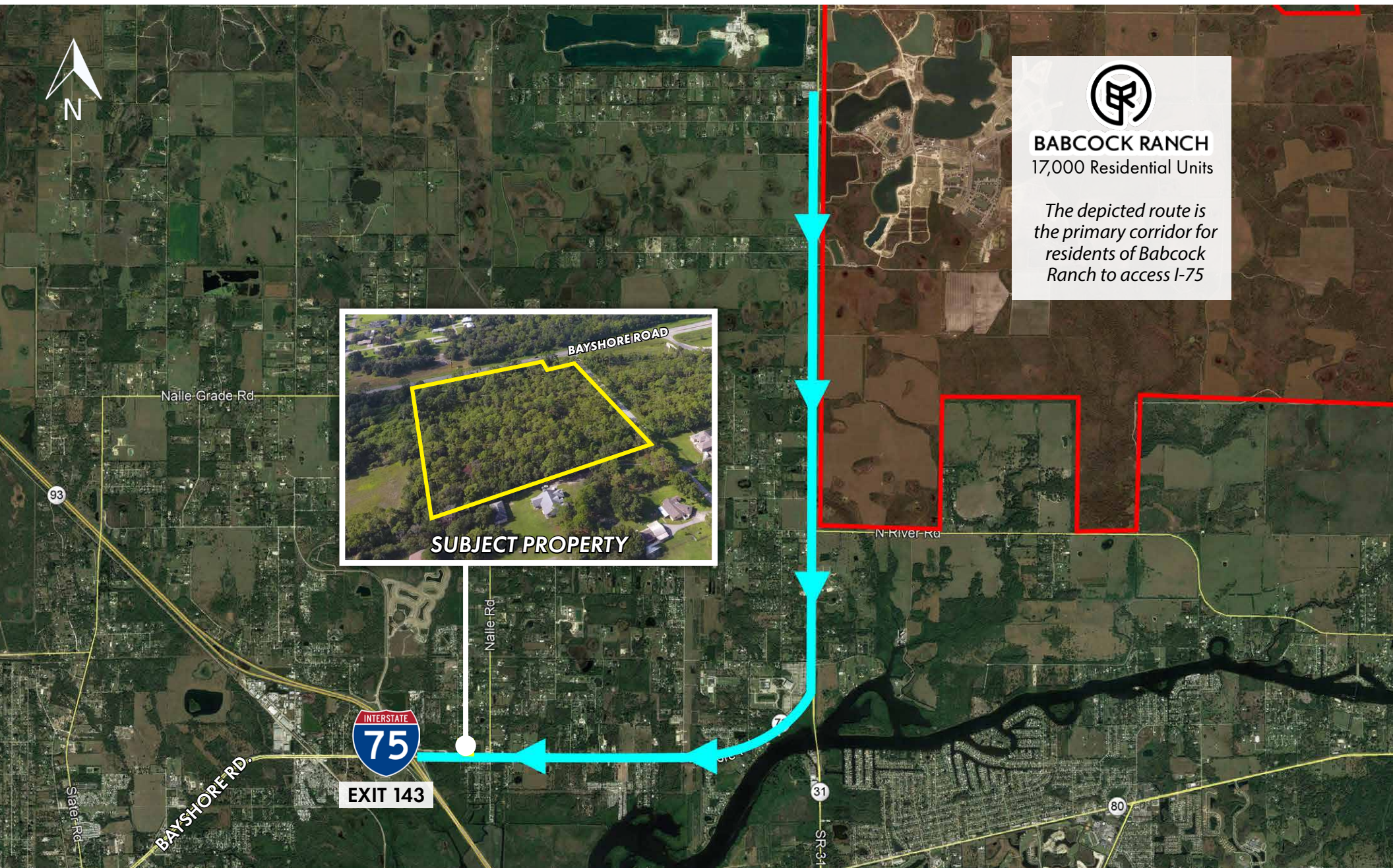
## SURROUNDING DEVELOPMENTS MAP

MAP	COMMUNITY	UNITS
1	Del Webb at Oak Creek	1,000
2	Seneca at Oak Creek	184
3	Bayshore 65	357
4	Bayshore 35	103
5	Enclaves at Eagle Landing	188
6	Bayshore Commons	214
7	Stonehill Manor	71
8	Bayshore Ranch	130
9	Veranda	1,700
10	Owl Creek	440
11	Babcock Ranch	17,000
12	Brightwater	1,300
13	Leetana	201
14	Crane Landing	1229
15	Entrada	721
16	Solena	219





## BABCOCK RANCH



**BABCOCK RANCH**  
17,000 Residential Units

*The depicted route is  
the primary corridor for  
residents of Babcock  
Ranch to access I-75*



## RETAIL MAP

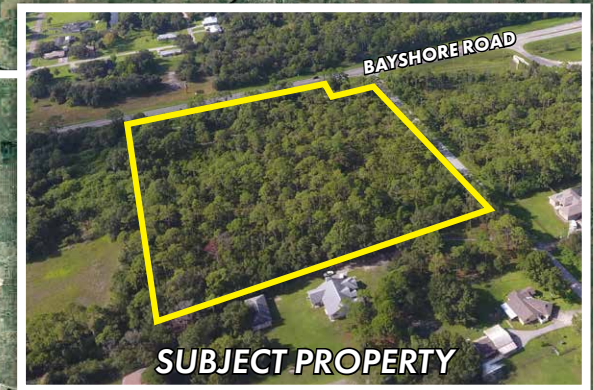




## LOCATION MAP

### LOCATION HIGHLIGHTS

- 0.25± miles to I-75
- 6.5± miles to US-41
- 7.5± miles to Downtown Fort Myers
- 15± miles to SWFL International Airport (RSW)
- 20± miles to Punta Gorda Airport







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