



POTENTIAL
COMMERCIAL DEVELOPMENT

SUBJECT PROPERTY
4.25 ± Acres | 185,130 Sq. Ft.

ORTIZ AVE. AADT 17,300±

HANSON STREET

LSI
COMPANIES

OFFERING MEMORANDUM

ORTIZ AVE - LOT 5

COMMERCIAL DEVELOPMENT OPPORTUNITY

OFFERING SUMMARY

Location: Ortiz Ave. North of Colonial Blvd. Fort Myers, FL 33905

County: Lee County

Property Type: Vacant Commercial Land

Size: 4.25± Acres | 185,130± Sq. Ft.
Outparcel 1 - 1.25± Acres | 54,450± Sq. Ft.
Outparcel 2 - 1.0± Acre | 43,560± Sq. Ft.
Outparcel 3 - 1.0± Acre | 43,560± Sq. Ft.
Outparcel 4 - 1.0± Acre | 43,560± Sq. Ft.

Zoning: CG (Commercial General)

Future Land Use: Traditional Community

Utilities: Water, sewer, and electric in close proximity

Strap Number: 28-44-25-P2-01000.0050

LEASE RATE

PLEASE INQUIRE ABOUT LEASE RATES

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Eric Edwards, CCIM
Sr. Broker Associate



Drew Davis
Research & Sales Associate



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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Drew Davis - ddavis@lsicompanies.com | (239) 489.4066

WWW.LSICOMPANIES.COM

EXECUTIVE SUMMARY

LSI Companies is pleased to present Ortiz Avenue Lot #5, a prime 4.25± acre development opportunity in the City of Ft. Myers, FL.

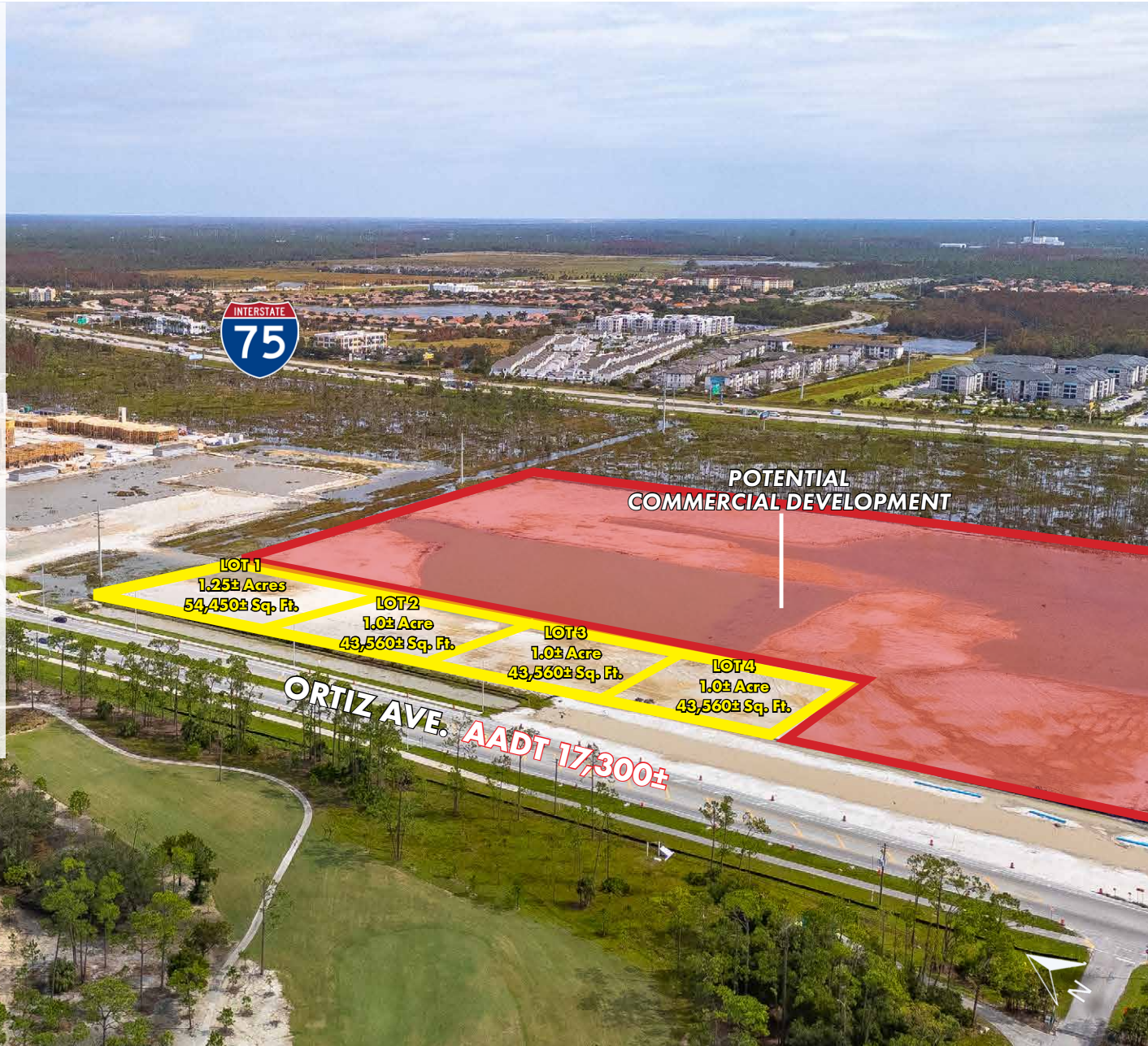
This expansive property is situated between the highly trafficked thoroughfares of Colonial Blvd. and SR-82, featuring direct access from Ortiz Ave. and Hanson St., offering exceptional investment potential for builders and developers to capitalize on the shortage of larger commercial tracts and the demand from a rapidly growing sub-market.

Ortiz Avenue Lot #5 is strategically positioned near the I-75 and Colonial Blvd. interchange, offering convenient access to a multitude of commercial centers anchored by several prominent national retailers, including Publix, Walmart, Target, BJ's Wholesale Club, Lowe's, Home Depot, and TopGolf. This properties wide variety of permissible uses and high densities alongside its strong visibility and connectivity to thriving commercial hubs presents an ideal opportunity for future development or investment.



PROPERTY HIGHLIGHTS

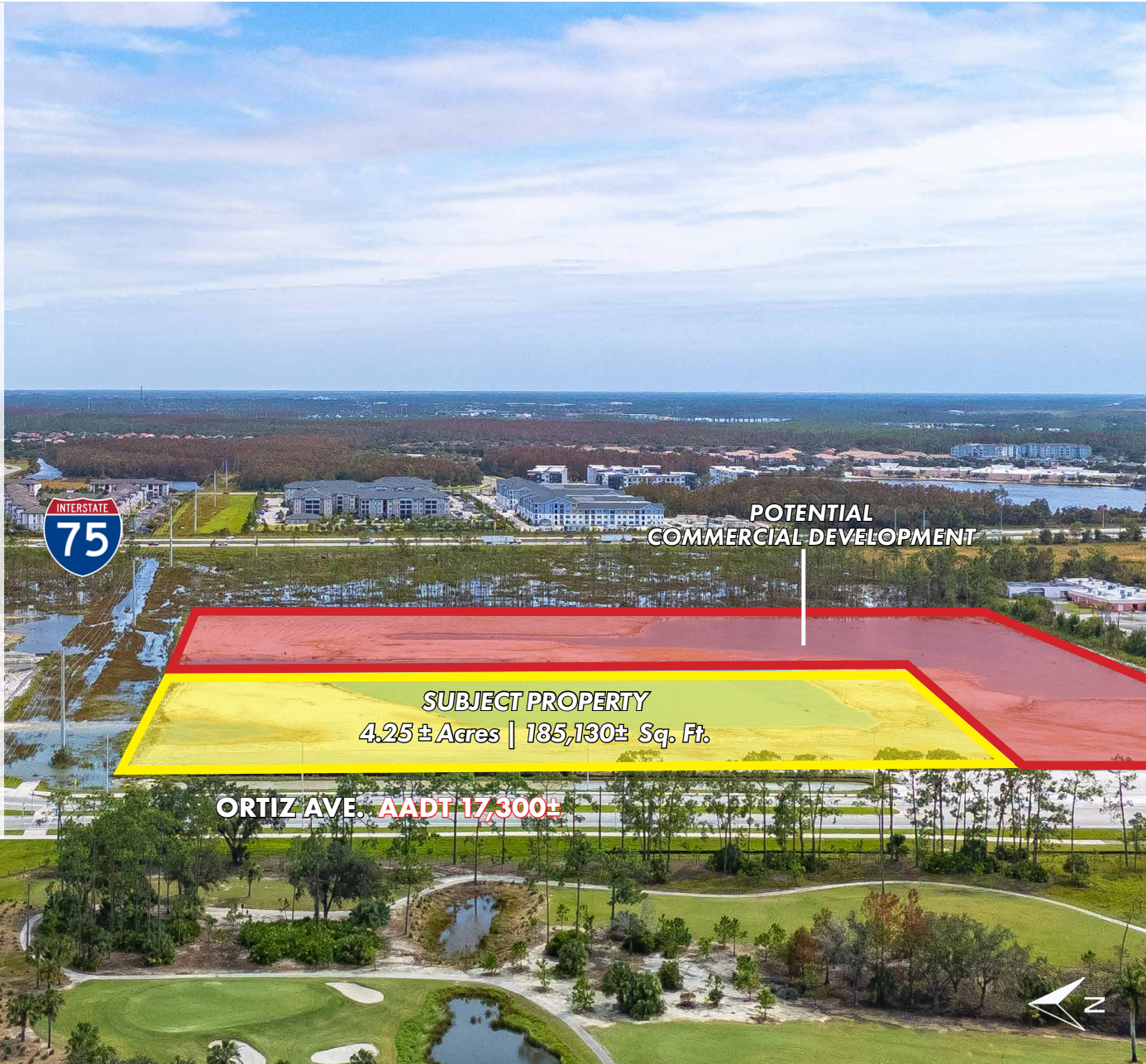
- 4.25± acres of premier commercial land
- CG zoning permits a wide variety of commercial and residential uses
- Over 740± linear feet of frontage on Ortiz Ave.
- Direct access to Hanson St. (AADT 15,200±) & Ortiz Ave (AADT 17,700±)
- Close proximity to SR-82 (AADT 53,000±) & Colonial Blvd (AADT 77,500±)
- Positioned less than 4± miles from Downtown Ft. Myers
- Situated in a high growth corridor and surrounded by amenities, attractions, and recreational activities
- The Traditional Community future land use designation allows for a base density of 25 DU/ Acre and a maximum density of 35 DU/ Acre



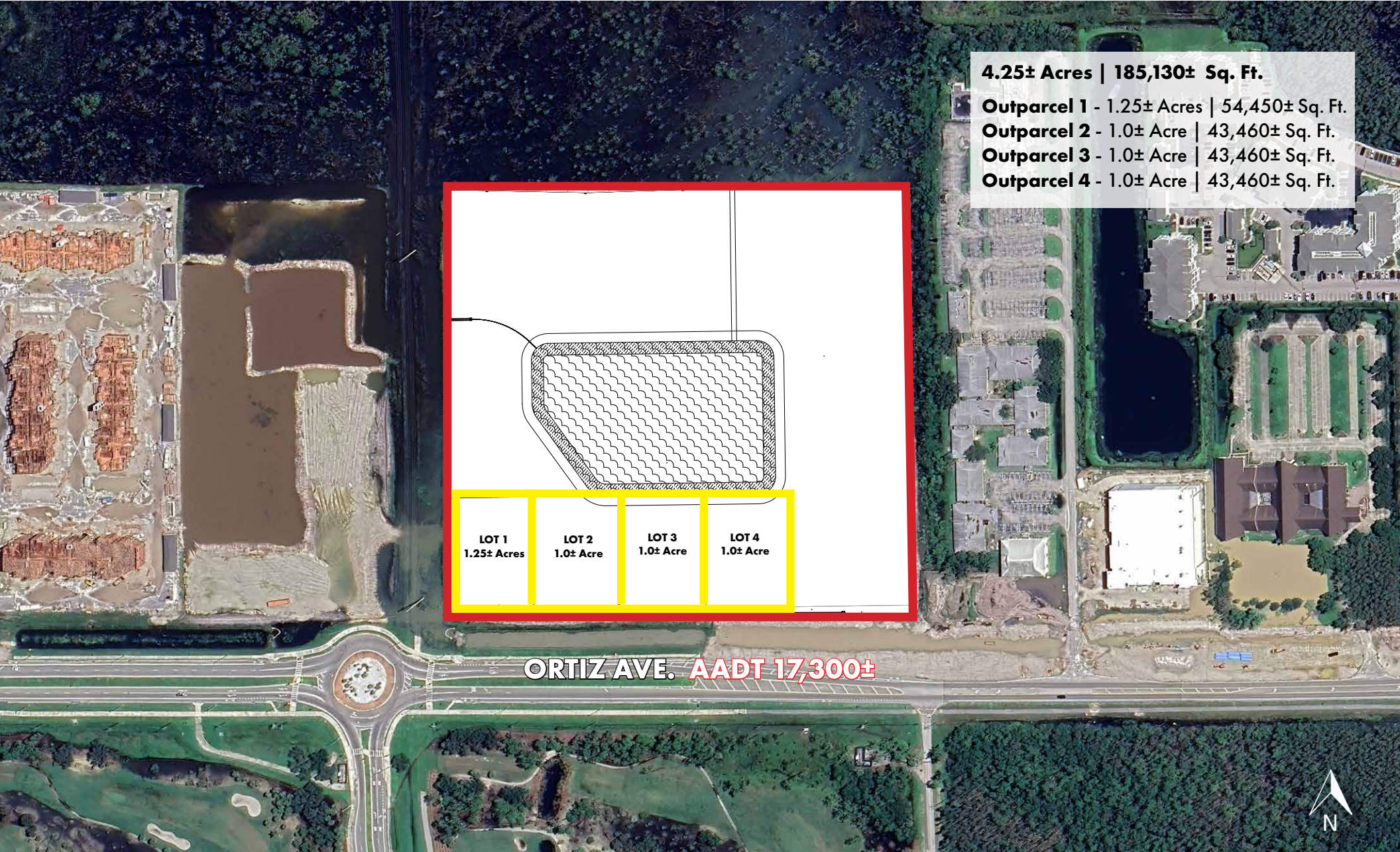
APPROVED USES

COMMERCIAL

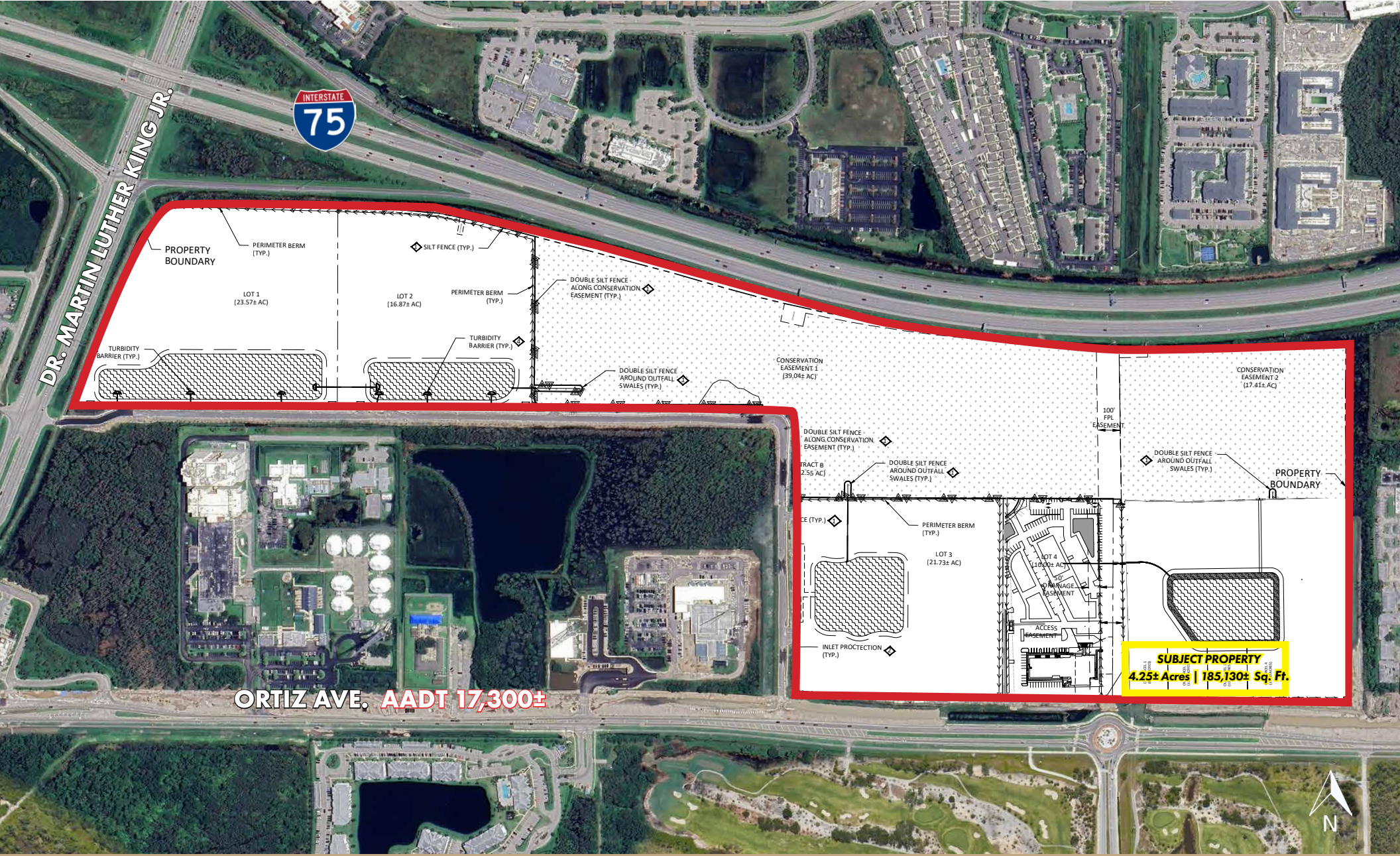
- Animal Hospital
- Assisted Living
- Bank
- Car Wash
- College
- Convenience Store
- Day Care
- Garden Center
- Health Club
- Hotel
- Indoor Commercial Recreation
- Medical Centers
- Medical Office
- Parks
- Pharmacy
- Professional Office
- Repair Services
- Residential- Multifamily
- Residential- Townhouse
- Research Testing/ Development Labs
- Restaurant
- Retail
- Self- Storage
- Surgery Centers



CONCEPT PLAN



4.25± Acres | 185,130± Sq. Ft.
Outparcel 1 - 1.25± Acres | 54,450± Sq. Ft.
Outparcel 2 - 1.0± Acre | 43,460± Sq. Ft.
Outparcel 3 - 1.0± Acre | 43,460± Sq. Ft.
Outparcel 4 - 1.0± Acre | 43,460± Sq. Ft.



DR. MARTIN LUTHER KING JR.

ORTIZ AVE. AADT 17,300±

SUBJECT PROPERTY
4.25± Acres | 185,130± Sq. Ft.



NOTABLE SURROUNDING DEVELOPMENTS



	DEVELOPMENT	UNITS
1	Eastwood Village	2,600 Units
2	The Forum 428	1,014 Units
3	V2 Apartments	428 Units
4	The Mark At Colonial	404 Units
5	The Taylor	384 Units
6	Leo at Fort Myers	370 Units
7	Novo Gateway	364 Units
8	Lee Health Hospital	540,045 SF
9	Industrial Park	129,000 SF
10	Gerenzys RV World	54,000 SF

DOWNTOWN FORT MYERS

41

82

INTERSTATE 75

6

1

9

10

5

2

7

4

3

LEE HEALTH Gulf Coast Medical Center

8

COLONIAL BLVD.



DOWNTOWN FORT MYERS



HANSON STREET

82

INTERSTATE 75

ORITZ AVE.

COLONIAL BLVD.

TOPGOLF

TRUIST
 TESLA
 LEE HEALTH
 7-ELEVEN
 Bob Evans

GALUSA
NATURE CENTER & PLANETARIUM

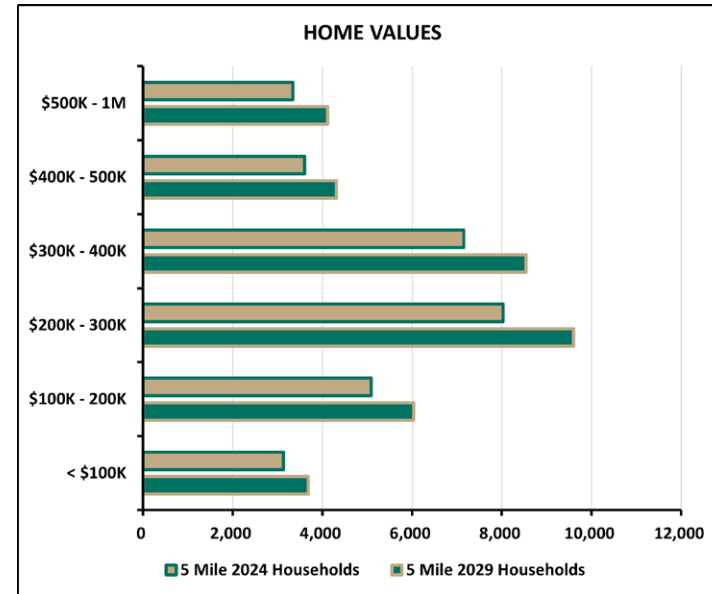
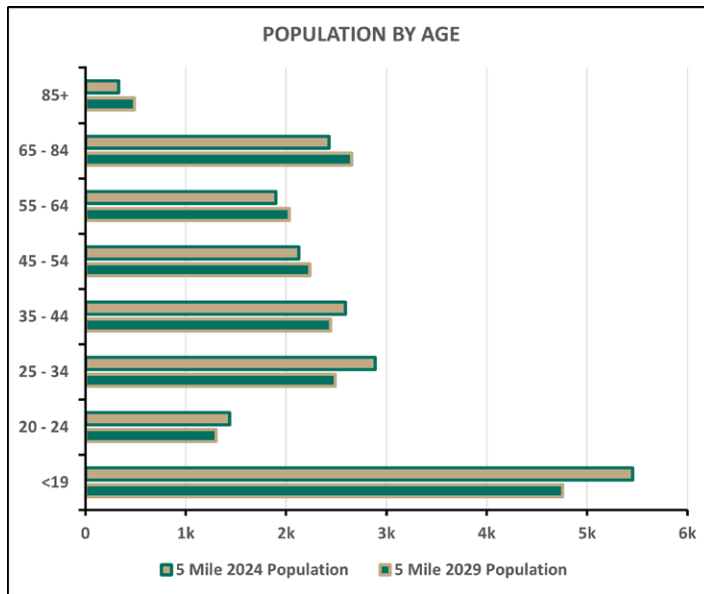
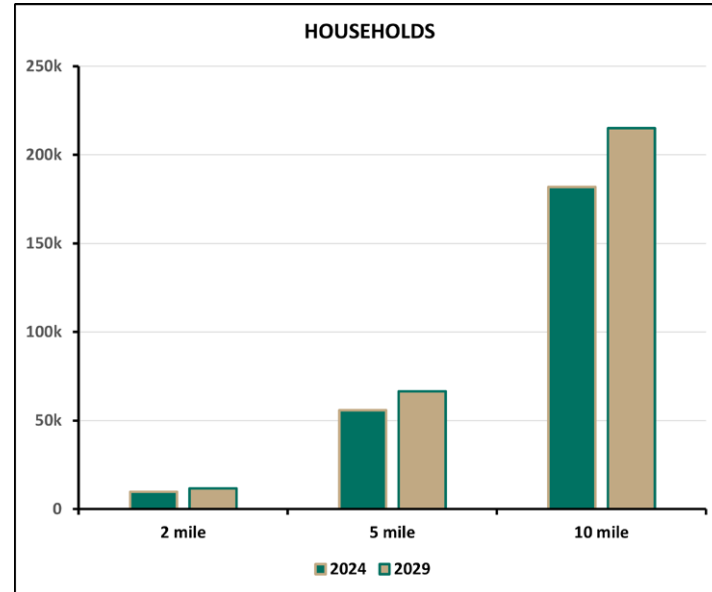
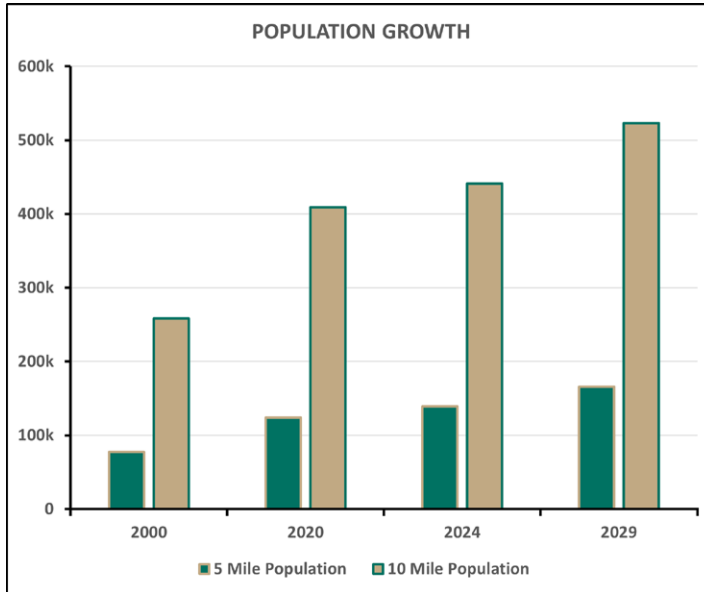
Walmart
 chij's
 BEALLS
 BJS
 Chick-fil-e

Publix
 Bank of America
 Applebee's
 DUNKIN' DONUTS
 LOWE'S
 TEXAS ROADHOUSE

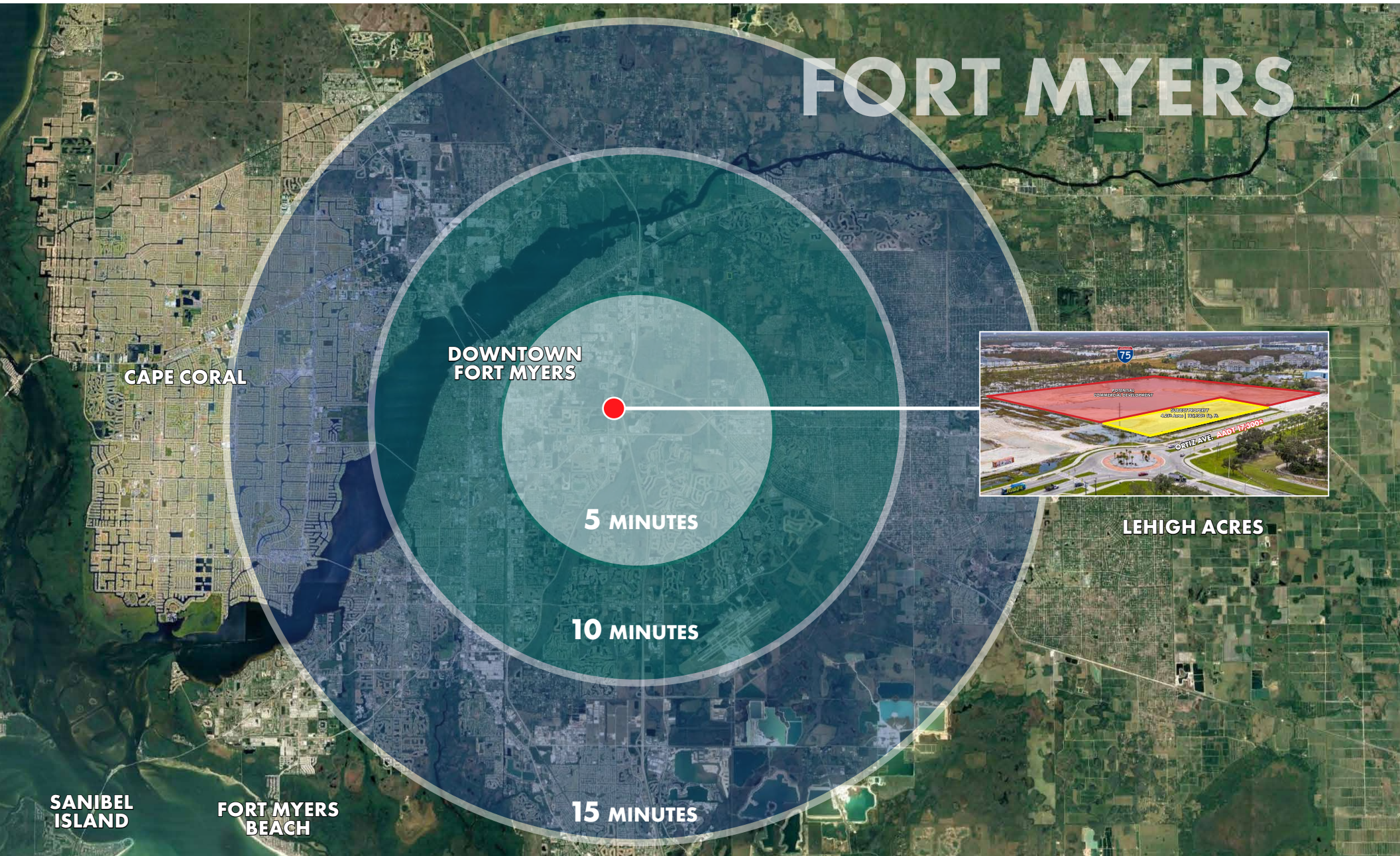
THE FORUM AT FORT MYERS
NOTABLE TENANTS
 TARGET
 STARBUCKS COFFEE
 THE HOME DEPOT
 FIVE GUYS BURGERS and FRIES
 petco
 McALISTER'S DELI
 BED BATH & BEYOND
 FIREHOUSE SUBS
 ROSS DRESS FOR LESS
 BANK of the OZARKS
 STAPLES
 Meat 'n' More
 BUFFALO WILD WINGS GRILL & BAR
 SUNTRUST



AREA DEMOGRAPHICS



FORT MYERS



DOWNTOWN
FORT MYERS

5 MINUTES

10 MINUTES

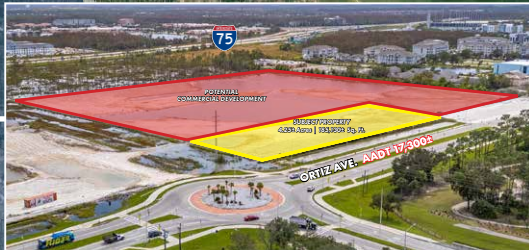
15 MINUTES

CAPE CORAL

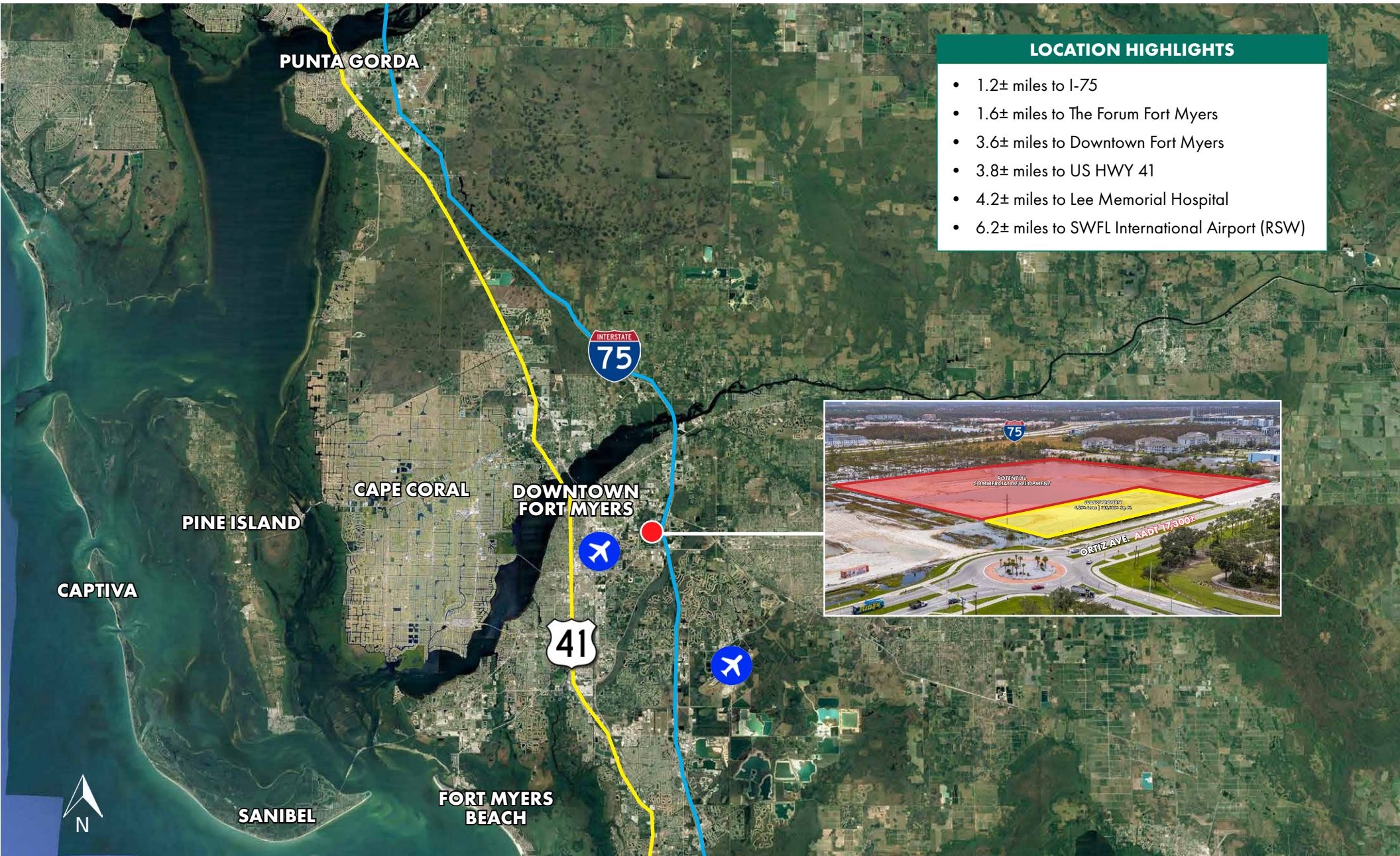
SANIBEL
ISLAND

FORT MYERS
BEACH

LEHIGH ACRES



LOCATION MAP



- ### LOCATION HIGHLIGHTS
- 1.2± miles to I-75
 - 1.6± miles to The Forum Fort Myers
 - 3.6± miles to Downtown Fort Myers
 - 3.8± miles to US HWY 41
 - 4.2± miles to Lee Memorial Hospital
 - 6.2± miles to SWFL International Airport (RSW)



LSI

COMPANIES

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