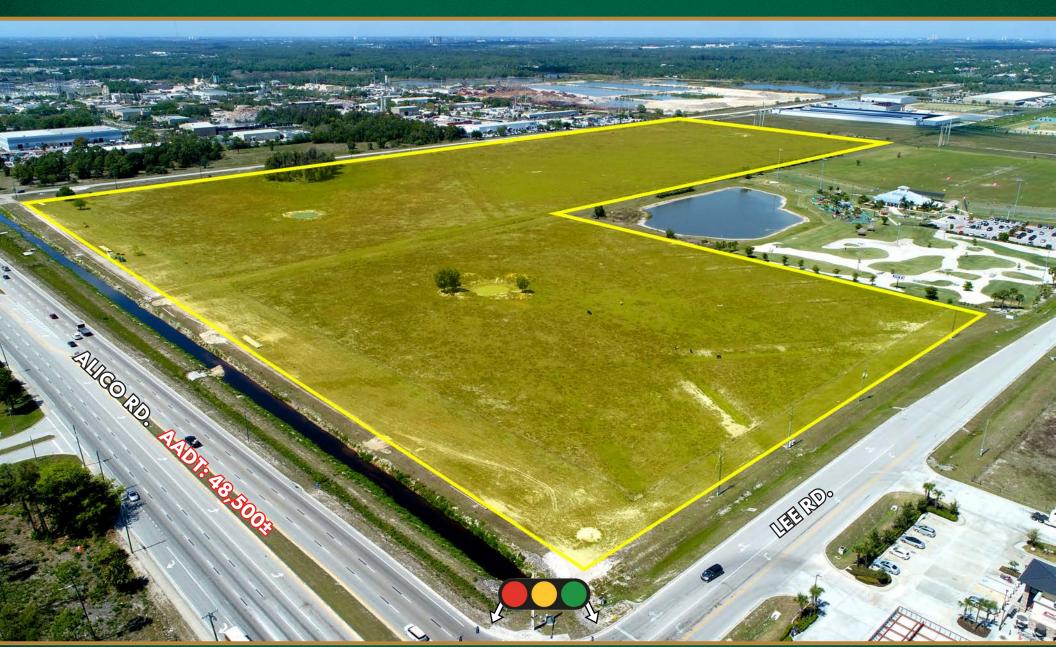
ALICO WAYSIDE MPD

MIXED USE COMMERCIAL AND INDUSTRIAL PARCEL OFFERING





ALICO WAYSIDE MPD





OFFERING SUMMARY

Address: Domestic Ave. & Alico Rd.

Fort Myers, FL 33912

County: Lee

Size: 62.7± Total Acres

2,731,212 Sq. Ft.

Zoning: MPD

Utilities: Water, Sewer, Electric

Parcel ID: 04-46-25-00-00001.0100

04-46-25-00-00001.0190

Price: \$9,940,000 (Front Parcel)

\$7,840,000 (Rear Parcel)

Call for bulk pricing

PLEASE DIRECT ALL OFFERS TO:

Justin Thibaut, CCIM jthibaut@lsicompanies.com | 239-489-4066

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



Alico Wayside MPD is a 62.7± acre mixed use planned development, approved for both commercial and industrial users. Positioned with over 1,700 feet of frontage on Alico Road, which boasts AADT traffic counts of 48,000+, zoning in place and location have created an opportunity for distribution, retail, commercial, hotel, office, industrial, manufacturing, and many more uses.

This property is located in the center of tri-county area of Lee, Collier, and Charlotte counties and is in close proximity to I-75 and Southwest Florida International Airport. The site is adjacent to an existing RaceTrac fuel station which is scheduled to add canopies to accomodate tractor trailers.

Evidenced by the Retail Marketplace Profile on page 12, a majority of major retail services are heavily underserved in this submarket. With more than 4,000 housing units located within a 5 minute drive-time, the site has been designed to accommodate a variety of retail uses to support the well-established and under-construction communities which surround the property.

The property was rezoned in 2018 from IPD to MPD, increasing allowable commercial square footage to 255,375 square feet and total square footage to 799,592 square feet.





PURCHASE OPTIONS





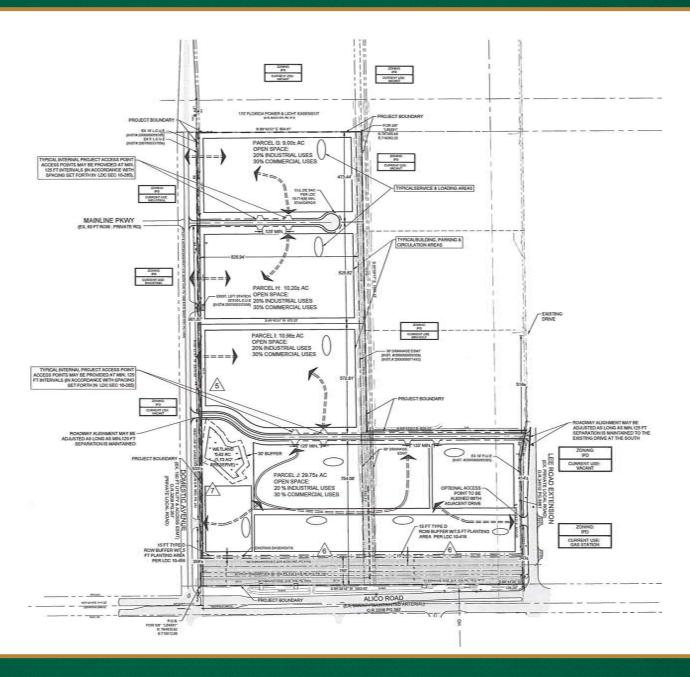
	Acres	Sq. Ft.	Price	Total
REAR PARCEL	30.0±	1,306,800	\$6/Sq. Ft	\$7,840,000
FRONT PARCEL	32.6±	1,420,056	\$7/Sq. Ft.	\$9,940,000

LOCATION HIGHLIGHTS

- 1± mile from I-75
- 3.1± miles from RSW Airport
- 1.6± miles from US-41/Tamiami Trail
- 1.3± miles from Michael G. Rippe Pkwy
- 3.4± miles from Florida Gulf Coast University

MASTER CONCEPT PLAN





APPROVED USES







INDUSTRIAL APPROVED USES*

- Administrative Offices
- Agricultural Services
- Auto Repair/Service
- Building Material Sales
- Cleaning and Maintenance Services
- Cold Storage, Pre-Cooling Warehouse
- Computer Data and Processing Services
- Contractors and Builders (Groups I, II, and III)
- Distribution
- Drive Through Facility
- Essential Services
- Farm Equipment Sales
- Freight and Cargo Handling
- Gasoline Dispensing System
- Manufacturing (Various)
- Printing and Publishing
- Recycling Facility
- Repair Shops
- Research and Development Laboratories
- Schools
- Storage (Indoor/Open)
- Vehicle and Equipment Dealers
- Warehouse
- Wholesale Establishments

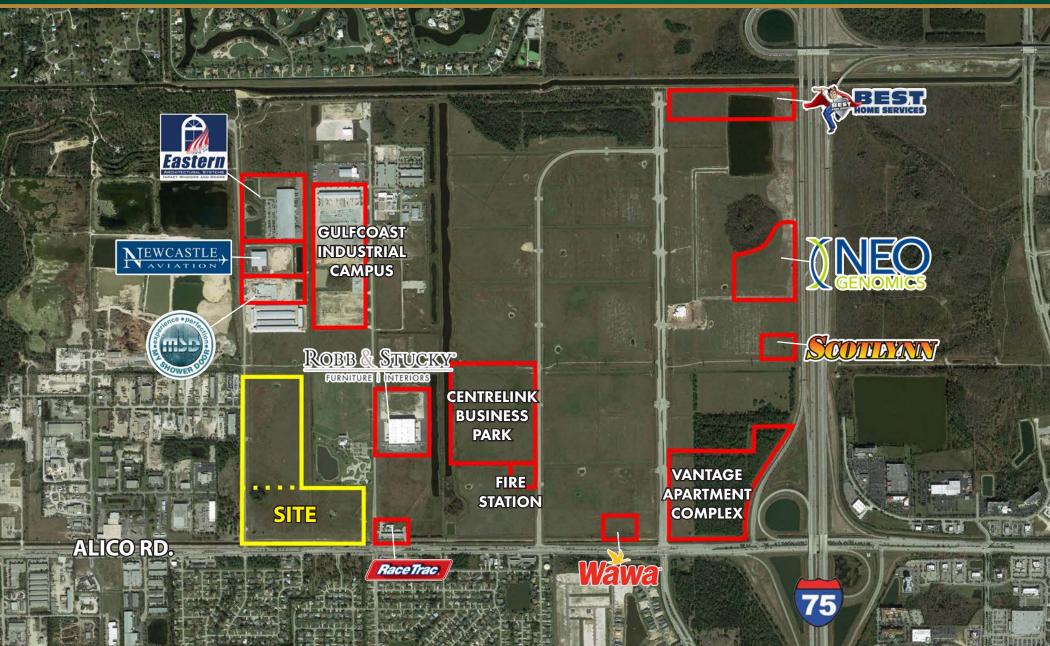
COMMERCIAL APPROVED USES*

- Auto Parts Store
- Auto Repair and Service
- Boat Rental/Repair/Service
- Clothing Stores
- Consumption on Premises
- Convenience Food and Beverage Store
- Day Care (Adult/Child
- Department Store
- Drive-Through Facility
- Drugstore/Pharmacy
- Food Stores (Fast Food, Groups I, II, III, and IV)
- Factory Outlet Stores
- Gasoline Dispensing System/ Self-Service Fuel Pumps
- Health Care Facilities
- Hotel/Motel (130 Rooms)
- Lawn and Garden Store
- Manufacturing (Various)
- Medical Office
- Nightclubs
- Package Store
- Retail
- Storage (Indoor/Outdoor)
- Theater
- Vehicle & Equipment Dealers

*A full list of approved uses is available upon request

ALICO CORRIDOR





DISTRIBUTION RADIUS

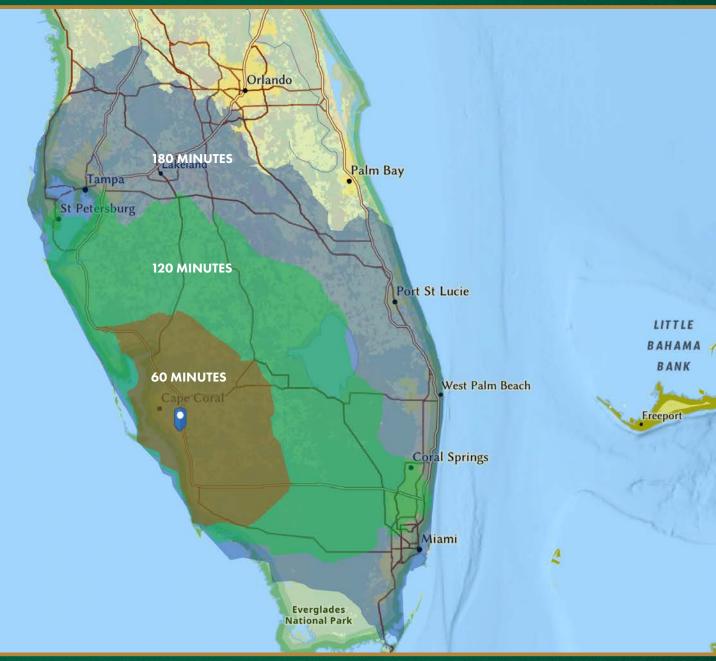


62% of the Florida population is accessible within a $3\pm$ hour drive from the property.

WEST FLORIDA

Source: ©2020 Esri.

ESCARPMENT



RETAIL MAP





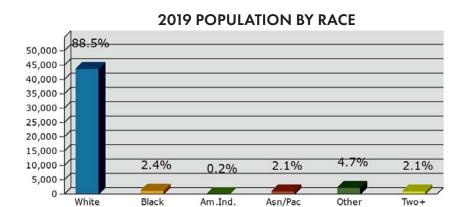
CONCEPTUAL SITE PLANS

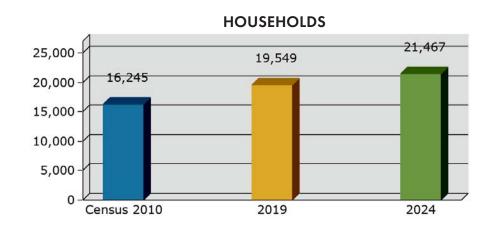




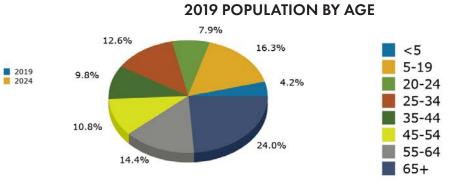
GRAPHIC PROFILE - 10 MIN. RADIUS

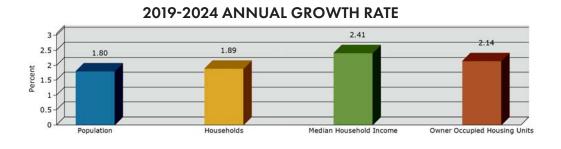


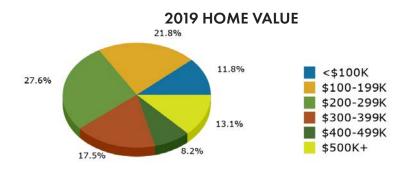








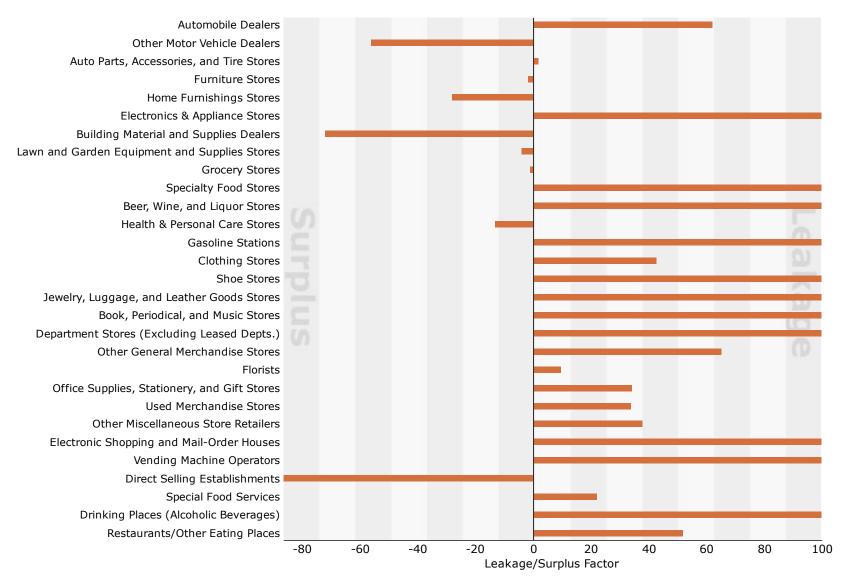




RETAIL MARKETPLACE PROFILE - 5 MIN. RADIUS

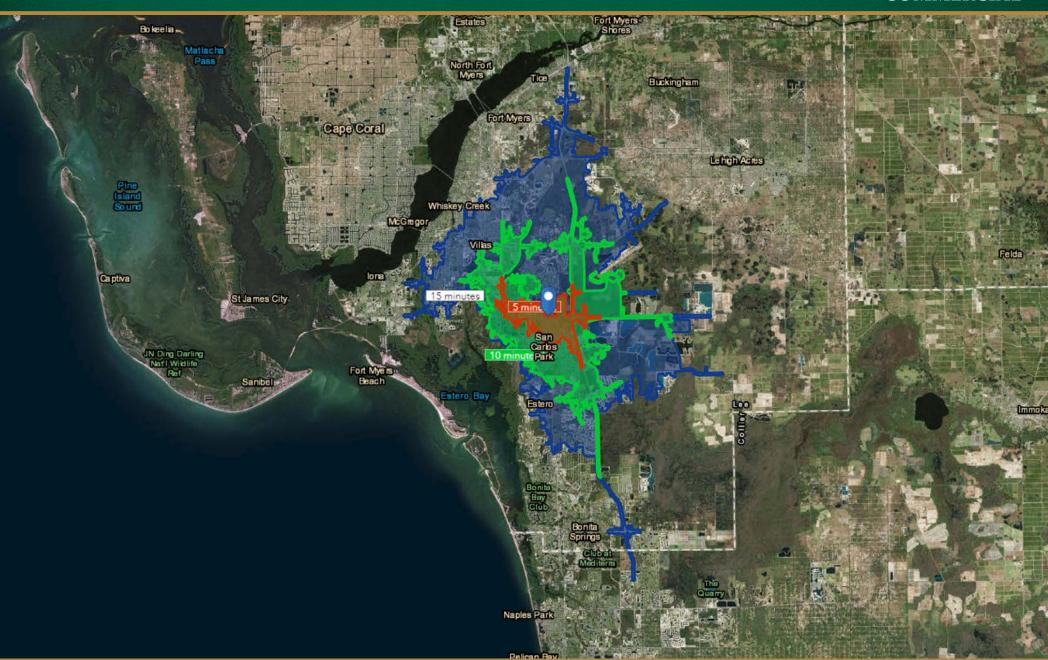


2017 LEAKAGE/SURPLUS FACTOR BY INDUSTRY GROUP



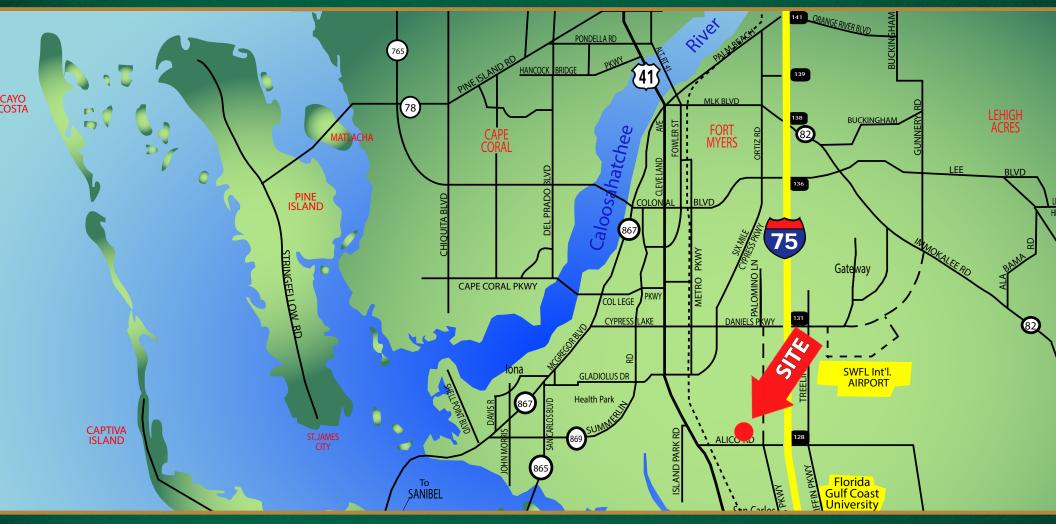
DRIVE TIME MAP





ALICO WAYSIDE MPD





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