



LSI
COMPANIES

OFFERING MEMORANDUM

DOMESTIC AVE HEAVY INDUSTRIAL LOT 3&4

22.91± ACRES VACANT INDUSTRIAL - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 7958/7962 USA Industrial Drive
(Lot 3B & 4)
Fort Myers, FL 33912

County: Lee (*Unincorporated*)

Property Type: Vacant Industrial

Property Size: 22.91± Acres
Lot 3B - 7.8± Acres
Lot 4 - 15.11± Acres

Entitlements: Gator-Domestic Industrial Center
(IPD/Z-21-016): Approved for up to
700,000 Sq. Ft. of Development
IPD: Alico Commerce Center

Zoning: IPD (*Industrial Planned Development*)

Permits in Place: (ERP) Permit No. 36-102320-P

Utilities: County Water/Sewer

LIST PRICE:

\$23,000,000

\$23 PSF

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Alexis North, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Alexis North, CCIM

anorth@lsicompanies.com

o: (239) 427-3400 m: (239) 564-7456

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.

LSI Companies is pleased to present this unique, fully entitled industrial opportunity in Southwest, Florida.

Domestic Ave Heavy Industrial - Lots 3B & 4 are 22.91± acres within the Alico Road Corridor, which boasts AADT traffic counts of 49,500 and is one of the last remaining undeveloped parcels with heavy industrial approved uses. The property is part of an overall Industrial Planned Development (Gator-Domestic Industrial Center IPD) and has existing entitlements for the development of 700,000 sq. ft. following a 2021 zoning resolution (Z-21-016). Comprised of 22.91± acres, delivered filled to grade, road, utility infrastructure in place, and off-site stormwater management in place.

The site is located in the center of the tri-county area of Lee, Collier, and Charlotte counties and is minutes from I-75, US-41, and Southwest Florida International Airport (RSW). The site is surrounded by notable industrial and commercial users, including Amazon, Eastern Metal Supply Scotlynn, and more. Please refer to page 8. This offering provides an opportunity for large-scale industrial distribution facility, corporate headquarters, and rare heavy industrial uses for users seeking quick access to major thoroughfares. Its proximity to I-75 allows access to 62% of Florida within a 3± hour drive.



PROPERTY HIGHLIGHTS

SIZE

- 22.91± Acres
 - Lot 3B - 7.8± Acres
 - Lot 4 - 15.11± Acres

ZONED

- Gator-Domestic Industrial Center IPD
 - Approved for both Heavy and light Industrial Uses

PROPERTY ACCESS

- Located along Gator Road
 - Privately owned and maintained
 - Multiple access points via private ROW under construction: Cadet Hanger Court and Future ROW USA Industrial Drive

DEVELOPMENT REGULATIONS

- Max building height: 45' Ft.
- Max site coverage: 40%
- Open space requirement: 15%
- Off-site storm water management & ERP in place
- Delivered filled to grade with utilities and road infrastructure in place

ENTITLEMENTS

- The overall IPD is approved for up to 700,000 Sq. Ft. of heavy industrial and commercial development
- Potential to develop up to 399,183± Sq. Ft. on the subject parcel



APPROVED USES

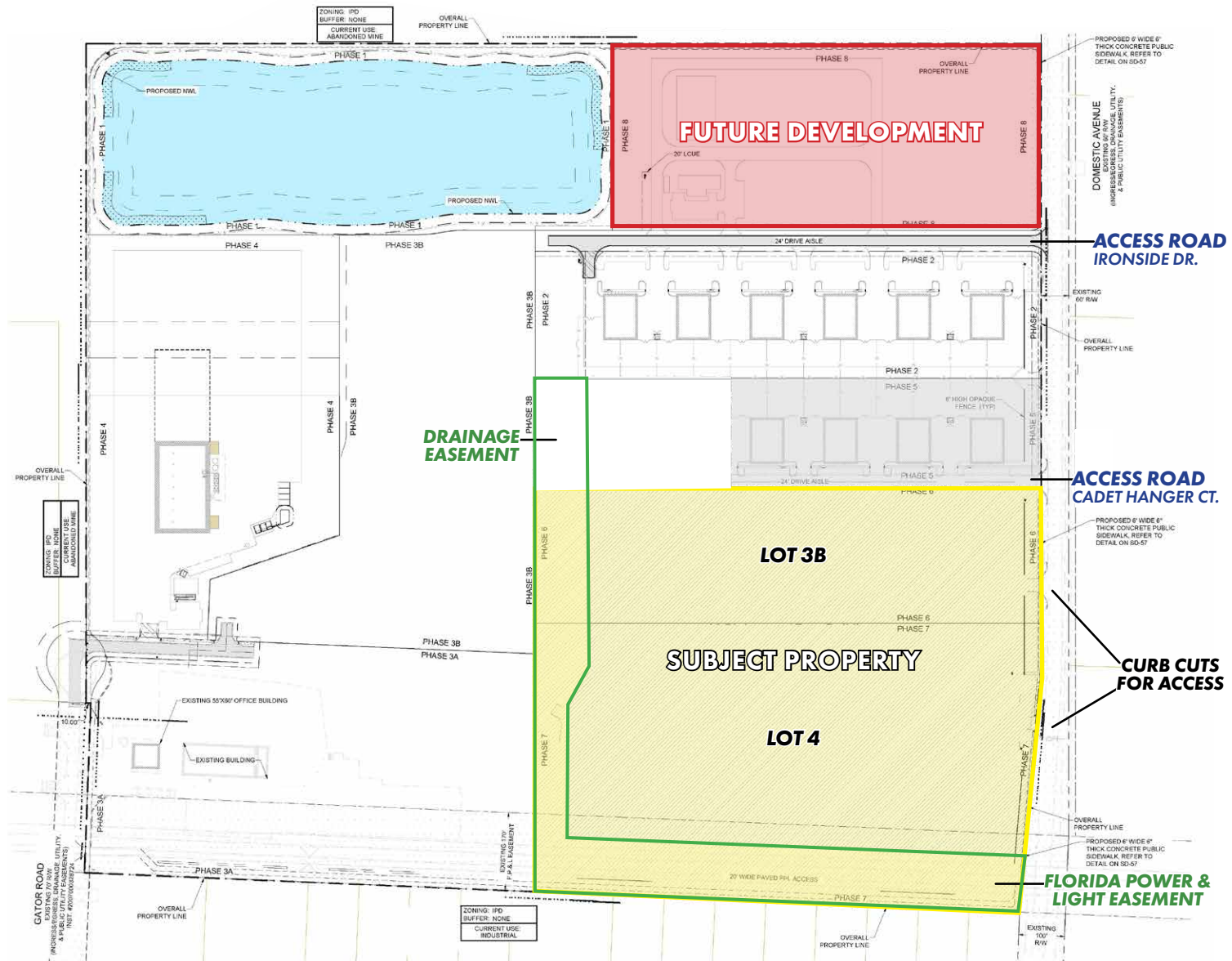
- Freight and Cargo Handling Establishments
- Cold Storage, Pre-Cooling, Warehouse, and Processing Plant
- Contractors and Builders (All groups)
- Building Material Sales
- Manufacturing Facilities, not limited to:
 - Electrical Machinery and Equipment
 - Rubber and Plastic Products
 - Textile Mill Products
 - Apparel Products
- Storage (Indoor, Open)
- Vehicle and Equipment Dealers (Group V: Construction)
- Warehouse (Mini, Private, Public)
- Transportation Services (Groups II, III, IV)
- Parking Lot (Accessory, Commercial, Public, Temporary)



PROPERTY AERIAL



SITE PLAN



Adjacent northern parcel under construction for 12 industrial/Flex buildings. Estimated completion Q4 2025.



THREE OAKS EXTENSION

Three Oaks Parkway currently connects from Livingston Rd. in South Naples, through Imperial Pkwy in Bonita Springs, and ends at Alico Rd in Fort Myers. The 4-lane, divided highway is ultimately planned to extend to Daniels Parkway in Fort Myers. This will alleviate increasing congestion due to the rise of developments and influx of residents the area is experiencing

Phase 1 segment of the extension will begin North of Alico Road and will end at Indian Pony Drive.

Phase 2 segment will begin at Indian Pony Drive and will lead to Daniels Parkway. Daniels Parkway will widened from a 6-lane divided highway to an 8-lane divided highway.

The extension project began in the summer of 2023 and is estimated to be completed in 2026.

Tentative Schedule

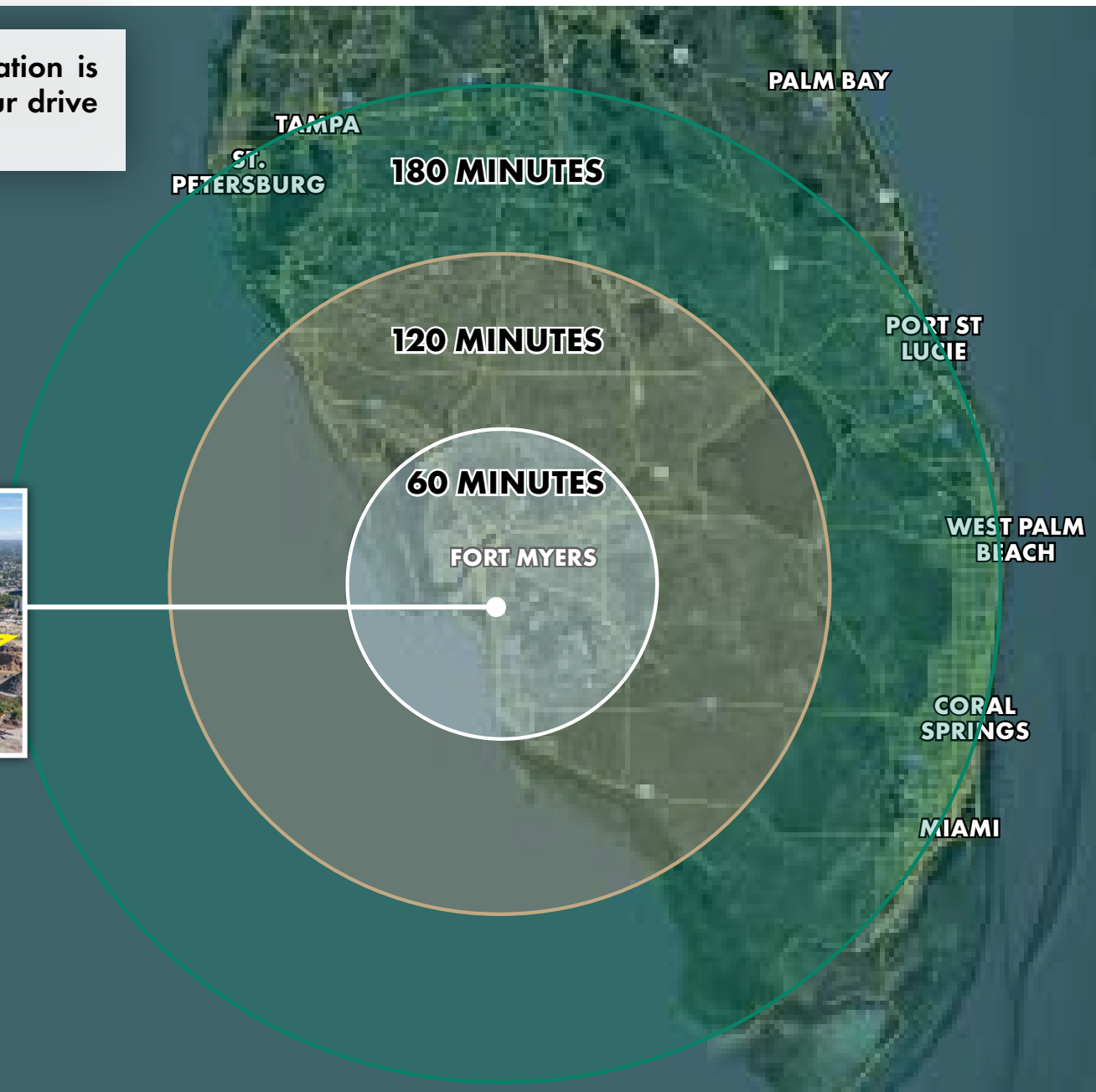
Fiddlesticks Canal Crossing:
Design complete fall 2019
Construction begins early 2020
Construction complete late 2020

Phase 1 Segment
Design complete late 2020
Construction begins early 2021
Construction complete late 2023

Phase 2 Segment
Design complete late 2022
Construction begins 2023
Construction complete 2025-2026



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



ALICO ROAD DEVELOPMENT MAP



I-75 - AADT 125,171±

BEN HILL GRIFFIN PKWY - AADT 31,500±

CLICK TO VIEW
DEVELOPMENT ACTIVITY MAP



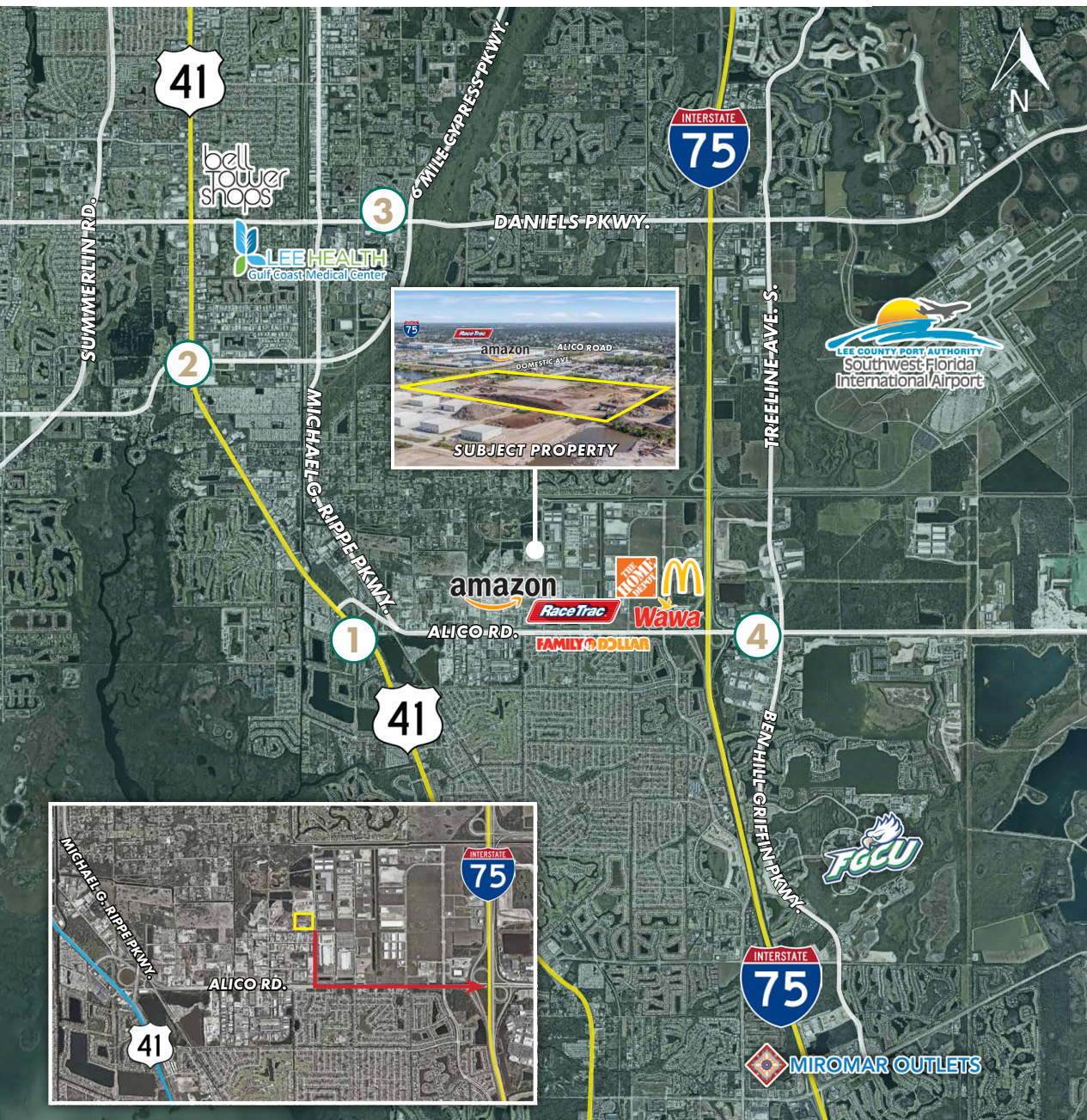
ALICO ROAD - AADT 49,500±

MICHAEL G RIPPE PKWY - AADT 36,000±

S. TAMiami TRAIL - AADT 63,500±



RETAIL MAP



1. ALICO COMMONS



2. US-41 & GLADIOLUS DR./SIX MILE CYPRESS PKWY.



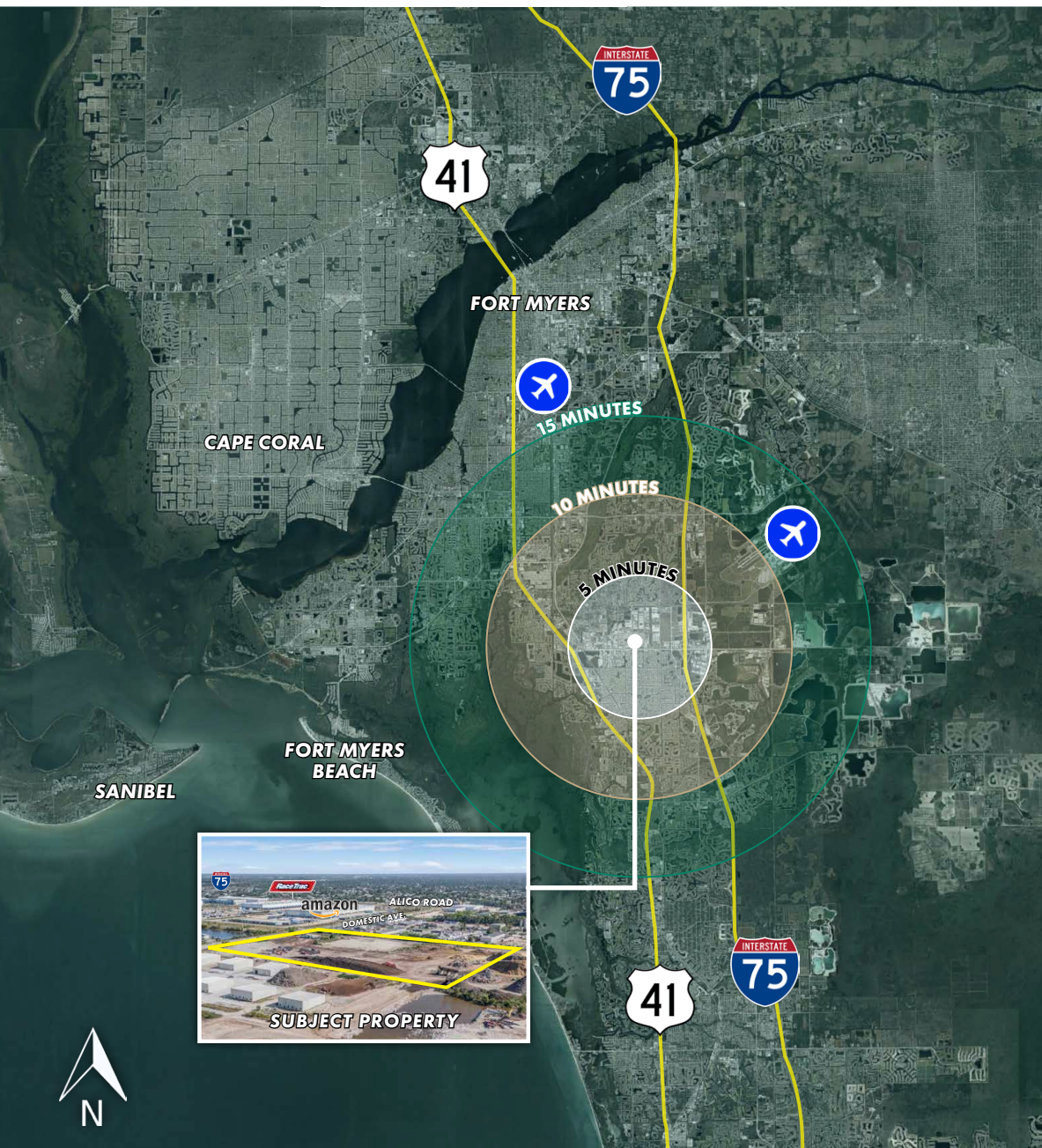
3. DANIELS CROSSING



4. GULF COAST TOWN CENTER



LOCATION

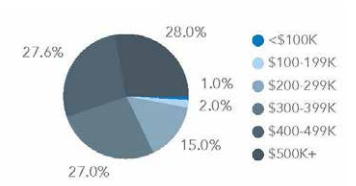


AREA DEMOGRAPHICS - 10 MINUTE RADIUS

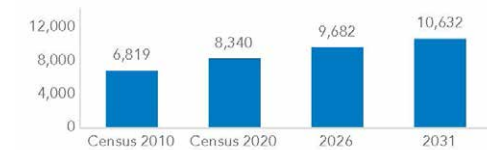
Population by Age



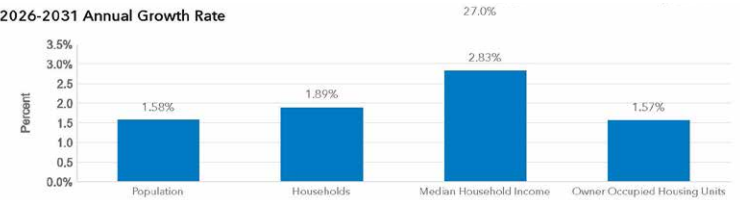
Home Value



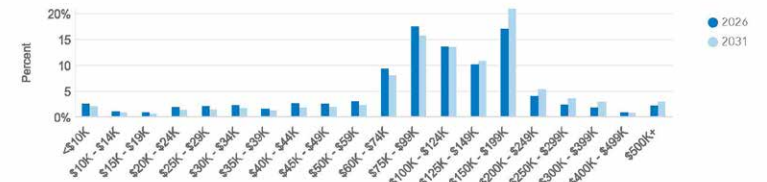
Households



2026-2031 Annual Growth Rate



Household Income





LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.