



KELLY ROAD

MCGREGOR BLVD. - AADT 17,000±

LSI
COMPANIES

OFFERING MEMORANDUM

MAHANA BREEZE

8.35± ACRE SHOVEL READY MULTI-FAMILY DEVELOPMENT SITE

PROPERTY SUMMARY

Property Address: 15785 McGregor Boulevard
& 11982 Kelly Road
Fort Myers, FL 33908

County: Lee

Property Type: Vacant Residential Land

Property Size: 8.35± Acres

Zoning: RM-2 (*Residential Multi-Family-2*)

Permits in Place: ERP (36-09004-P)
Development Order (DOS2020-00119)

Utilities: Water, Sewer, Electric, Cable

Tax Information: \$9,790 (2025)

STRAP Number: 31-45-24-00-00018.0000;
31-45-24-00-00011.0020

LIST PRICE:
\$3,150,000

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Alec Burke, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Alec Burke

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OFFERING PROCESS

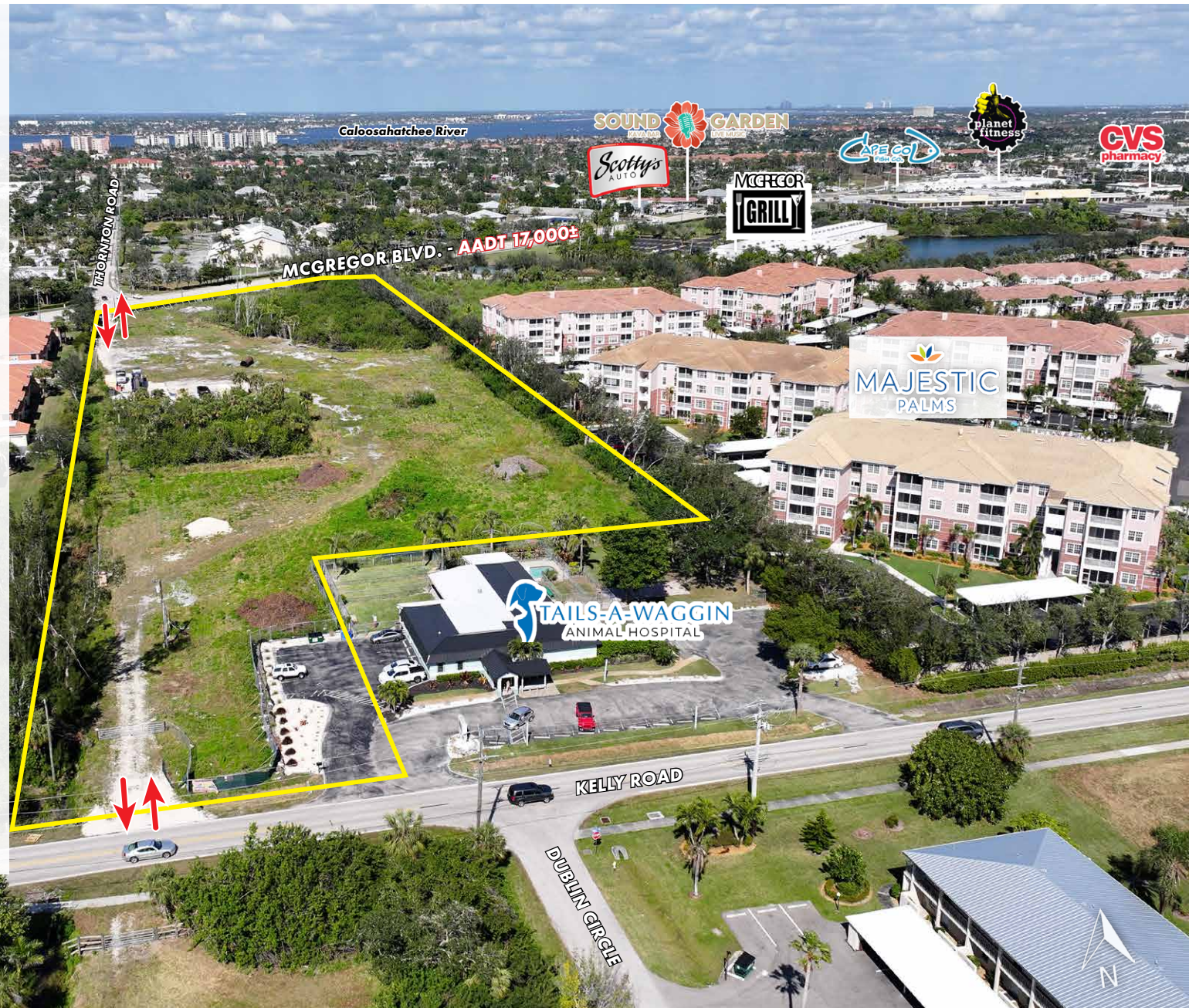
Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

LSI Companies is pleased to present Mahana Breeze, a fully entitled, shovel ready development opportunity with approvals for 116 multifamily units.

This 8.35± acre infill site has a fully approved development order, ERP, and RM-2 zoning in place. The current development order includes plans for an amenitized multifamily project consisting of 116-units across three, four-story buildings, offering a rare opportunity to acquire the only shovel ready development site in this market. Additionally, the site benefits from prior SFWMD approvals for a 68-unit townhome project, which could be revised and reinstated.

The site is situated in the highly sought after Iona corridor of Fort Myers, just minutes from Fort Myers Beach, Sanibel, and Captiva Island. The property stretches from McGregor Boulevard to Kelly Road, with direct access from both roadways. Conveniently located near grocery, shopping, and entertainment, this site offers effortless access to both daily essentials and major tourist destinations of Southwest Florida.



INVESTMENT HIGHLIGHTS





The site is fully entitled with zoning, ERP, and an active Development Order (DOS2020-00119) in place, making this a truly shovel ready opportunity. The development order includes all necessary approvals for 116 dwelling units, spread across three, four-story buildings with private amenities including a pool and clubhouse. All plans and reports are in place, including, but not limited to:

- All due diligence information, reports, and studies
- Civil construction drawings
- Architectural elevations and floorplans
- Stormwater management and pollution prevention plan
- Master drainage, utility, and landscape plans
- Full electrical, mechanical, plumbing, & structural plans for each building *(including amenities)*
- FDOT plans and traffic studies
- Confirmation of Lee County potable water and wastewater availability of service
- Active Environmental Resource Permit (36-09004-P)

PROPERTY AERIAL



PROPERTY AERIAL



MAJESTIC
PALMS





MULTIFAMILY BUILDING DETAILS

Three, four-story buildings totaling 161,068 Sq. Ft.

Building 1	40 Units	53,412 Sq. Ft.
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Building 2	40 Units	53,412 Sq. Ft.
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Building 3	36 Units	54,244 Sq. Ft.
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116 Total Units with 274 Surface Parking Spaces		
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BUILDING ELEVATIONS

BUILDING 1



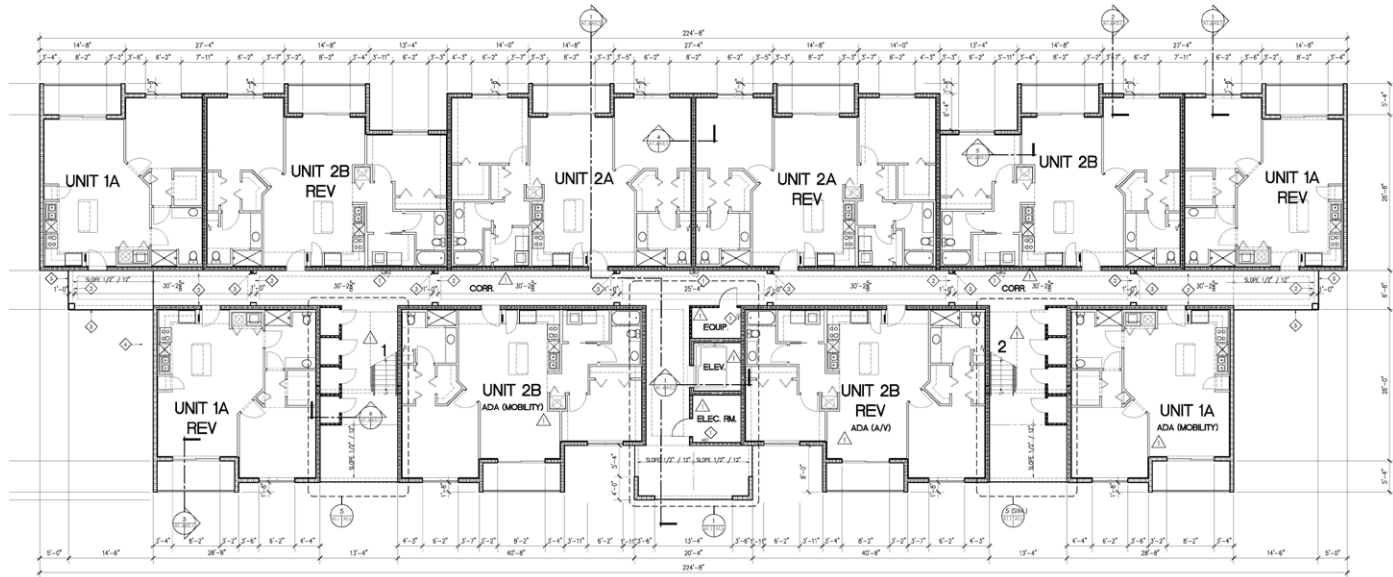
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



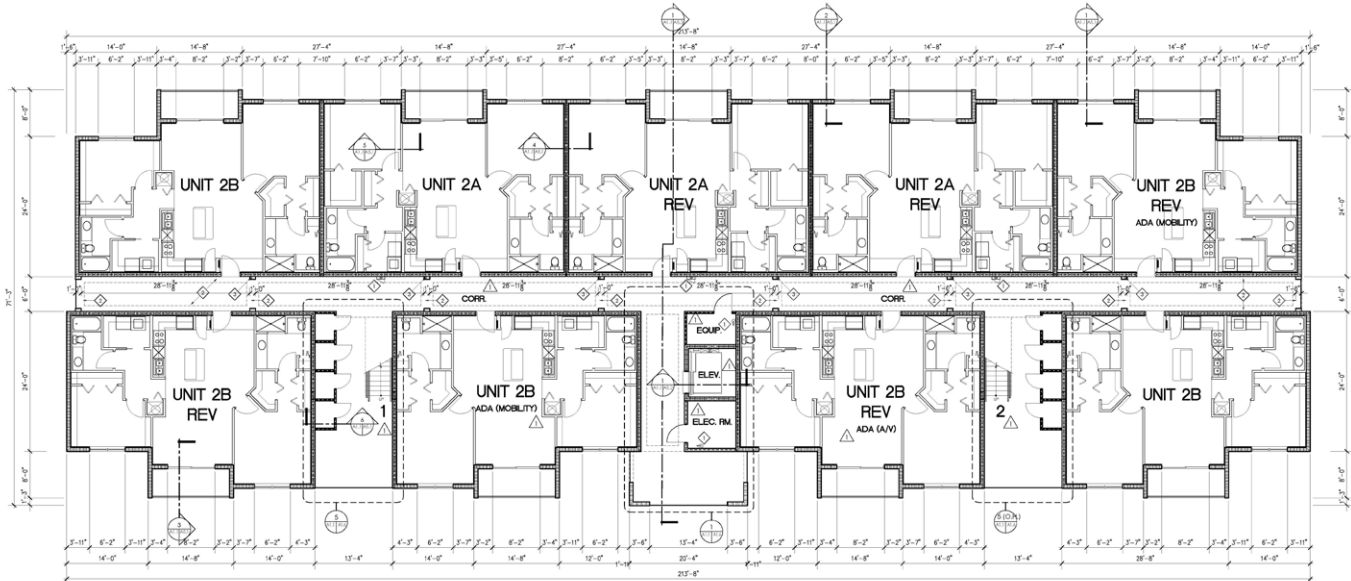
REAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING FLOOR PLANS

BUILDING 1 & 3



Unit Mix	Sq. Ft. (per unit)	No. of Units
1 Bed Unit	808 Sq. Ft.	32
2 Bed Unit (2A)	1,240 Sq. Ft.	28
2 Bed Unit (2B)	1,159 Sq. Ft.	56
Total Units		116

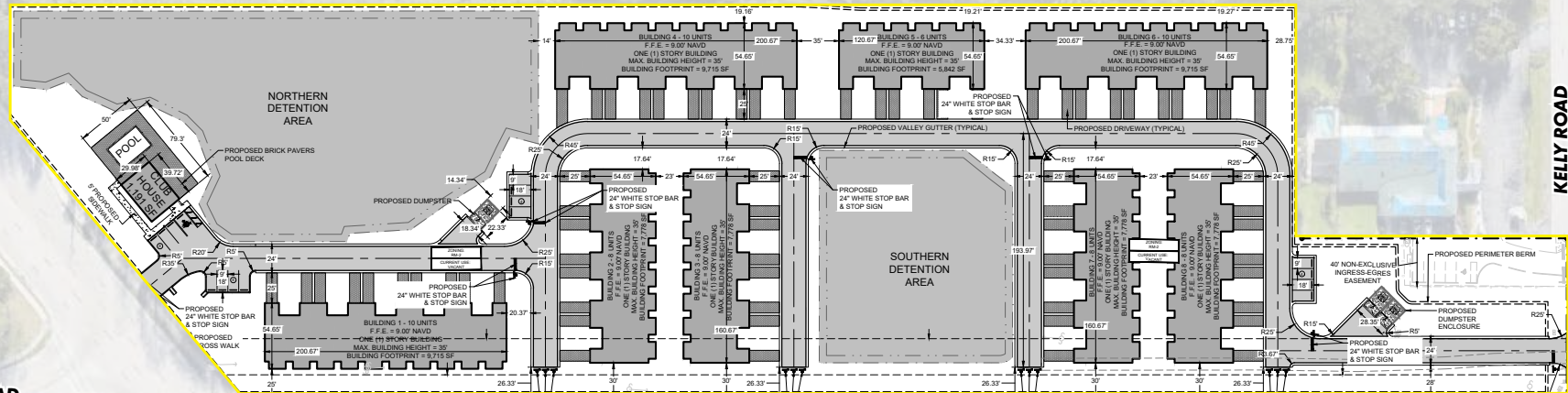


FIRST LEVEL BUILDING PLAN
SCALE: 1/8" = 1'-0"

TOWNHOME SITE PLAN

68 UNITS

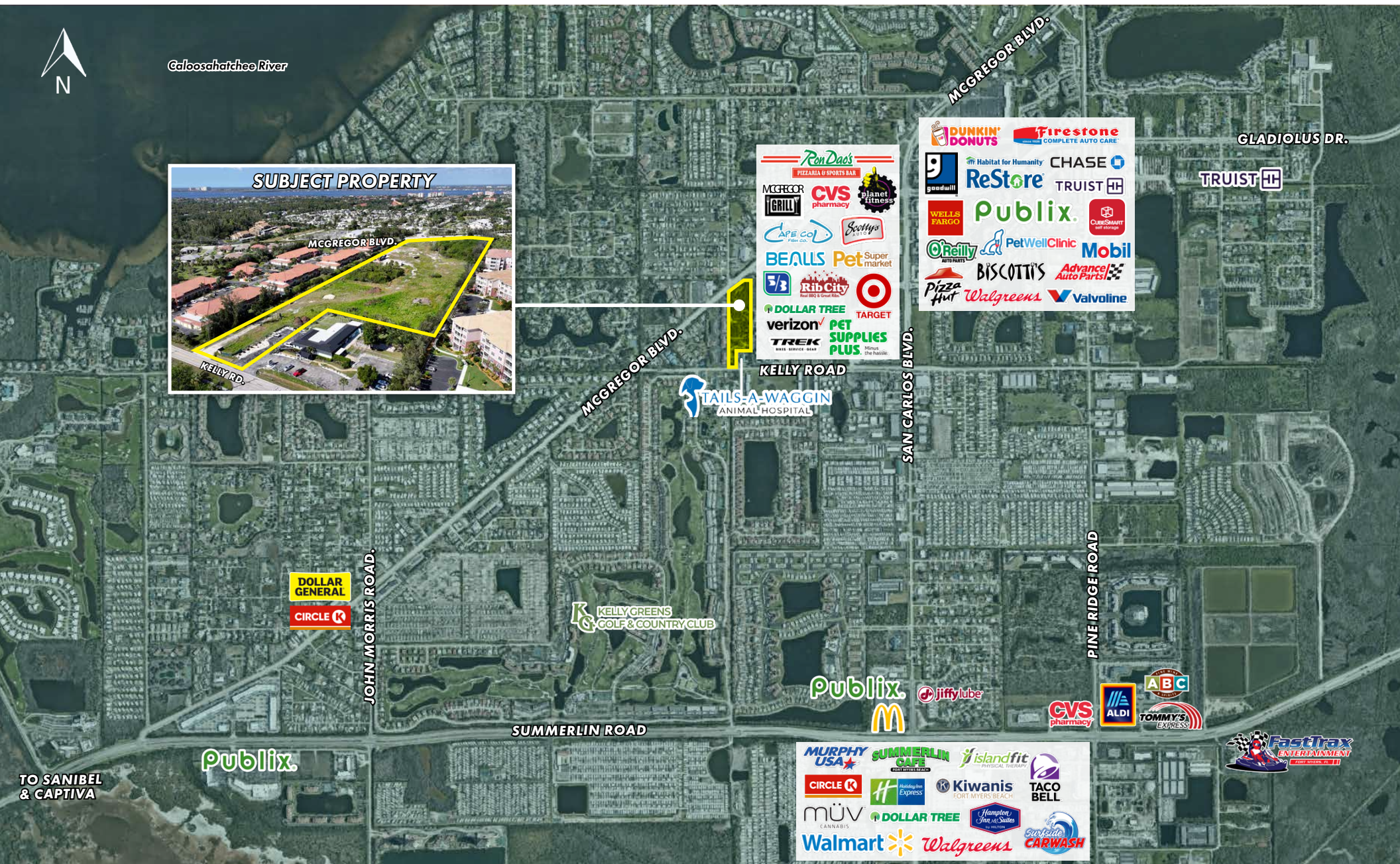
MAJESTIC
PALMS



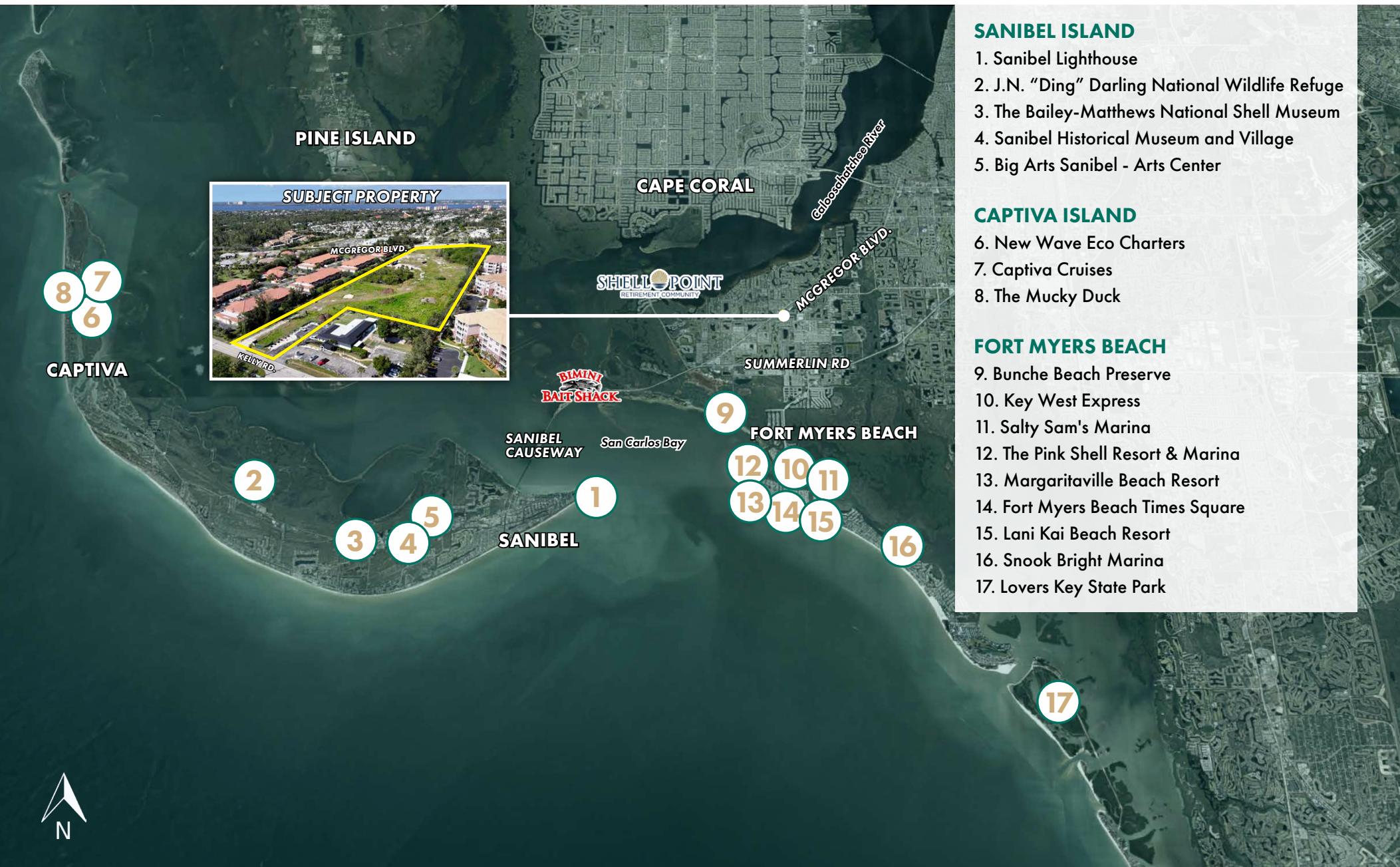
MANDOLIN BAY
APARTMENTS

*Detention areas have been slightly modified with no change in total capacity.
Plans may require revision to reflect current site conditions

RETAIL MAP



NEARBY ISLAND ATTRACTIONS



SANIBEL ISLAND

1. Sanibel Lighthouse
2. J.N. "Ding" Darling National Wildlife Refuge
3. The Bailey-Matthews National Shell Museum
4. Sanibel Historical Museum and Village
5. Big Arts Sanibel - Arts Center

CAPTIVA ISLAND

6. New Wave Eco Charters
7. Captiva Cruises
8. The Mucky Duck

FORT MYERS BEACH

9. Bunche Beach Preserve
10. Key West Express
11. Salty Sam's Marina
12. The Pink Shell Resort & Marina
13. Margaritaville Beach Resort
14. Fort Myers Beach Times Square
15. Lani Kai Beach Resort
16. Snook Bright Marina
17. Lovers Key State Park

AREA AMENITIES



FORT MYERS COUNTRY CLUB

Located on historic palm tree lined McGregor Boulevard in the City of Fort Myers. The beloved course opened for play in 1917, making it one of the oldest golf facilities on the west coast of Florida.



TWINS & RED SOX

Fort Myers is the spring training home of the Minnesota Twins at Hammond Stadium, while JetBlue Park hosts the Boston Red Sox.



HERTZ ARENA

Located in Estero, Florida, Hertz Arena is Southwest Florida's premier entertainment venue offering a variety of entertainment including concerts and family shows. Hertz Arena is also home to the ECHL's Florida Everblades.



LEE COUNTY BARRIER ISLANDS

Fort Myers Beach known for its long, sandy beaches, shops and restaurants. Sanibel and Captiva, both known for abundant wildlife, fresh seafood, resorts and shelling along the beaches



BELL TOWER SHOPS

Recently renovated, Bell Tower Shops an open-air shopping center, with many popular shops, local boutiques, restaurants, a movie theatre, and two adjoining hotels.



GULF COAST TOWN CENTER

Gulf Coast Town Center offers a unique shopping destination featuring more than 100 specialty shops, restaurants and entertainment.



BARBARA B. MANN PERFORMING ARTS HALL

Located at FSW, Barbara B. Mann presents National Touring Broadway musicals, prominent entertainers and music concerts.

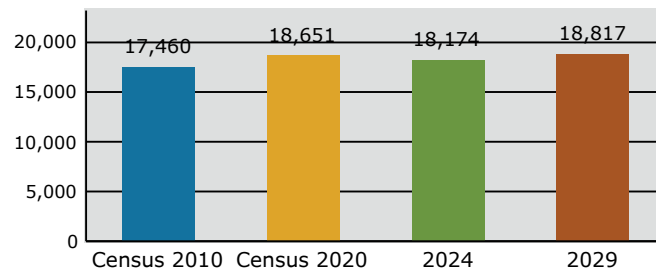


DOWNTOWN FORT MYERS

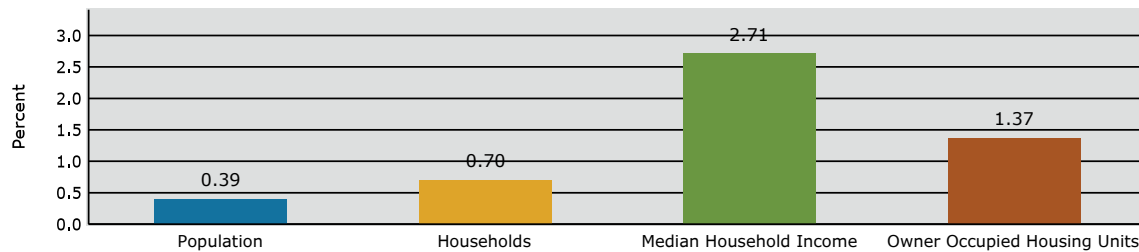
The culture and history-rich Downtown Fort Myers River District offers plenty to do with many boutique shops, restaurants and events.

AREA DEMOGRAPHICS

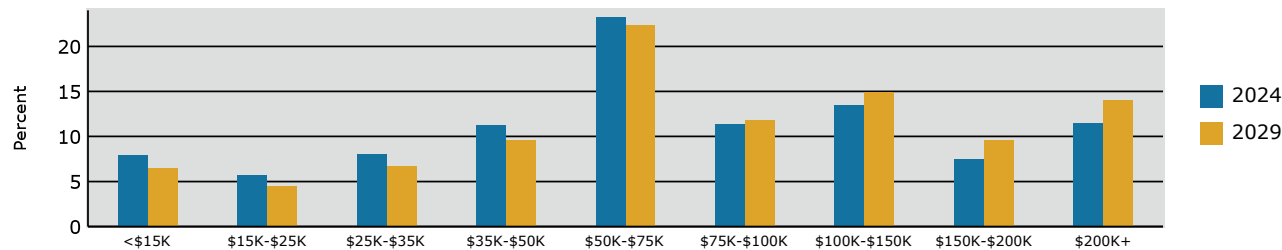
Households



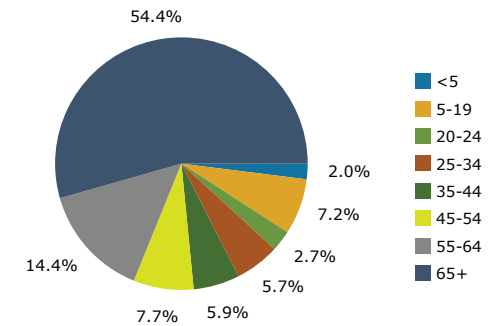
2024-2029 Annual Growth Rate



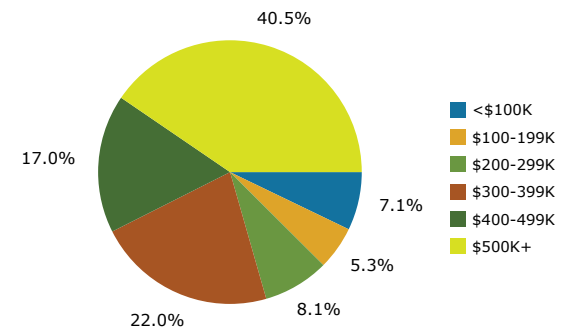
Household Income



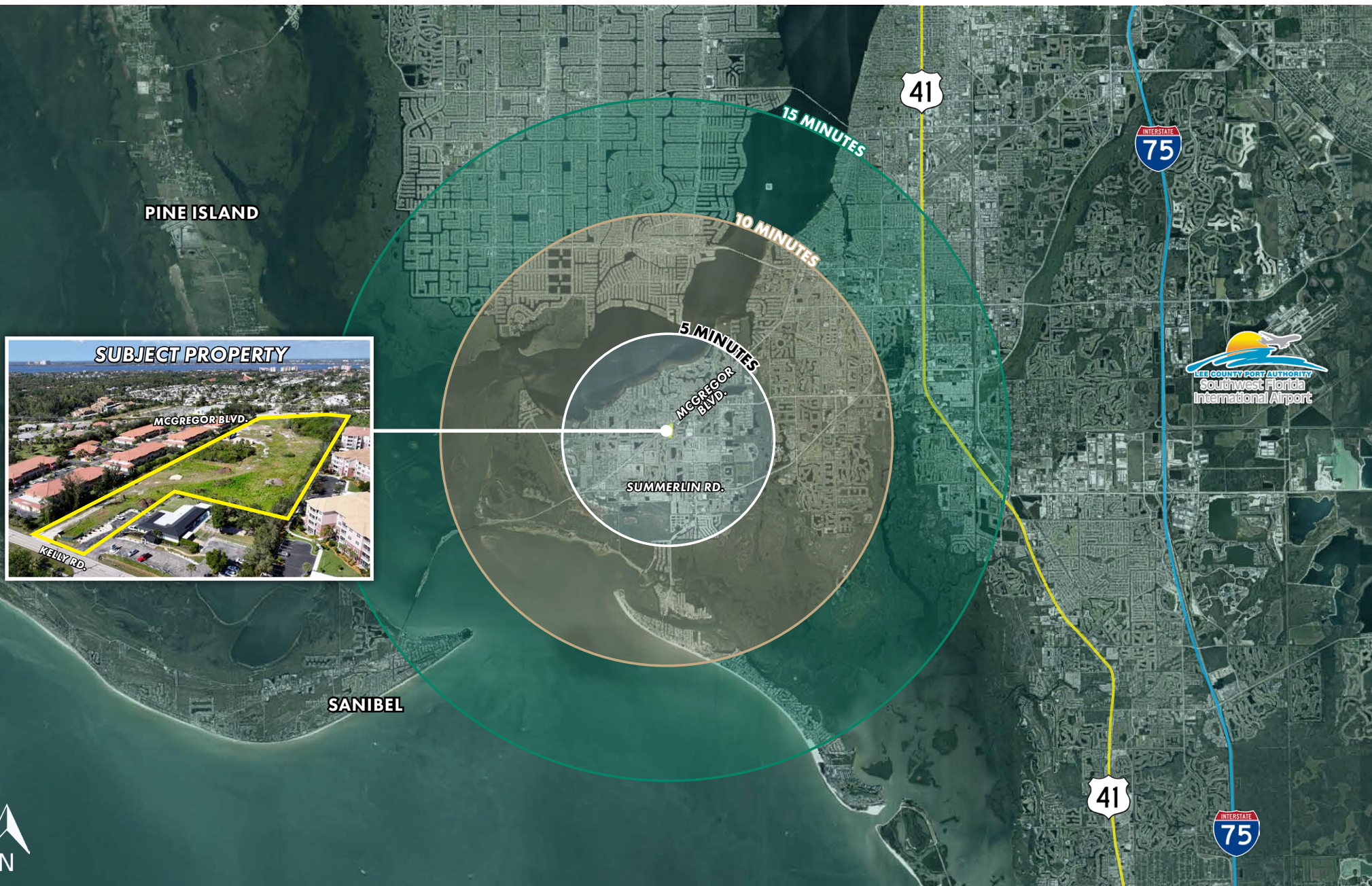
2024 Population by Age



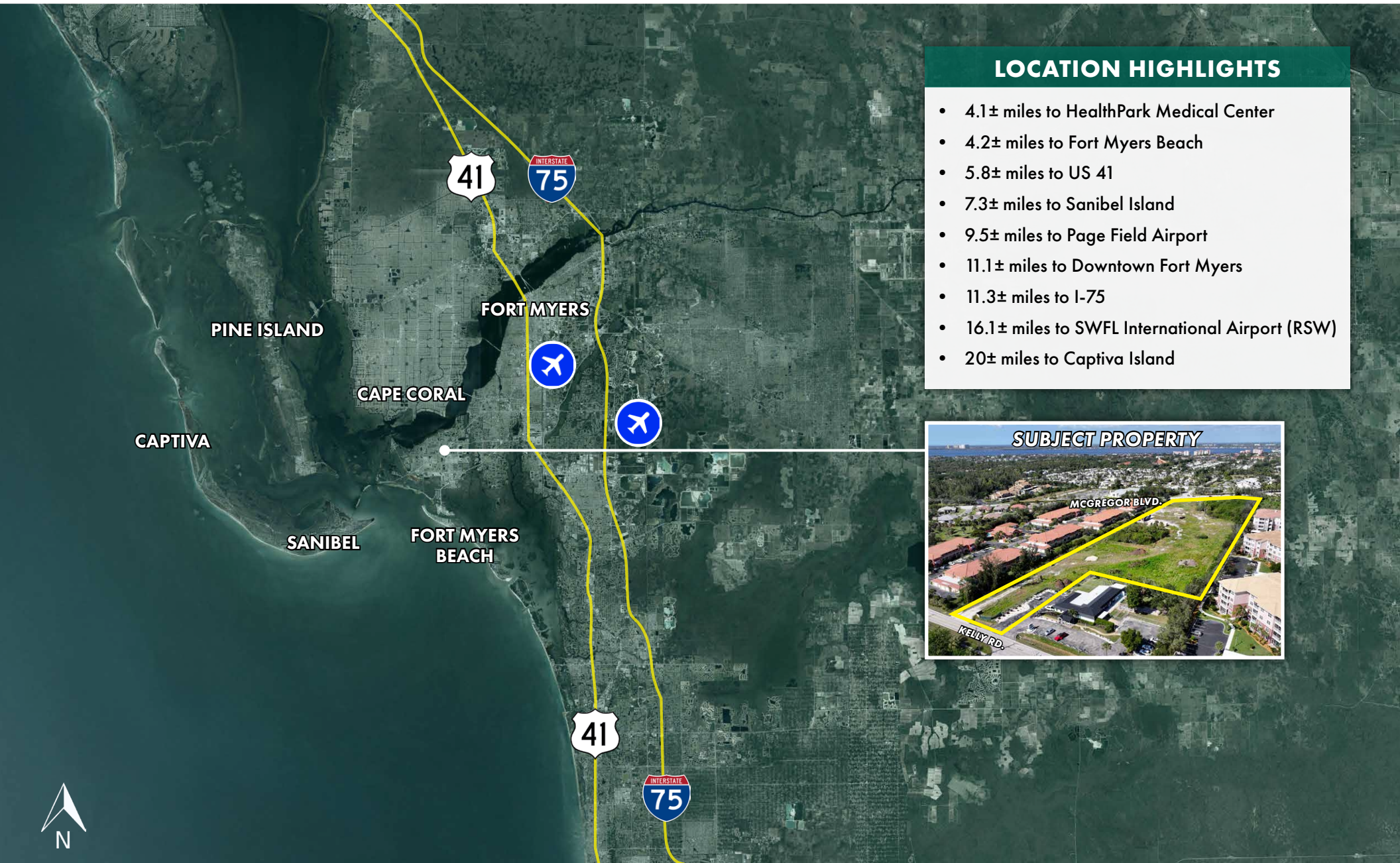
2024 Home Value



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 4.1± miles to HealthPark Medical Center
- 4.2± miles to Fort Myers Beach
- 5.8± miles to US 41
- 7.3± miles to Sanibel Island
- 9.5± miles to Page Field Airport
- 11.1± miles to Downtown Fort Myers
- 11.3± miles to I-75
- 16.1± miles to SWFL International Airport (RSW)
- 20± miles to Captiva Island





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.