

**FORT MYERS
BEACH**

SANIBEL ISLAND

PINE RIDGE ROAD AADT: 11,000±

**FRONTAGE
OUTPARCEL**

SAN CARLOS BLVD. AADT: 22,000±

**125-KEY
HOTEL PAD**

**INTERIOR
PARCEL**

**150-UNIT MULTI-FAMILY
DEVELOPMENT
Under Construction**

**LSI
COMPANIES**

OFFERING MEMORANDUM

BEACHES AT GATEWAY VILLAGE

COMMERCIAL, RETAIL AND HOTEL DEVELOPMENT OPPORTUNITIES

OFFERING SUMMARY

Address: 17365 San Carlos Blvd.
Fort Myers Beach, FL 33931

County: Lee

Property Type: Unimproved Commercial

Property Size: 4.05± Acres

Zoning: C-2 Commercial

Future Land Use: Urban Community

Utilities: All available to site

Permits in Place: ERP 36-102687-P / ERP 36-102686-P / DOS2021-00132

STRAP Number: 746240000042000

LIST PRICE

0.85± ACRE FRONTAGE OUTPARCEL:

\$1,000,000

1.4± ACRE INTERIOR PARCEL:

\$850,000

1.8± ACRE HOTEL PAD:

\$32,000/ KEY

LSI
COMPANIES

LSICOMPANIES.COM



BEACHES AT GATEWAY VILLAGE

COMMERCIAL, RETAIL AND HOTEL DEVELOPMENT OPPORTUNITIES

YOUR SALES TEAM



Justin Thibaut, CCIM
President & CEO



Alexis North, CCIM
Sales Associate



Alec Burke
Sales Associate



PLEASE DIRECT ALL OFFERS TO:

Alexis North, CCIM | anorth@lsicompanies.com | (239) 427-3400

Alec Burke | aburke@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.

Beaches at Gateway Village is a 15.7-acre mixed-use project that is approved and underway with the development of 150 multifamily units. The current offering totals 4.05± acres split into 3 separate fully entitled pad-ready sites within the overall development. These parcels are slated for commercial/retail and hotel opportunities that will support and complement both the adjacent multi-family component and surrounding market.

AVAILABLE PADS:

- **HOTEL PAD: 1.8± acres approved for 125-keys**
- **FRONTAGE OUTPARCEL: 0.85± acre commercial/retail pad**
- **INTERIOR PARCEL: 1.4± acre commercial/ retail pad**

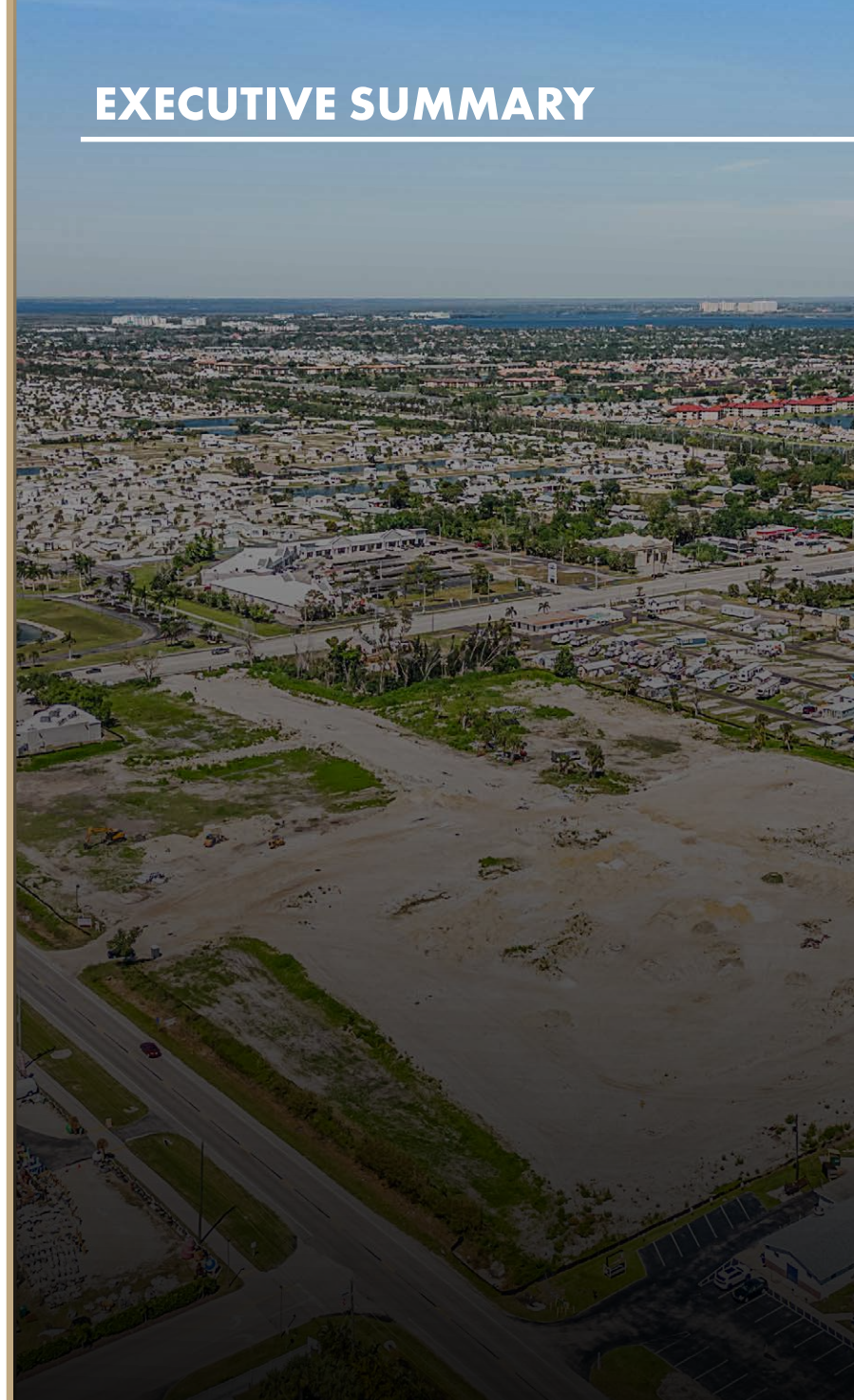
All 3 available pads will be delivered filled to grade, with master stormwater management and roadway infrastructure in-place. Beaches at Gateway Village will become one of the first mixed-use projects heading toward the Fort Myers and Sanibel Beaches to be delivered following Hurricane Ian.

The San Carlos/Summerlin Road market area has seen tremendous growth in the last few years, with the development of Walmart Supercenter, LeeTran Park & Ride Transfer Center, Sanibel Straits (224-unit apartment complex), Amavida (55+ Senior Living Center), and other regional and national retailers. The site is located on a main arterial roadway connecting Fort Myers Beach and Sanibel/Captiva Islands with greater Lee County, while being near major commercial activity centers, tourist attractions, and major roadways.

Joint Venture or Build-to-Suit opportunities may be considered in addition to a purchase option.

INVESTMENT HIGHLIGHTS

- *Rare opportunity to capitalize on the over \$250MM of recent investment focus into the re-vitalization of the Fort Myers Beach corridor.*
- *In close proximity to major commercial activity centers, tourist attractions, barrier islands, and major roadways.*
- *Fully entitled hotel and commercial/retail pads available.*
- *Pads to be delivered filled to grade, with master stormwater management and roadway infrastructure in-place and utilities stubbed to the site.*
- *The overall 15.7± acre project will include a 150-unit multifamily development (under construction) and be one of the first mixed-use developments to be delivered in the Fort Myers Beach market post hurricane Ian.*



PROPERTY AERIAL

NORTH WEST VIEW



SUMMERLIN ROAD AADT: 35,000±

150-UNIT MULTI-FAMILY DEVELOPMENT
Under Construction

INTERIOR PARCEL

125-KEY HOTEL PAD

FRONTAGE OUTPARCEL



SAN CARLOS BLVD. AADT: 22,000±

PINE RIDGE ROAD AADT: 11,000±

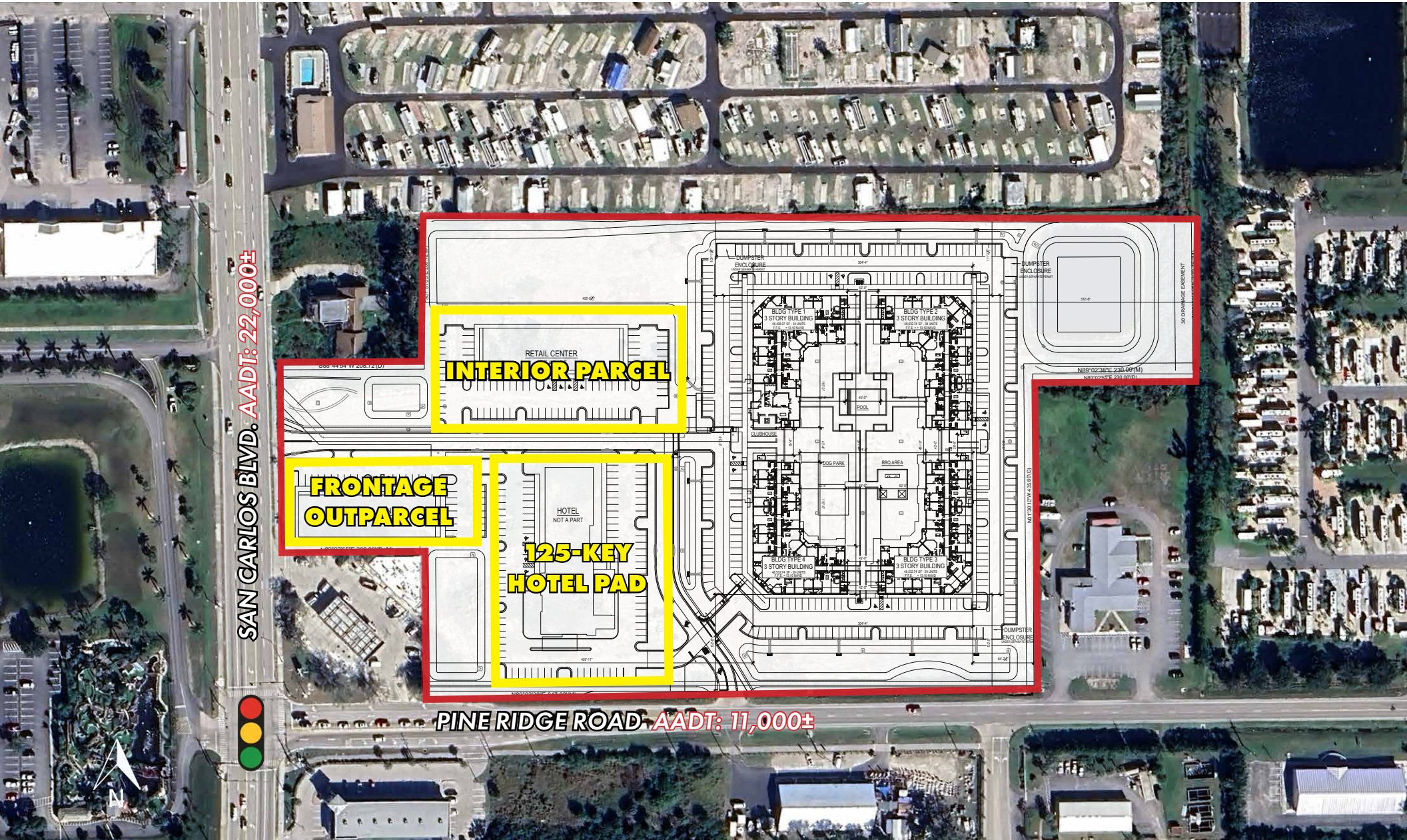
APPROVED USES

- Medical office
- Administrative offices
- Animal clinic or kennel
- Auto and boat parts store
- Automobile repair and service
- Bank and financial establishment
- Boat rental and sales
- Building material sales
- Business services
- Car wash
- Clothing store
- Contractors and builders
- Day care center
- Department store
- Drive-through facility
- Drugstore/pharmacy
- Food stores
- Hardware store
- Insurance company
- Laundromat or dry cleaning
- Lawn and garden store
- Manufacturing
- Medical office
- Personal services
- Pet services
- Processing and warehousing
- Restaurant
- Specialty and non-store retail
- Storage (indoor and open)

* Please inquire for a full list of approved and conditional uses.



SITE PLAN OVERLAY



SAN CARLOS BLVD. AADT: 22,000±

PINE RIDGE ROAD AADT: 11,000±

**FRONTAGE
OUTPARCEL**

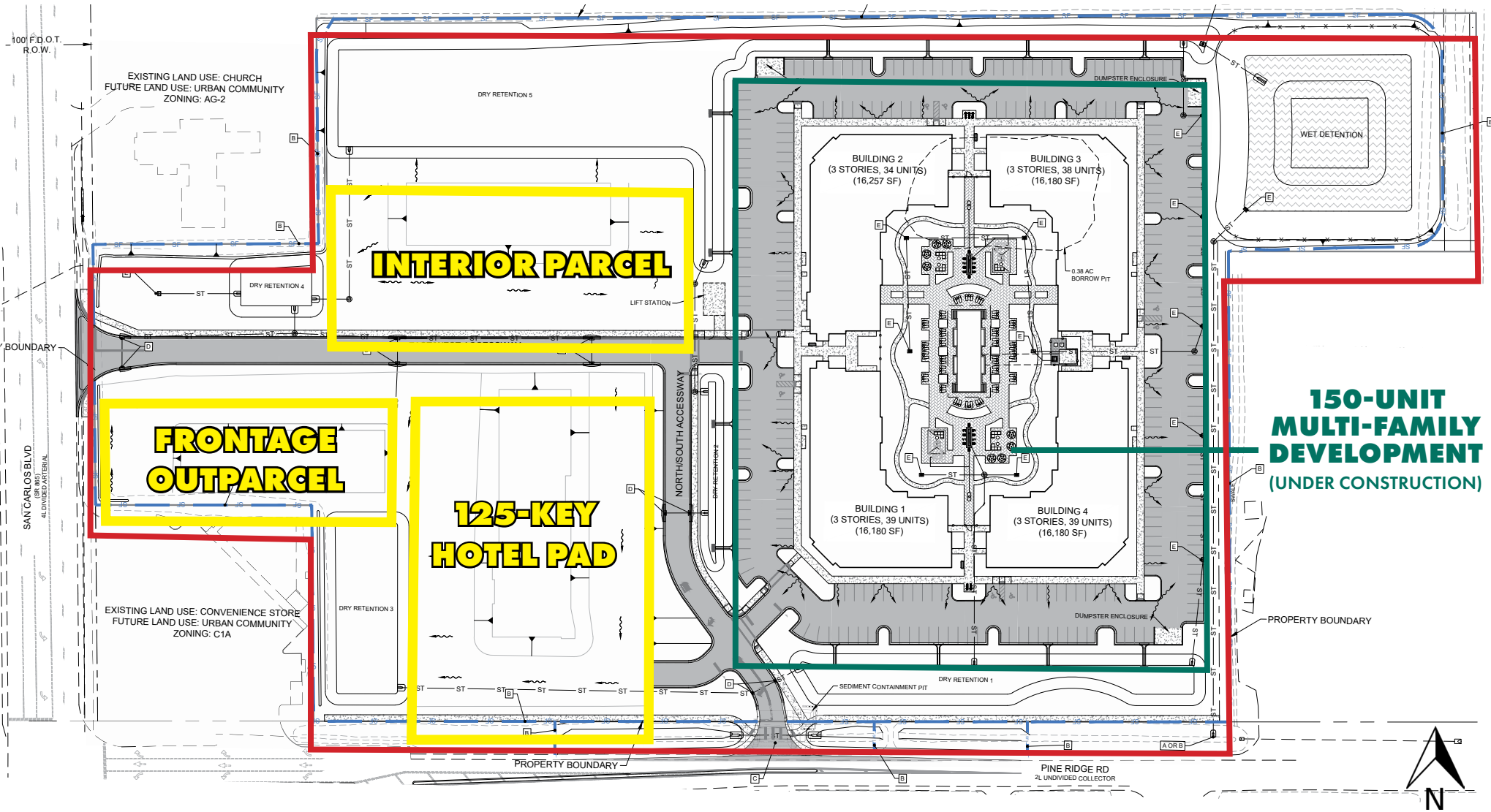
**RETAIL CENTER
INTERIOR PARCEL**

**125-KEY
HOTEL PAD**

MASTER CONCEPT PLAN

RETAIL / COMMERCIAL & HOTEL

- OVERALL DEVELOPMENT
- PAD-READY PARCELS
- 150-UNIT MULFAMILY DEVELOPMENT



**150-UNIT
MULTI-FAMILY
DEVELOPMENT**
(UNDER CONSTRUCTION)

INTERIOR PARCEL

**FRONTAGE
OUTPARCEL**

**125-KEY
HOTEL PAD**



PROPERTY AERIAL

NORTH VIEW



DOWNTOWN
FORT MYERS



SUMMERLIN ROAD AADT: 35,000±

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INTERIOR PARCEL

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**FRONTAGE
OUTPARCEL**

**125-KEY
HOTEL PAD**

PINE RIDGE ROAD AADT: 11,000±

PROPERTY AERIAL

SOUTH WEST VIEW

FORT MYERS
BEACH

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**INTERIOR
PARCEL**

**FRONTAGE
OUTPARCEL**

PINE RIDGE ROAD AADT: 11,000±

SAN CARLOS BLVD. AADT: 22,000±

PROPERTY AERIAL

EAST VIEW



SANIBEL ISLAND

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FRONTAGE
OUTPARCEL

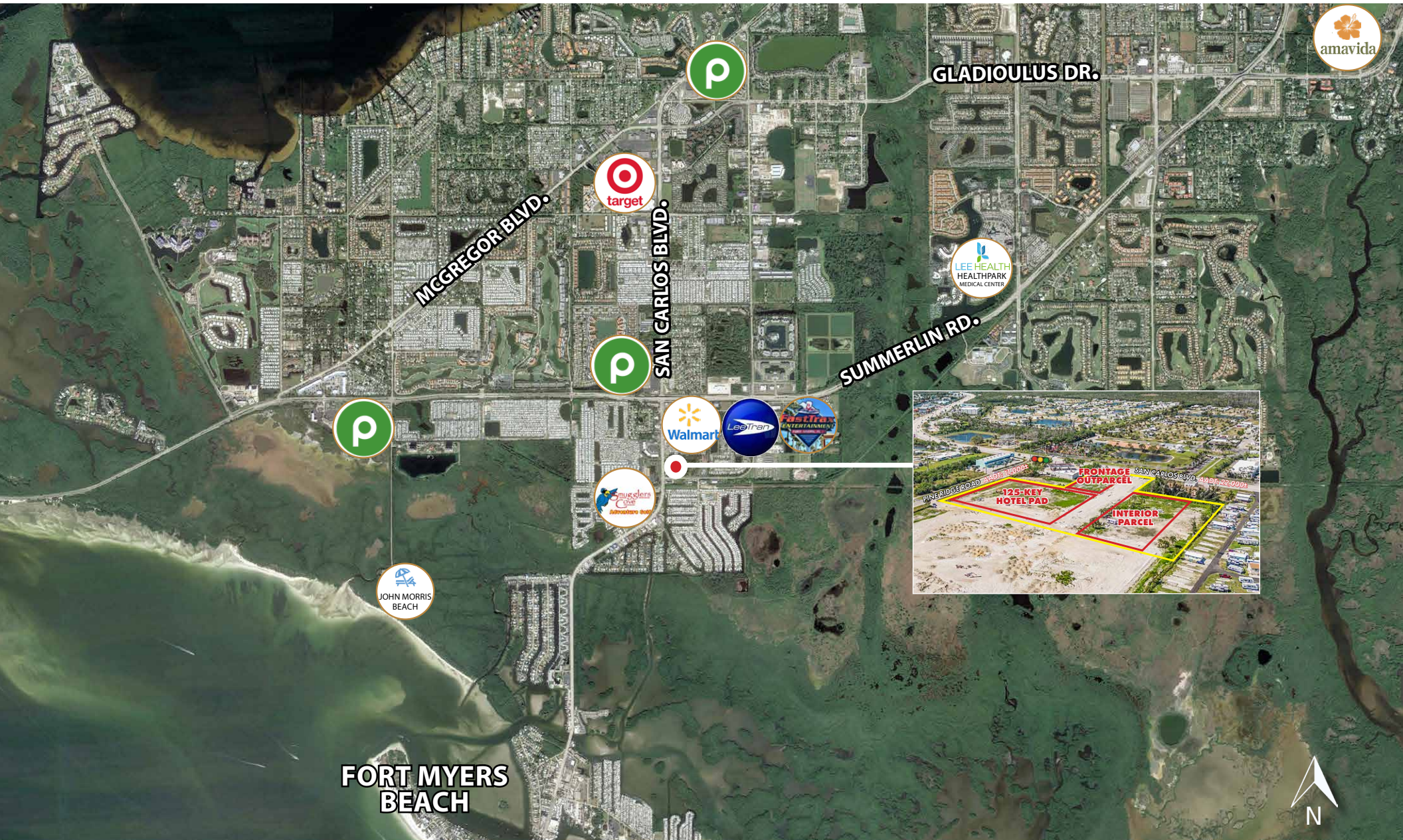
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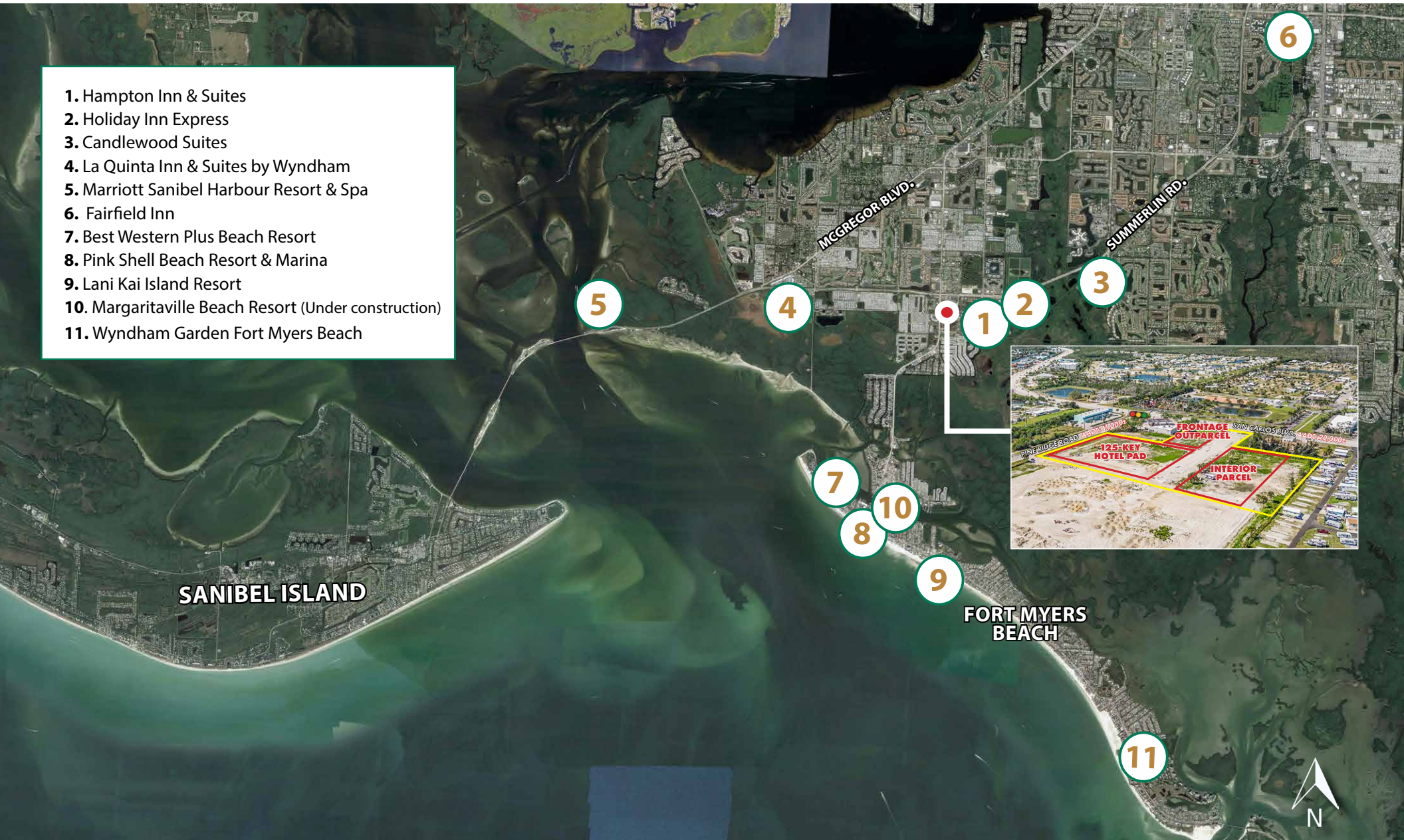
PINE RIDGE ROAD AADT: 11,000±

AREAS OF INTEREST



NEARBY HOTELS

1. Hampton Inn & Suites
2. Holiday Inn Express
3. Candlewood Suites
4. La Quinta Inn & Suites by Wyndham
5. Marriott Sanibel Harbour Resort & Spa
6. Fairfield Inn
7. Best Western Plus Beach Resort
8. Pink Shell Beach Resort & Marina
9. Lani Kai Island Resort
10. Margaritaville Beach Resort (Under construction)
11. Wyndham Garden Fort Myers Beach



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

PINE ISLAND

9. Pine Island National Wildlife Refuge
10. Bokeelia Fishing Pier
11. Museum of the Islands
12. Matlacha Leoma Lovegrove Gallery & Gardens



FORT MYERS BEACH



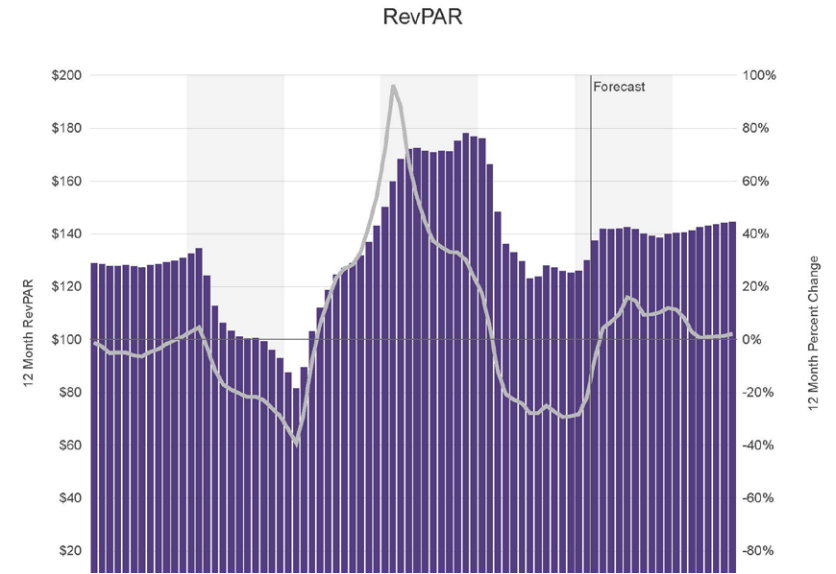
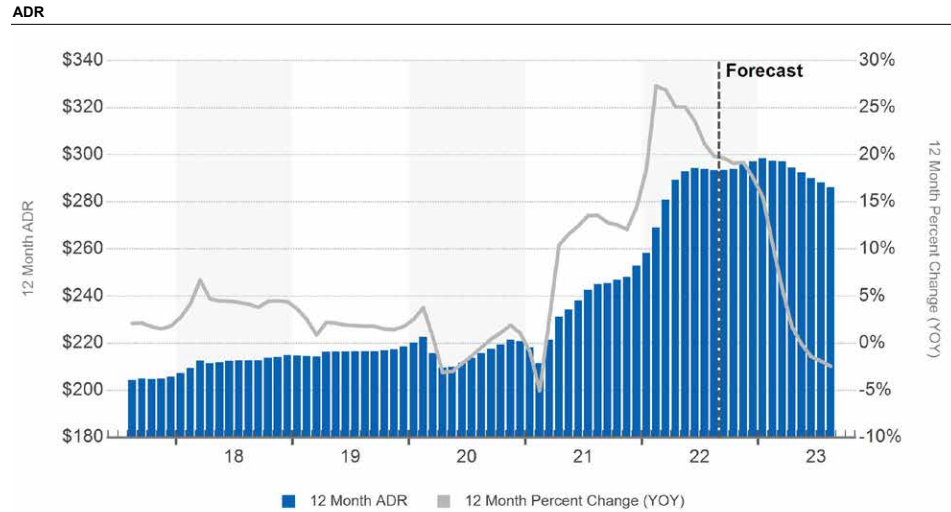
FORT MYERS ATTRACTIONS



SUBMARKET HOTEL STATS

Performance

Fort Myers Beach/Sanibel Island Hospitality

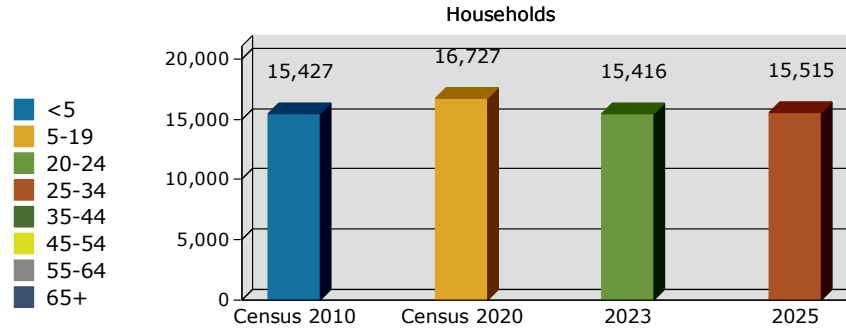
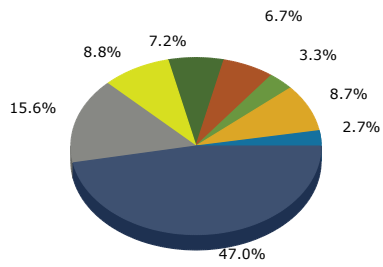


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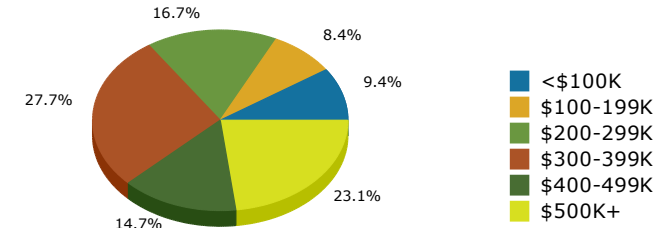


AREA DEMOGRAPHICS

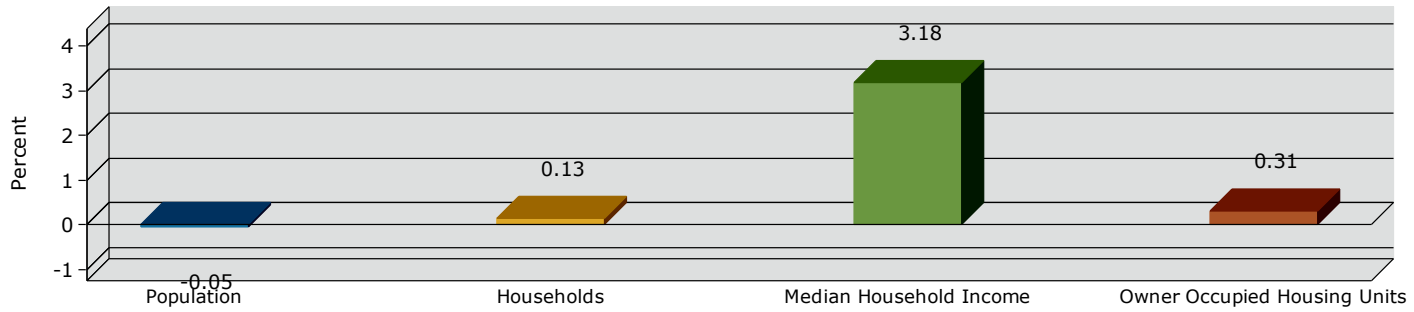
2023 Population by Age



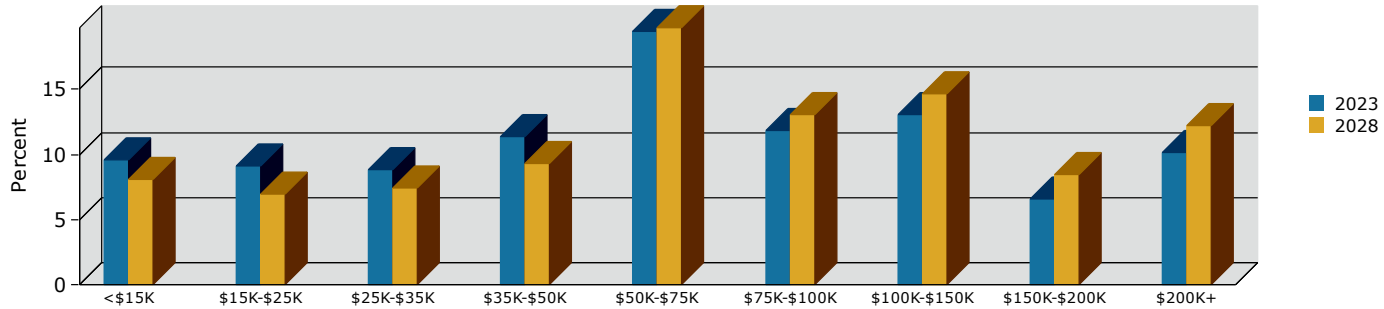
2023 Home Value



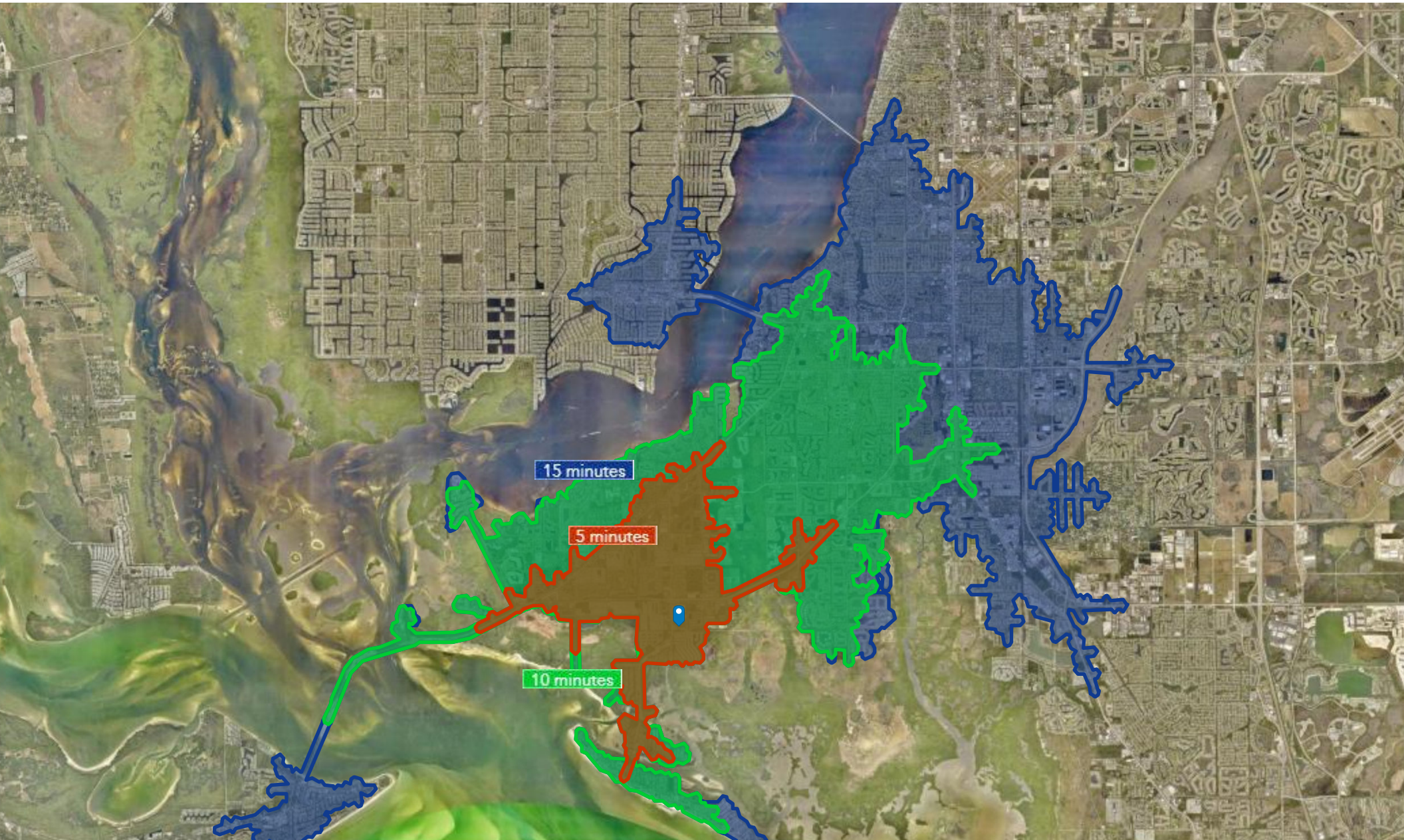
2023-2028 Annual Growth Rate



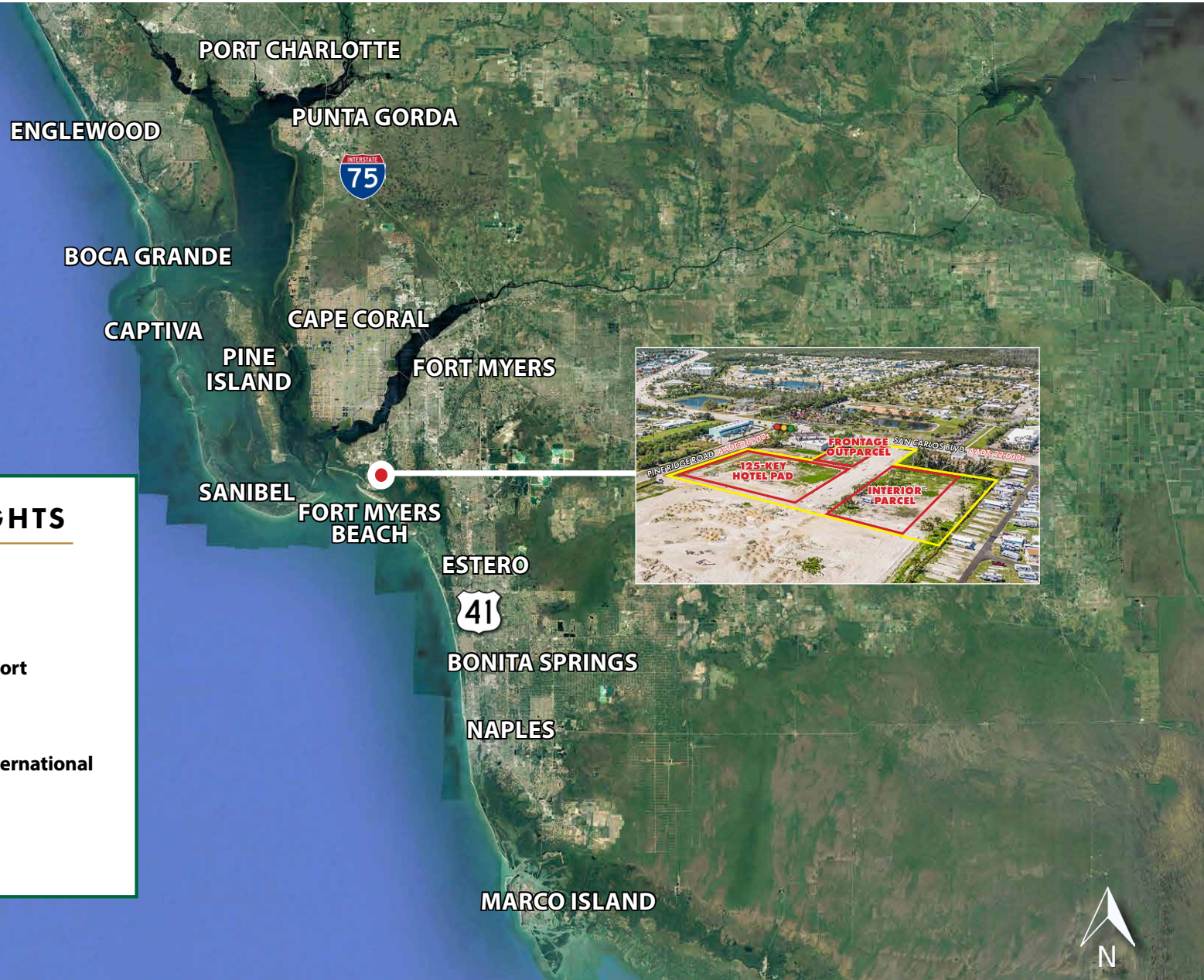
Household Income



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 2.8± miles to Fort Myers Beach
- 5.7± miles to US 41
- 8.9 miles to Sanibel Island
- 9.8± miles to Page Field Private Airport
- 11.5± miles to I-75
- 12± miles to downtown Fort Myers
- 16.3± miles to Southwest Florida International Airport (RSW)
- 20± miles to Captiva Island
- 23± miles to Pine Island



LSI COMPANIES

www.lsicompanies.com

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