



DEMERE KEY

PINE ISLAND
COMMERCIAL MARINA

Pine Island Sound

Maria Drive

Stringfellow Road

LSI
COMPANIES

OFFERING MEMORANDUM

9101 STRINGFELLOW ROAD COMMERCIAL

3.69± ACRES COMMERCIAL DEVELOPMENT OPPORTUNITY - ST. JAMES CITY, FL

PROPERTY SUMMARY

Property Address: 9101 Stringfellow Road
St. James City, FL 33956

County: Lee

Property Type: Commercial

Property Size: 3.69± Acres | 160,736 Sq. Ft.

Zoning: CPD

Future Land Use: Coastal Rural

STRAP Number: 33-44-22-00-00009.001D

LIST PRICE:

\$1,150,000

\$312,000 Per Acre

JV Opportunity Available

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



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Research & Sales Associate



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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.

THE OPPORTUNITY

LSI Companies is pleased to present a unique opportunity to acquire a 3.69 acre Commercial Planned development in Saint James City. The property was zoned and entitled with intent for a parking-based service for residents, visitors and business operations by providing parking and a way point to receive deliveries for the bridgeless barrier islands of Lee County.

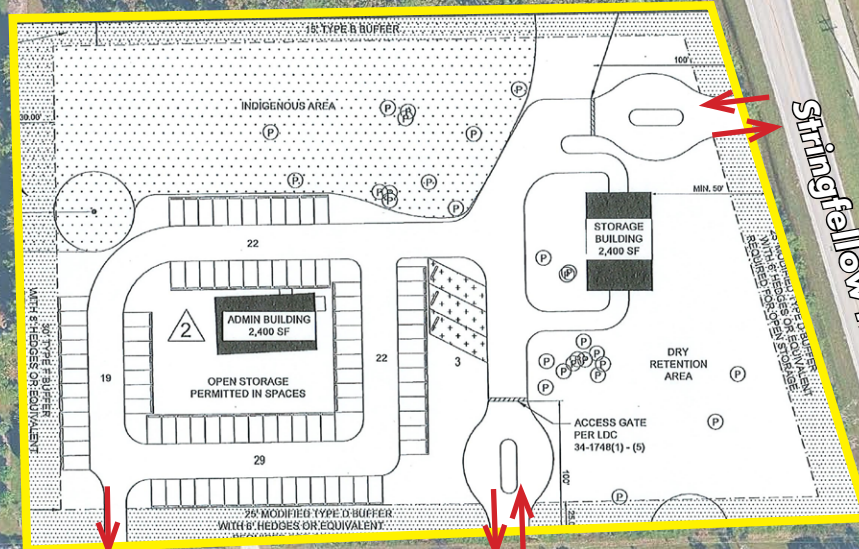
The property is strategically positioned 0.75 miles to the east of the Pine Island Commercial Marina on the corner of Maria Drive and Stringfellow Road.



SITE PLAN

The approved site plan includes:

- Gated access
- 92 Parking spaces
- 2,400 Sq. Ft. storage building
- 2,400 Sq. Ft. administrative building and additional room for open storage.



Maria Drive

Stringfellow Road



PROPERTY AERIAL



PROPERTY AERIAL



PINE ISLAND COMMERCIAL MARINA



Information on Pine Island Commercial Marina (From Lee County)

RECREATIONAL USE

This facility is open to recreational boaters and anglers during regular recreational hours, which are on Saturdays, Sundays, and Lee County-recognized holidays. The gate is open from 6:30 a.m.- 8:30 p.m. The marina is strictly limited to commercial use Monday through Friday.

This Marina has a single lane boat ramp with parking spots for vehicles with boat trailers. Daily parking fee of \$10. The Lee County Parks & Recreation Annual Parking Pass is honored on weekends and county holidays only.

COMMERCIAL USE

PICM PARKING DECAL (Required to park Monday - Friday) \$200 per year (Regular business hours 6 a.m. - 6 p.m.)
PICM PARKING DECAL II (Required to park Monday - Friday) \$400 per year (24 hours)

MARINA RATES

Wet Slip Rental with an annual lease (includes one PICM PD II per slip) \$400 monthly Wet Slip Rental.

\$400 daily Bump fee for barges to load and/or unload (not to exceed 24 hours). First-come, must contact the site Supervisor with proper insurance prior to bumping in.



PINE ISLAND COMMERCIAL MARINA



DRIVE TIME MAP



LOCATION HIGHLIGHTS

- 0.5± Miles to Publix
- 0.7± Miles to Winn-Dixie
- 3.1± Miles to Matlacha
- 12± Miles to Cape Coral Hospital
- 18± Miles to US41
- 22.8± Miles to I-75
- 32.6± Miles to SWFL International Airport (RSW)



BOAT ROUTE



Pine Island Commercial Marina and PineLand Marina serve as the primary commercial transit hubs for the coastal barrier islands of Lee County.

Cayo Costa State Park

Useppa Island

Cabbage Key

Pine Land Marina

North Captiva

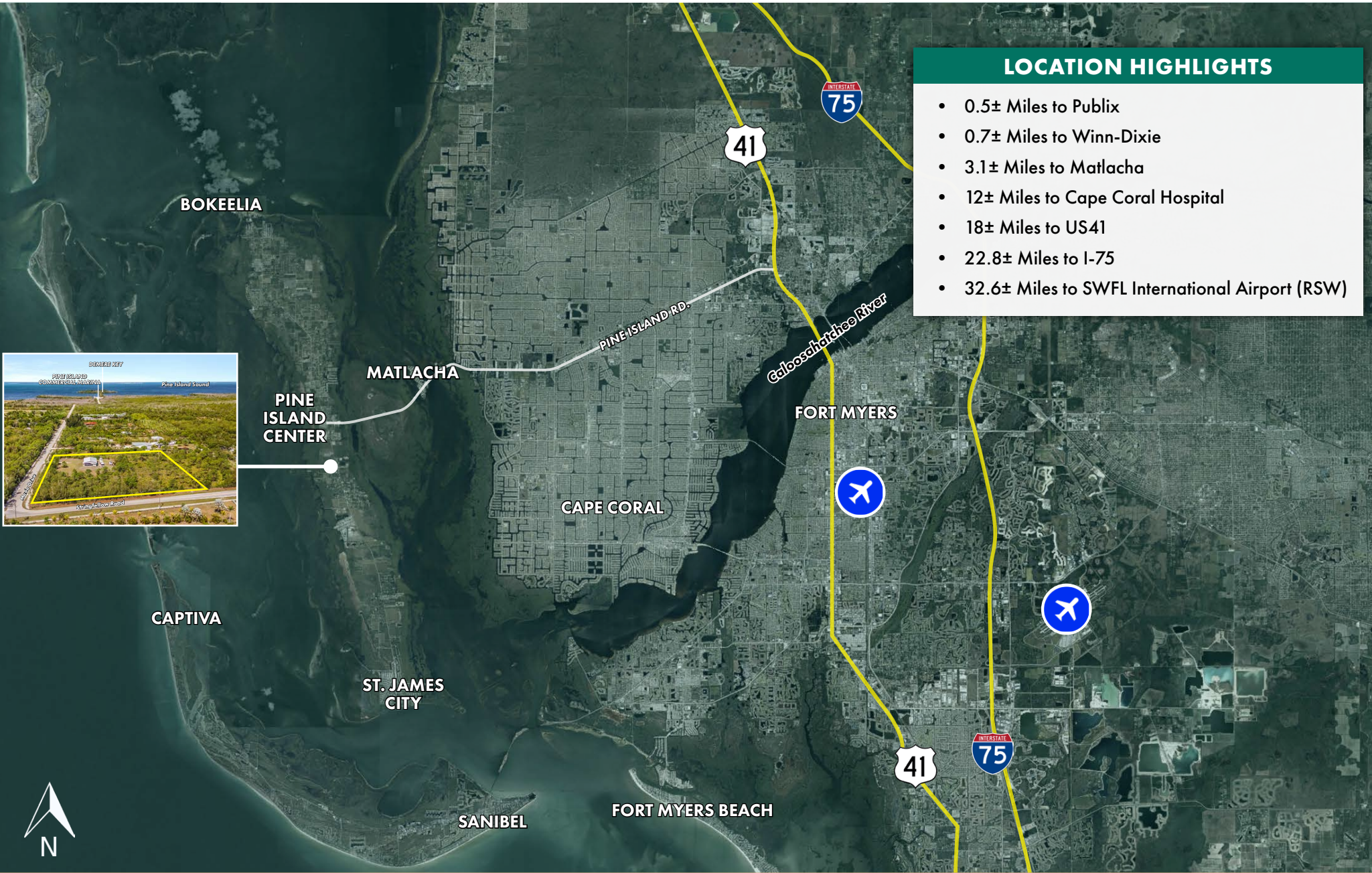
Pine Island Commercial Marina

BOAT ROUTE TIMING

- 4.75± Nautical miles to North Captiva
- 8± Nautical miles to Useppa Island
- 8.1± Nautical miles to Cabbage Key
- 11.1± Nautical miles to Cayo Costa Beach



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.5± Miles to Publix
- 0.7± Miles to Winn-Dixie
- 3.1± Miles to Matlacha
- 12± Miles to Cape Coral Hospital
- 18± Miles to US41
- 22.8± Miles to I-75
- 32.6± Miles to SWFL International Airport (RSW)



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