



PROSPECT AVE.

W. 18TH ST.

**LSI**  
COMPANIES

OFFERING MEMORANDUM  
**WINDEMERE RESIDENTIAL**  
110± ACRES RESIDENTIAL DEVELOPMENT OPPORTUNITY - LEHIGH ACRES, FL

## PROPERTY SUMMARY

**Property Address:** Prospect Ave.  
Lehigh Acres, FL 33972

**County:** Lee

**Property Type:** Vacant Residential Land

**Property Size:** 110± Acres | 262,231± Sq. Ft.

**Lot Count:** 281 Platted Lots

**Zoning:** RS-1

**Permit in Place:** SFWMD

**Future Land Use:** Urban Community

**CALL FOR OFFERS**

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**COMPANIES**  
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## SALES EXECUTIVE



**Hunter Ward, CCIM, ALC**  
Senior Broker Associate



**DIRECT ALL OFFERS TO:**

**Hunter Ward, CCIM, ALC**

hward@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

LSI Companies is pleased to present 110± acres in Lehigh Acres, Florida. Windemere Estates offers a rare opportunity to acquire a large-scale, pre-platted residential subdivision in one of Southwest Florida's most active housing markets. The property consists of 281 contiguous platted lots intended to be a well and septic community. Windemere provides immediate scale in a submarket where large land tracts suitable for planned developments are becoming increasingly scarce.

Situated within the northern growth corridor of Lehigh Acres, the site is surrounded by established residential development while still offering the footprint and flexibility necessary to support a well-designed community. Existing engineering work, roadway layout, and prior development planning reduce early-stage uncertainty and position the property for strategic advancement.

Lehigh Acres continues to benefit from sustained population growth, strong demand for attainable housing, and ongoing migration into the region. As available inventory tightens and entitlement timelines lengthen across Southwest Florida, opportunities to control a tract of this size and configuration are limited. Windemere Estates presents a compelling platform for builders, developers, and investors seeking scale, location, and long-term upside in a growth-driven market.



DENSITY SUMMARY COMPARISON		
Scenario	Estimate Lot Yield	Approvals Time Frame
1) Existing 1/3 acre Plat	276 Lots	4-6 Months
2) 1/2 acre Replat	215-230 Lots	5-8 months
3) PD Rezoning to 50' lots	380-400 Lots	12-14 months

Windemere Estates offers multiple viable development paths, each producing a different density outcome and investment profile. The site's legacy platting, scale, and configuration allow for flexibility depending on a buyer's capital structure, time horizon, and development strategy. Each Scenario has its own development path and hurdles which are explored in more depth below.

Scenario 1: Existing Plat – 1/3 Acre Configuration	Scenario 2 Replat to 1/2 Acre Lots	Scenario 3 Planned Development (PD) Rezoning
<p><b>Yield:</b> 276 ± Platted Lots <b>Lot Size:</b> Approximately 1/3 Acre</p> <p>Under the existing recorded plat, the property consists of approximately 276 individual residential lots. This represents the original subdivision layout and provides immediate lot-level segmentation across the entire tract. This configuration preserves the current development order framework and benefits from prior engineering and roadway design work. The lot sizes position the project within the attainable single-family housing segment that has historically performed well in Lehigh Acres. This scenario reflects the baseline density of the property under its existing plat configuration.</p> <p><b>Development Hurdle:</b> 1/3 acre lots are too small to permit both well and septic permits. The state statute requires a minimum of 1/2 acre lots to install both well and septic.</p> <p><b>Possible Solution:</b> Permit and construct a central water well for the entire community. If completed the lots would qualify for individual septic permits (requires FGUA approval).</p>	<p><b>Estimated Yield:</b> ~215–230 Lots <b>Lot Size:</b> Approximately 1/2 Acre</p> <p>A replat strategy would consolidate existing lots into larger 1/2-acre homesites. This approach reduces overall density while maintaining a low-density residential character consistent with portions of the surrounding area. Under this scenario, the current development framework could largely remain intact, while lot size adjustments create flexibility for individual well and septic configurations. The tradeoff is a reduced total lot count in exchange for larger homesites. This path represents a lower-density alternative that prioritizes simplicity of execution and traditional estate-style product.</p> <p><b>Development Hurdle:</b> The existing Plat would need to be amended.</p> <p><b>Possible Solution:</b> A replat of the existing lots is believed to be attainable.</p>	<p><b>Estimated Yield:</b> 380–400 Lots <b>Lot Width:</b> Approx. 50' Product</p> <p>A rezoning to a Planned Development (PD) would allow for reconfiguration of the site to optimize lot layout and increase density. Preliminary land use analysis suggests the potential to achieve approximately 380 to 400 residential lots under a 50-foot product format. This scenario would require full compliance with modern development standards, including stormwater management, buffers, access improvements, and utility infrastructure. However, it creates the opportunity to materially increase total unit count and maximize land efficiency across the tract. The PD path offers the highest density outcome and positions the property for a cohesive, master-planned residential community. <b>Development Hurdle:</b> The site does not currently have approvals in place to bring this scenario to fruition.</p> <p><b>Possible Solution:</b></p> <ol style="list-style-type: none"> <li>1. A rezoning to a planned development would be required</li> <li>2. Utility agreement would need to be negotiated with FGUA to bring municipal water and sewer</li> </ol>

Windemere's scale allows investors and developers to align the site with their preferred development model, whether preserving existing plat density, transitioning to a larger lot configuration, or pursuing a higher-density planned community design.





# SITE PLAN OVERLAY



**Service Jurisdiction:** FGUA

**Approximate Distance to Existing Lines:** ~3 miles

**Preliminary Off-Site Extension Estimate:** ~\$5M

**FGUA Discussions:** Ongoing / Open to Cost Sharing

**Potential Coordination:** Adjacent Planned School Infrastructure

Windemere Estates falls within the service jurisdiction of the Florida Governmental Utility Authority (FGUA), the primary water and wastewater provider serving large portions of eastern Lee County, including Lehigh Acres.

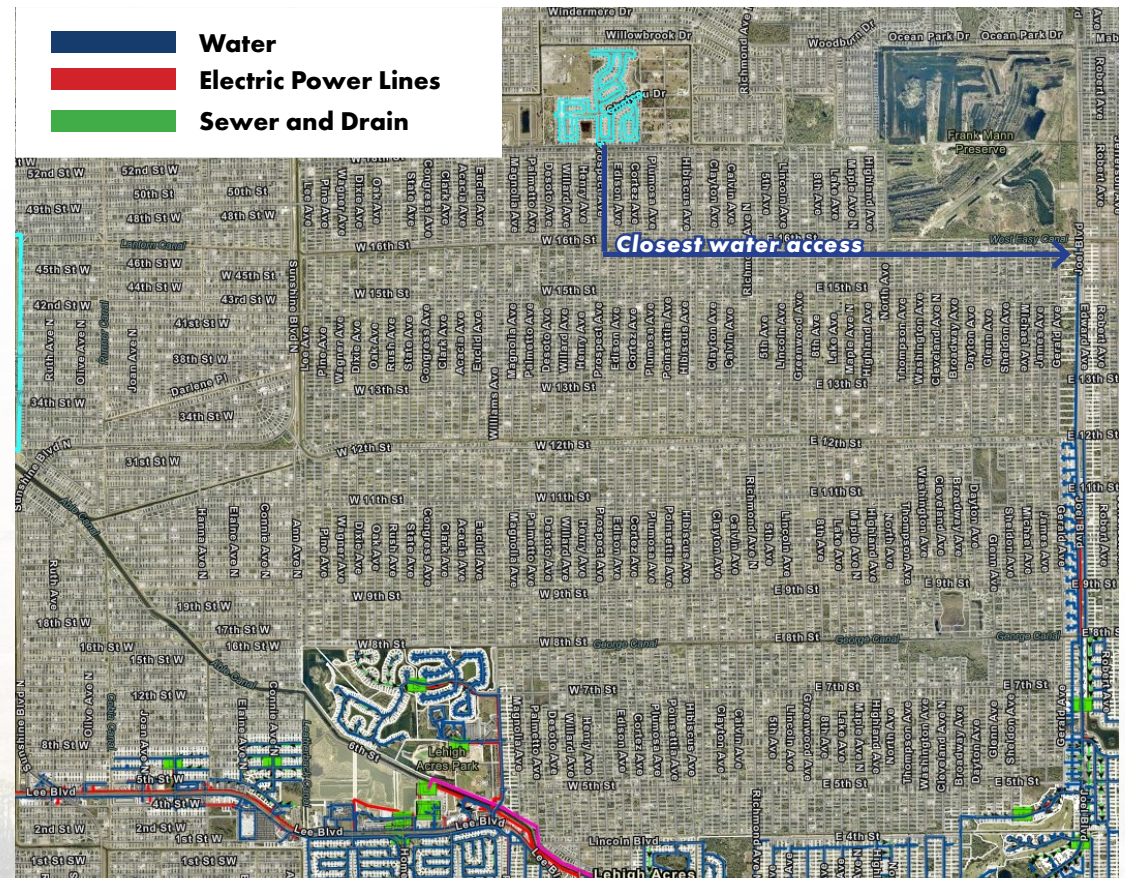
At present, centralized water and sewer infrastructure is not directly extended to the property. The nearest existing FGUA utility lines are located approximately three (3) miles from the site. Preliminary discussions and internal estimates indicate that extending centralized water and sewer service to Windemere would require a major off-site transmission line extension. Based on initial evaluations, the estimated cost to extend utilities to the property is approximately \$5,000,000, subject to final engineering, routing, and developer agreement.

Preliminary meetings with FGUA have confirmed the Authority’s willingness to engage in discussions regarding service extension and potential cost-sharing mechanisms. While no formal allocation has been finalized, FGUA has indicated openness to evaluating a shared infrastructure model depending on system capacity needs and broader service area planning.

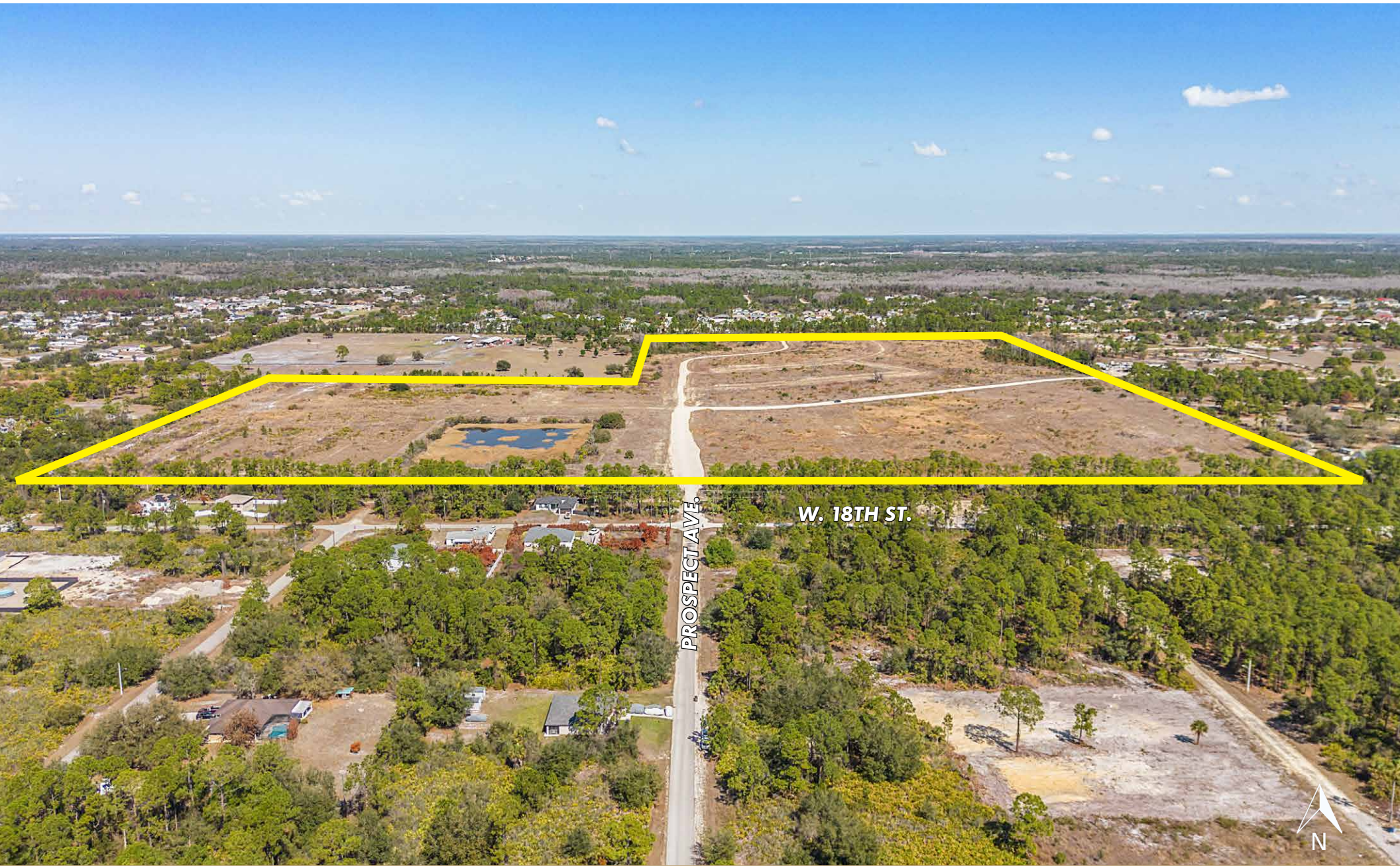
Additionally, Lee County has plans for a future public school in proximity to the Windemere site. Infrastructure required to serve that school could align with transmission improvements necessary for the property, creating a potential opportunity for coordinated planning and cost participation.

At this stage, final cost allocation and participation structure would require further engineering analysis and formal agreements between stakeholders.

Windemere’s scale and location position it within the natural path of utility expansion, offering long-term integration potential within the FGUA system.



# PROPERTY AERIAL

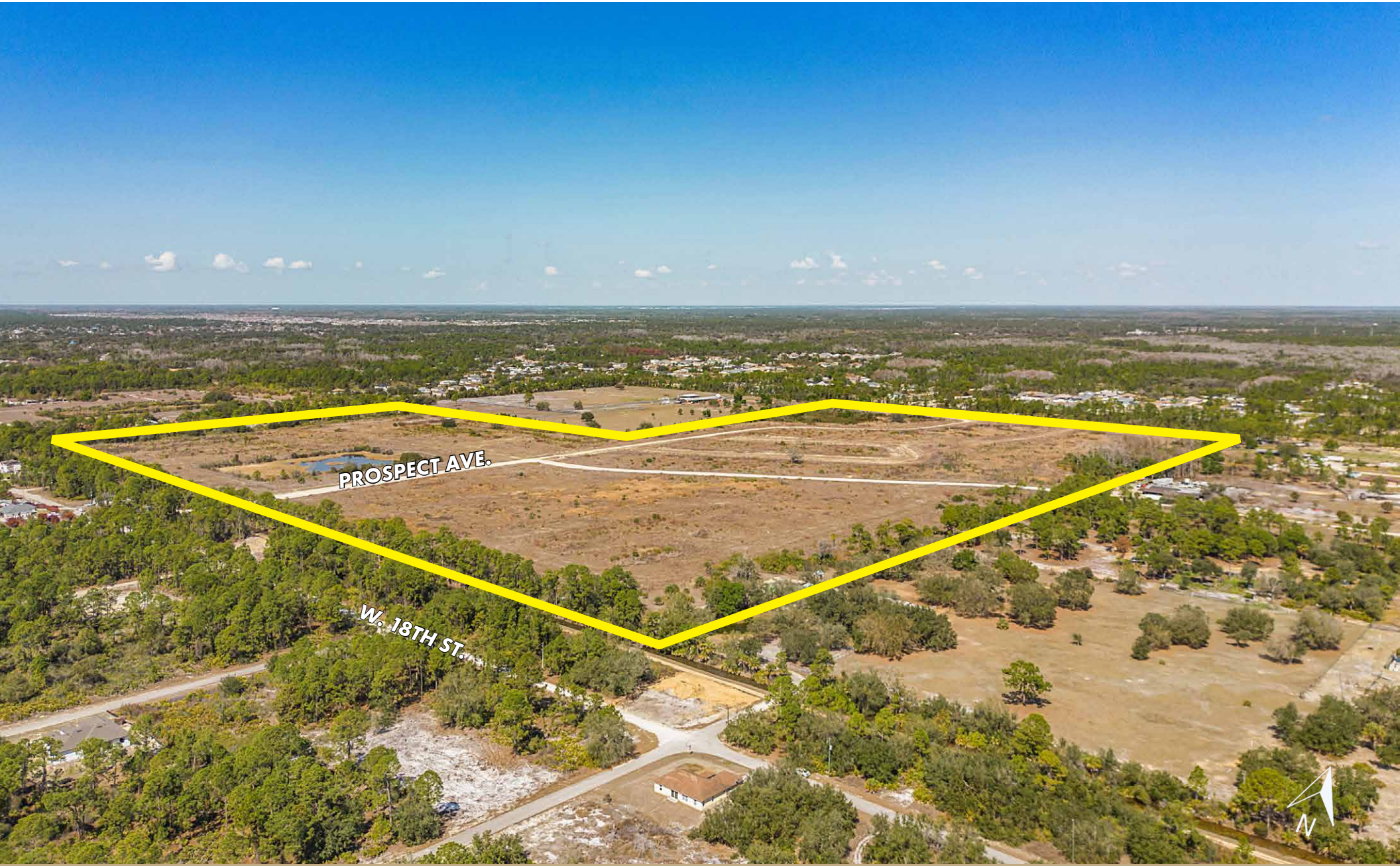


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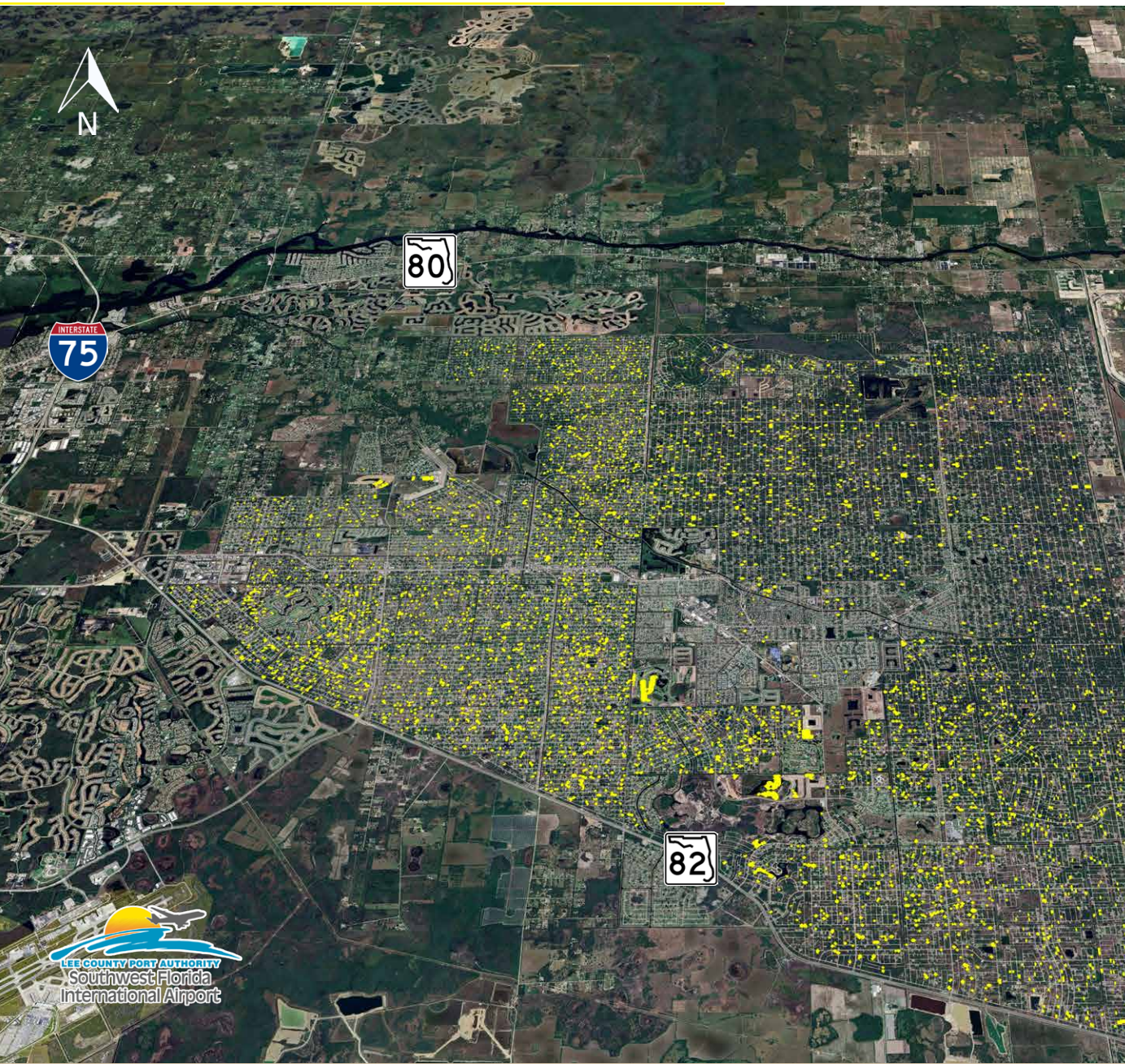
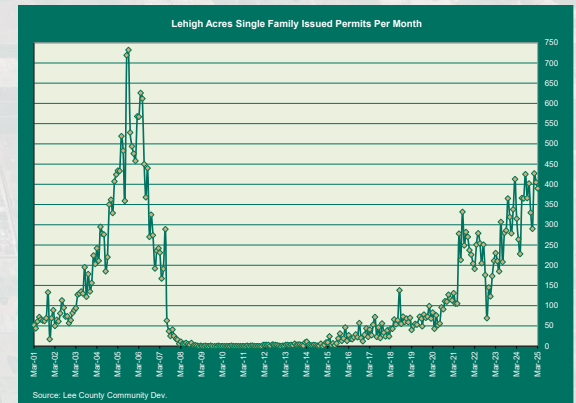


# LEHIGH ACRES

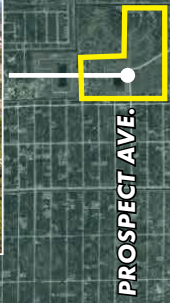
## NEW CONSTRUCTION PERMITS

Lehigh Acres issued 4,258 permits for new single-family homes for the year ending March 2025, marking a 21.5% increase from the previous year.

The monthly record was set in February 2024 with 413 permits, which was surpassed in August 2024 with 425 permits. To compare, only 3,500 single-family permits were issued from 2012 to 2020, while over 9,500 were issued from 2022 to the end of 2024. Permit activity is expected to remain steady over the next 12 months, as Lehigh is a target area for affordable housing in Lee County.



# RETAIL MAP



**FRANK/MANN PRESERVE**

**JOEL BLVD.**

**BUCKINGHAM AIRPARK**

**SUNSHINE BLVD. N.**

**LEE BLVD.**

**LEHIGH/ACRE PARK**

**IBIS LANDING**  
Golf & Country Club



## LOCATION

### AREA DEMOGRAPHICS (5 MILE)



2024 POPULATION  
**52,393**



2024 NUMBER OF HOUSEHOLDS  
**18,939**



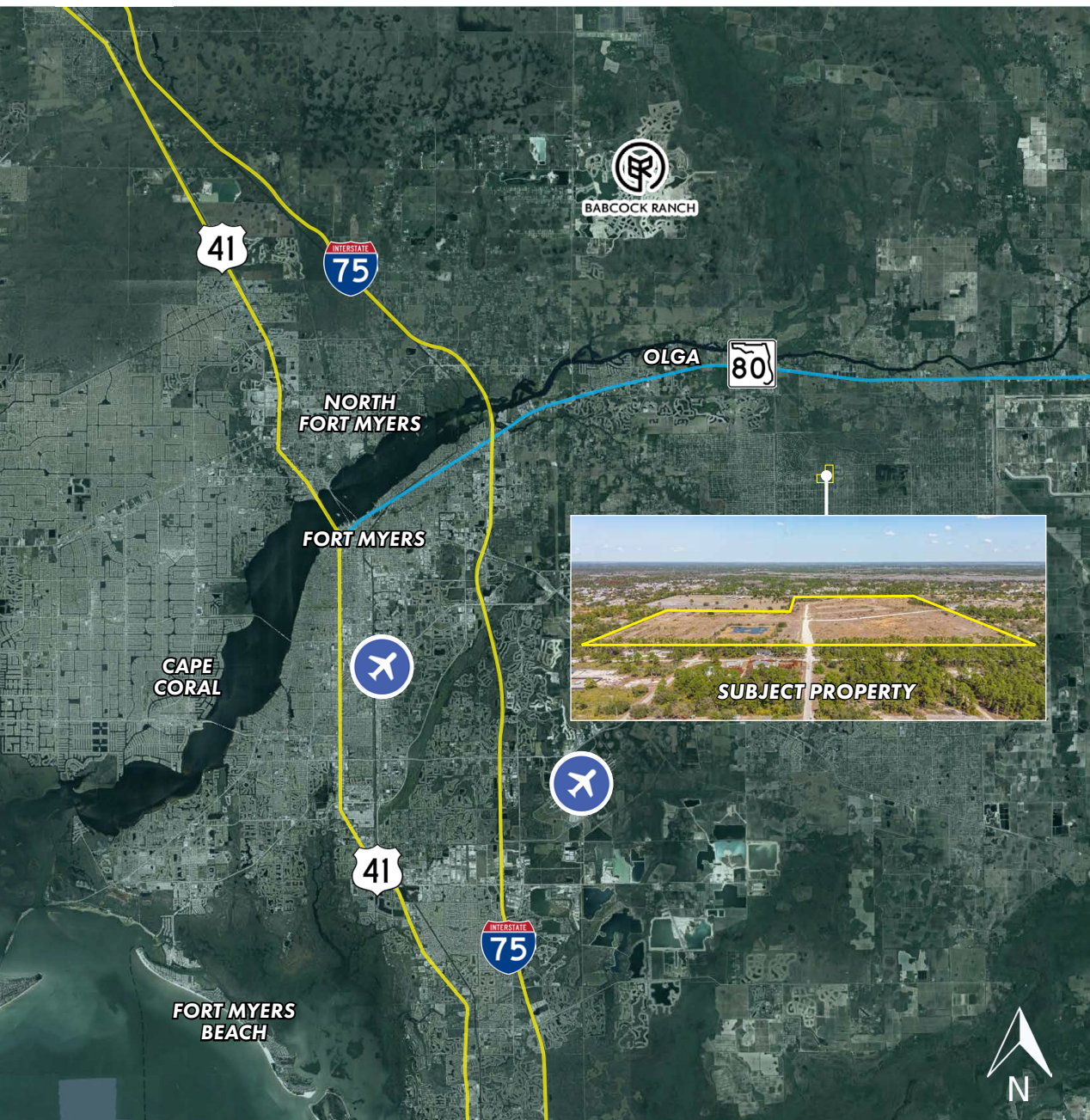
2024 MEDIAN HOUSEHOLD INCOME  
**\$58,271**



2024 MEDIAN AGE  
**39.9**

### LOCATION HIGHLIGHTS

- 1.5± miles to Sunshine Boulevard
- 3.0± miles to Lee Boulevard
- 4.5± miles to State Road 82
- 8.5± miles to I-75 (Exit 141)
- 12.0± miles to Southwest Florida International Airport (RSW)
- 15.0± miles to Downtown Fort Myers





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