



CELEBRATIONS
EVENT COMPANY



N. TAMiami TRAIL - AADT 38,000±

ISLAND COAST
HIGH SCHOOL



DOLLAR GENERAL

TARA WOODS

PINE LAKES
COUNTRY CLUB



LSI
COMPANIES

OFFERING MEMORANDUM

EMERALD LAKES

FULLY ENTITLED 404 LOT SUBDIVISION - NORTH FORT MYERS, FL

PROPERTY SUMMARY

Property Address: N. Tamiami Trail
North Fort Myers, FL 33917

County: Lee

Property Type: Residential Development Opportunity

Property Size: 132± Acres

Zoning: Residential Planned Development (RPD)

Future Land Use: Suburban

Permits in Place: Approvals in place for 404 units with construction documents and agency permits (Single Family, Attached Villas, Townhomes and Multi-Family)

Utilities: Lee County Utilites - Potable Water
FGUA Sewer and Irrigation

Tax Information: \$4,195 (2025)

STRAP Number(s): 09-43-24-00-00003.0010;
10-43-24-00-00001.0000

LIST PRICE:

\$18,000,000

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



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President & CEO



Christi Pritchett, CCIM
Senior Broker 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.

EXECUTIVE SUMMARY

LSI Companies is pleased to present Emerald Lakes, a fully entitled and shovel-ready 132-acre residential development opportunity located along US 41 in North Fort Myers—one of Southwest Florida’s most active and rapidly growing markets.

The property has zoning approval for a maximum of 404 units, including single-family, villas, townhomes, and multifamily product, with building heights up to 35 feet. Permitted ancillary uses include an amenity center, model homes, recreational facilities, and a gated entrance.

The current development program includes 226 twin villas and 178 single-family homes. With all entitlements secured, Emerald Lakes offers a streamlined path to construction to quickly serve the housing demand in the region.

PERMITS & APPROVALS INCLUDE:

- Lee County RPD Zoning
- SFWMD Environmental Resource & Individual Water Use/Irrigation Permits
- US Army Corps of Engineers - Pending Extension
- Lee County Final Site Development Order
- FDOT Drainage, Connection & Utilities Permits
- All wetlands have been identified and addressed. Mitigation is complete



**FULLY ENTITLED, SHOVEL READY
DEVELOPMENT OPPORTUNITY**

PROPERTY AERIAL



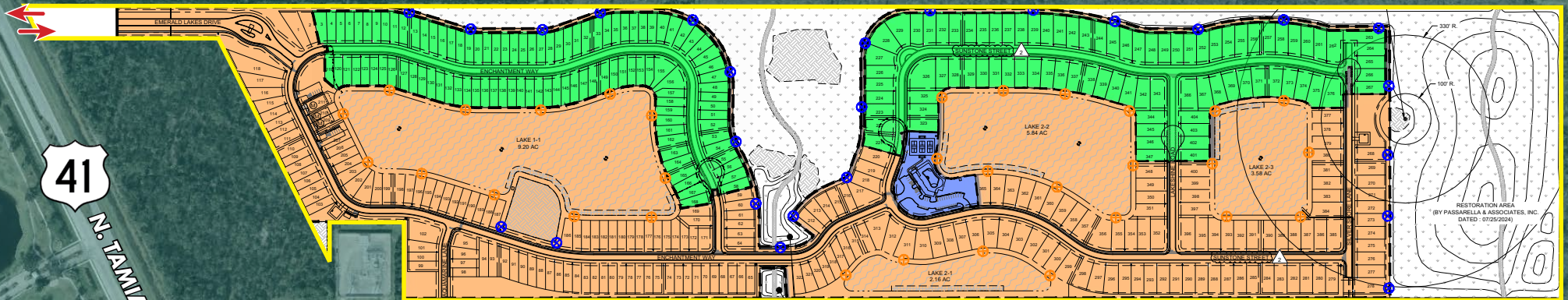
MASTER CONCEPT PLAN

404 UNITS

The site is permitted for:

- 226 twin villas on 35' lots
- 178 single family homes on 50' lots

The total linear feet depicted in this development plan is 16,810.



Lee County Zoning allows for single family, attached villas, townhomes or multi-family with a maximum height of 35'.

EMERALD LAKES RPD PROPERTY DEVELOPMENT REGULATIONS						
	SINGLE FAMILY	TWO FAMILY ATTACHED	SINGLE FAMILY ZERO LOT LINE	TOWNHOUSE	MULTI-FAMILY	RECREATION (PRIVATE)
MINIMUM LOT WIDTH	40'	30'	40'	20'	100'	100'
MINIMUM LOT DEPTH	120'	100'	120'	90'	100'	120'
MINIMUM LOT AREA	4,800 SF	3,000 SF	4,800 SF	1,800 SF	10,000 SF	12,000 SF
MAXIMUM LOT COVERAGE	70%	65%	70%	70%	65%	40%
MAXIMUM BUILDING HEIGHT	35'	35'	35'	35'	35'	35'
MAXIMUM BUILDING SEPERATION	10'	20'	10'	20'	20'	20'
MINIMUM BUILDING SETBACKS						
*FRONT (R/W)	20'	20'	20'	20'	20'	20'
SIDE	5'	0'/10'	0'/10'	0'/10'	10'	10'
REAR	10'	10'	10'	10'	10'	10'
WATER	20'	25'	20'	25'	25'	20'
PRESERVE (PRIMARY STRUTURE)	20'	20'	20'	20'	20'	20'
ACCESSORY	5'	5'	5'	10'	10'	5'

Note: *Setback shall be reduced to 10 feet for side entry garage, front porch/front entry gates.
Refer to: Resolution Z-14-006

Barraco and Associates, Inc.

This is a shovel-ready site with permits and approvals in place. Permits include:

- Lee County RPD Zoning - Z-14-006
- SFWMD Environmental Resource & Individual Water Use/Irrigation Permits
- US Army Corps of Engineers - Pending Extension
- Lee County Final Site Development Order
- FDOT Drainage, Connection & Utilities Permits
- All wetlands have been identified and addressed. Mitigation is complete

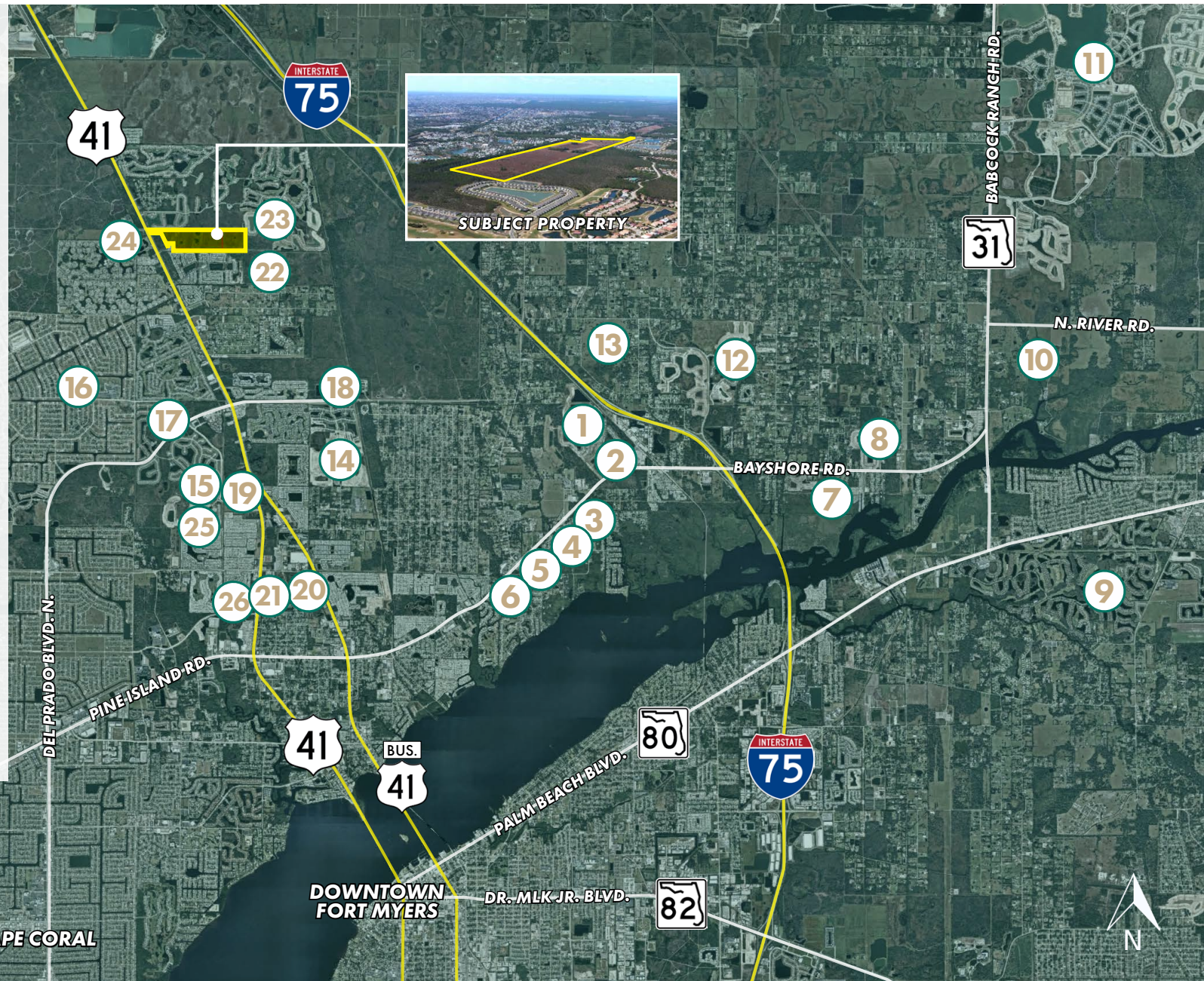


PROPERTY AERIAL

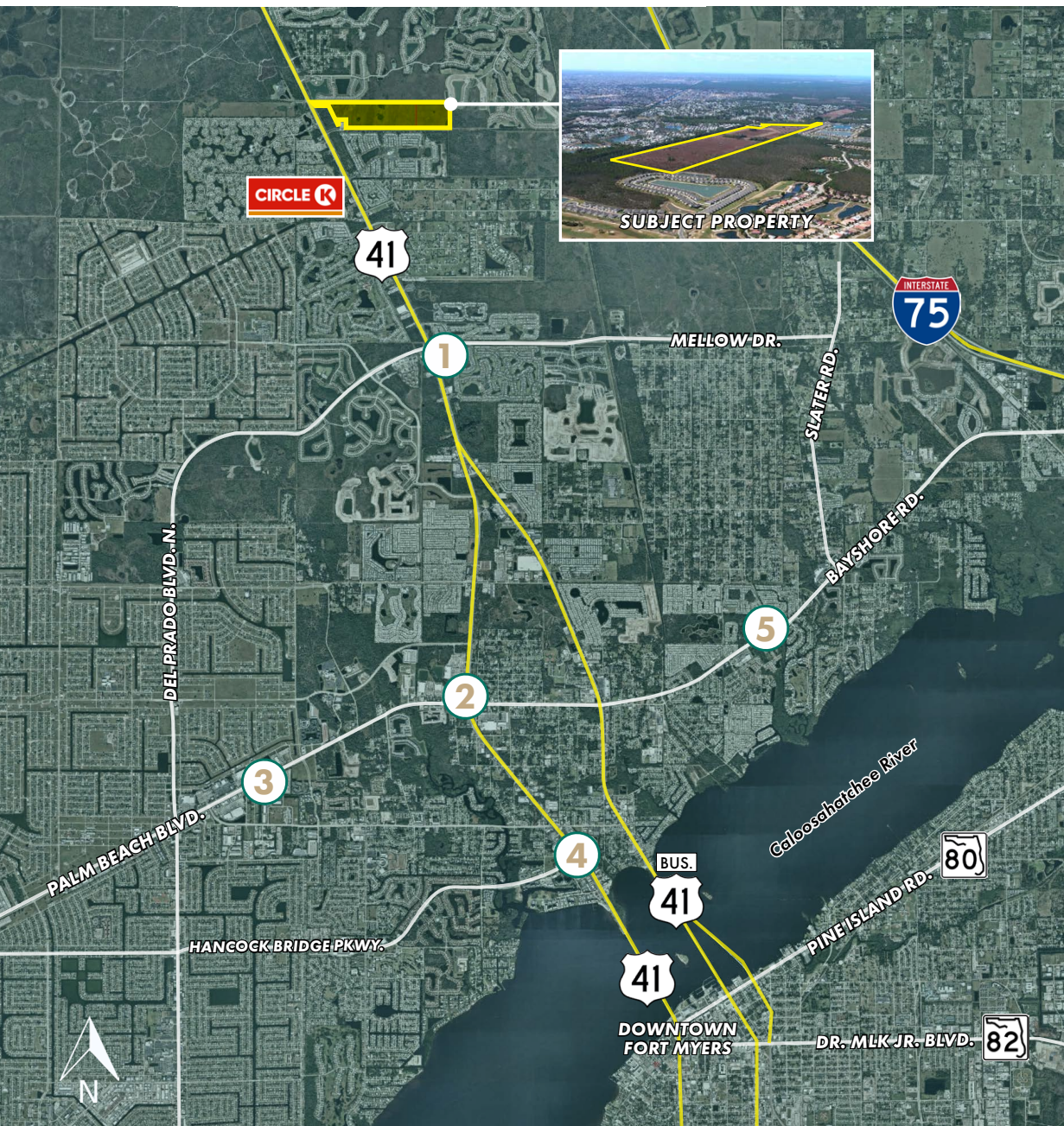


RESIDENTIAL DEVELOPMENTS

COMMUNITY	UNITS
1 Del Webb at Oak Creek	1,000
2 Seneca at Oak Creek	184
3 Bayshore 65	357
4 Bayshore 35	86
5 Enclaves at Eagle Landing	188
6 Bayshore Commons	214
7 Stonehill Manor	71
8 Bayshore Ranch	130
9 Veranda	1,700
10 Owl Creek	440
11 Babcock Ranch	17,000
12 Brightwater	1,300
13 Leetana	201
14 Crane Landing	427
15 Entrada	721
16 East Gator Circle	336
17 Blue Coral	72
18 The Heritage	172
19 Entrada Townhomes	278
20 Cabana Commons	600
21 Uniland's Mixed-Use	550
22 Tara Woods Phase 1	330
23 Magnolia Landing	525
24 Pine Lakes CC II	400
25 Coral Bay	517
26 Prose Diplomat	360



RETAIL MAP



1. SHOPPES AT DEL PRADO



2. MERCHANT'S CROSSING



3. PINE ISLAND ROAD



4. US-41 & HANCOCK BRIDGE PARKWAY



5. EAGLE LANDING



LOCATION

AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



4,548

HOUSEHOLDS



2,628

MEDIAN INCOME



\$60,356

3 MILE RADIUS

POPULATION



20,776

HOUSEHOLDS



10,178

MEDIAN INCOME



\$69,110

5 MILE RADIUS

POPULATION



47,435

HOUSEHOLDS



21,686

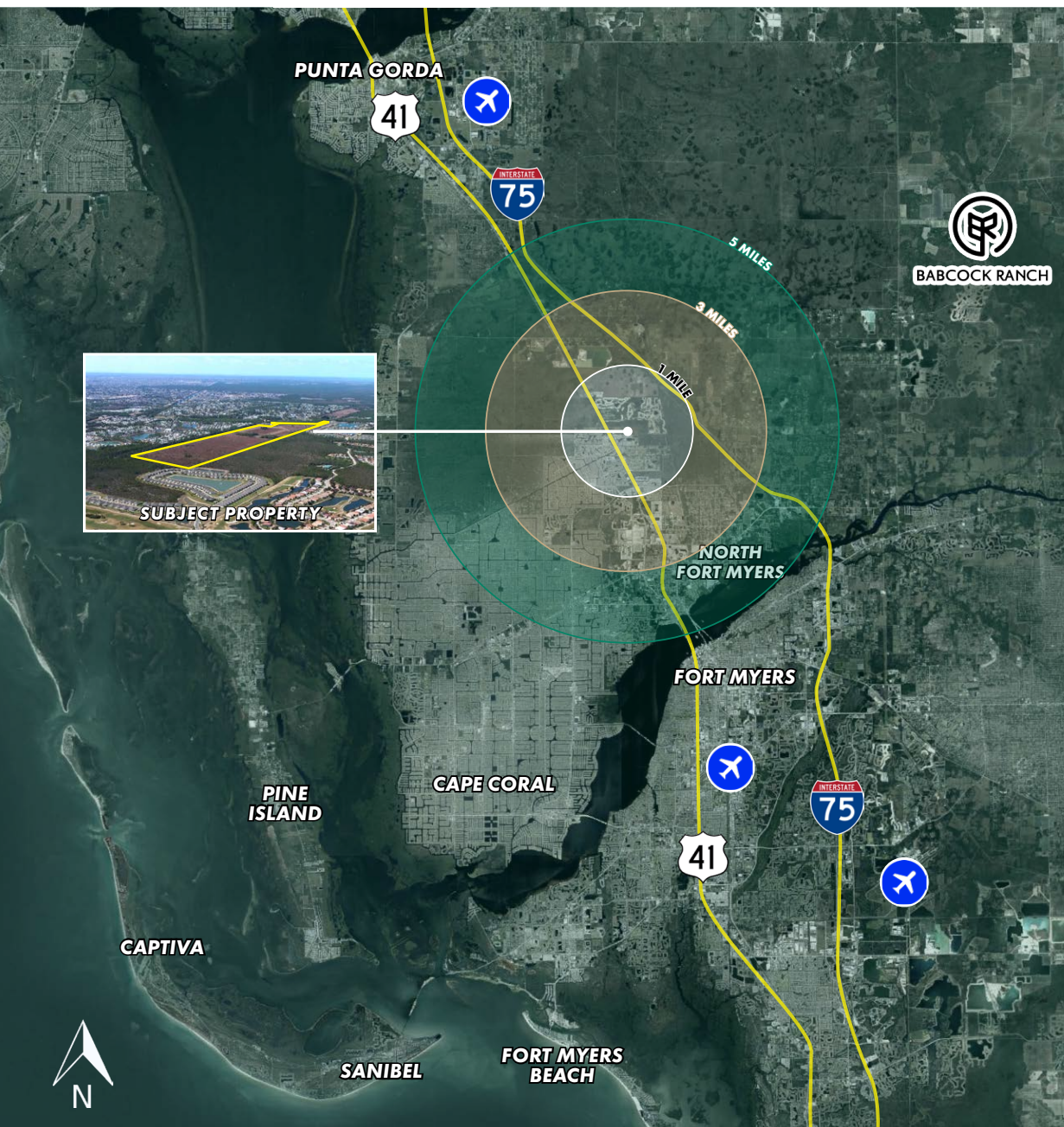
MEDIAN INCOME



\$64,904

LOCATION HIGHLIGHTS

- 2± miles to Del Prado Boulevard
- 3.8± miles to Zemel Road
- 4± miles to Cape Coral
- 9.5± miles to I-75/Tuckers Grade
- 12± miles to Punta Gorda Airport
- 18± miles to SWFL International Airport (RSW)





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 Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.