

TREELINE AVE. S. - AADT 25,000±

DANIELS PKWY. - AADT 42,500±

SADDLE ROAD

CHANA CT.



RIVERCHASE DERMATOLOGY

PORSCHE FORT MYERS

ROCKSTAR HARLEY-DAVIDSON

Audi FORT MYERS

CVS pharmacy

Mobil

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OFFERING MEMORANDUM
PINNACLE CENTER 22
MIXED-USE DEVELOPMENT OPPORTUNITY - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 13251 Saddle Road
Fort Myers, FL 33913

County: Lee

Property Size: 22.29± Acres

Zoning: Commercial Tourism (CT) - 14.75± Acres
Agricultural 2 (AG-2) - 7.54± Acres

Future Land Use: Tradeport (Lee County)

Utilities: Water, sewer, electric in
close proximity

Parcel IDs: 23452501000270000;
23452501000370000;
23452501000360000;
23452501000290000;
23452500000060050

Tax Information: \$1,639.99 (2025)

LIST PRICE:

\$13,500,000

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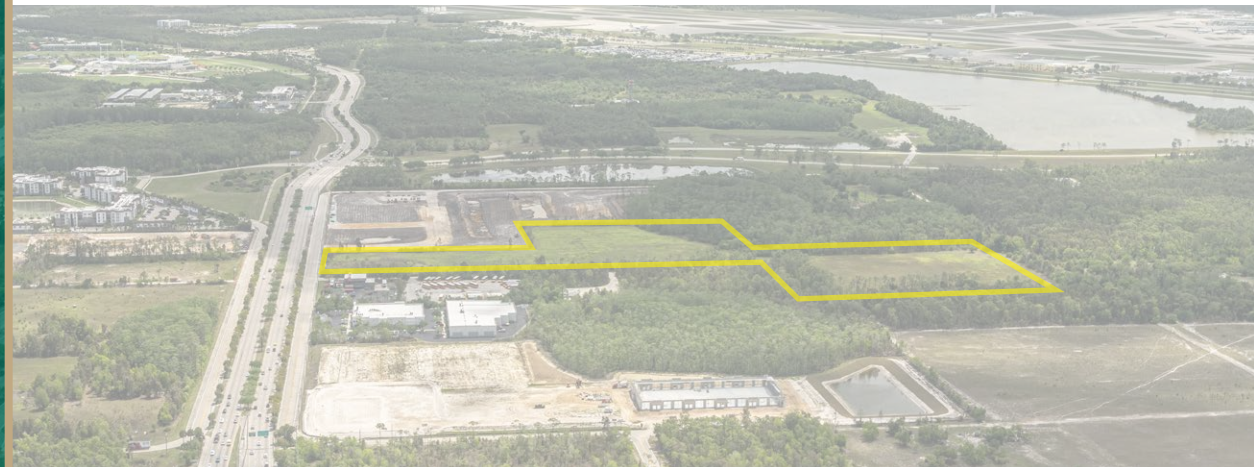
SALES EXECUTIVES



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President & CEO



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Senior Broker Associate



DIRECT ALL OFFERS TO:

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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.

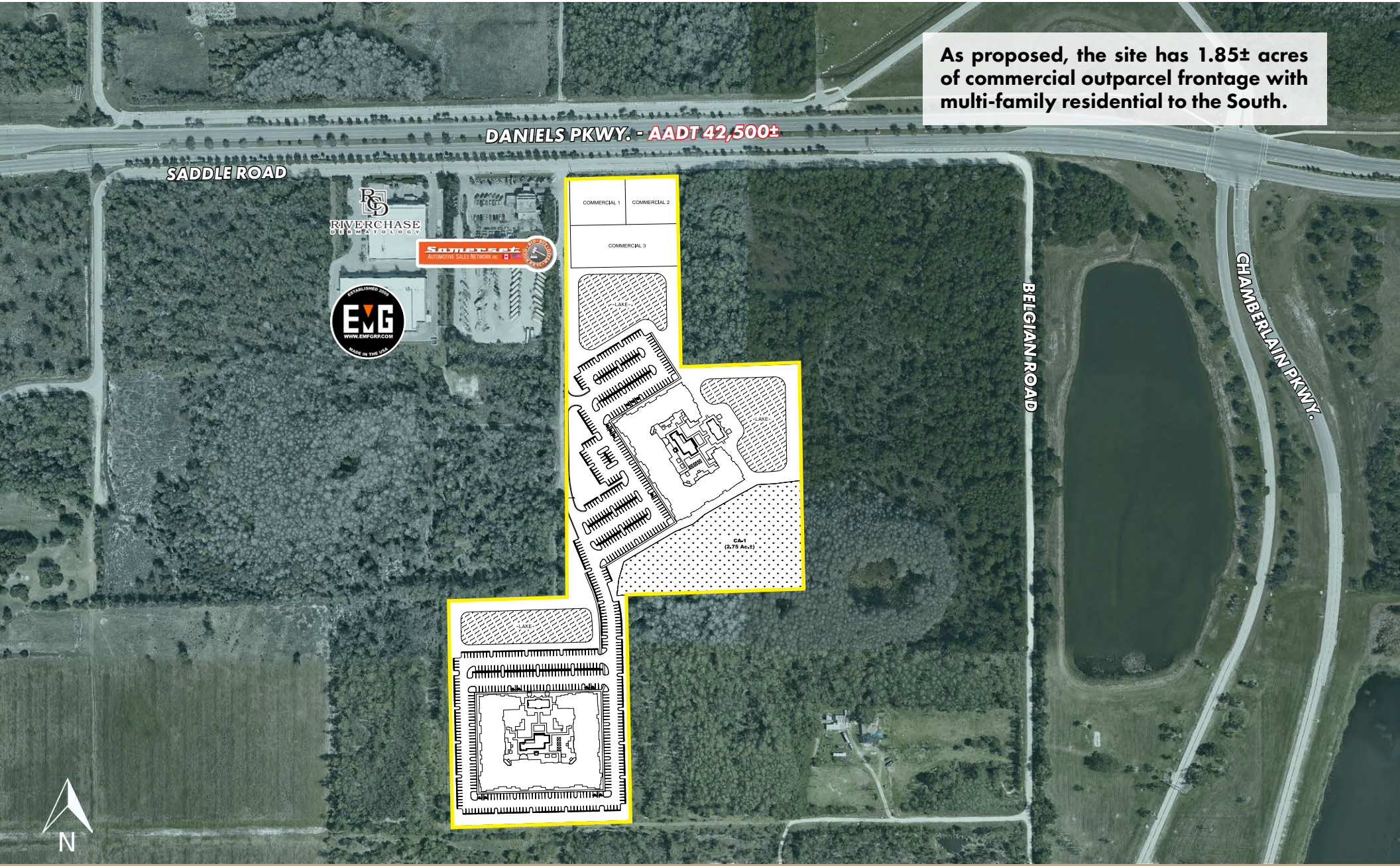
THE OPPORTUNITY

- Highly visible 22± acre development site in the highly populated growth corridor near I-75 and SWFL International Airport
- The front 14.75± acres of the site is zoned Commercial Tourist, which allows for a variety of uses including: hotel, ALF, storage, commercial/retail, medical office, general office, and others (strong potential for industrial with a rezoning). The rear 7.54± acres is zoned AG-2 and will require a rezone as appropriate
- Under the Live Local Act, opportunity for multi-family development of 14 units/acre, a total of 206 units on the front 14.75 acres. The rear parcel is zoned AG-2 and does not qualify for Live Local without a rezoning
- Rental rates from other projects in the area demonstrate feasibility for a Live Local project in this location
- Plans for the site contiguous reroute Saddle Road with a connection to Daniels Parkway
- The Tradeport Future Land Use designation encourages uses such as light manufacturing, distribution, warehousing, laboratories or airport-related transportation activities, hotel, motel and others



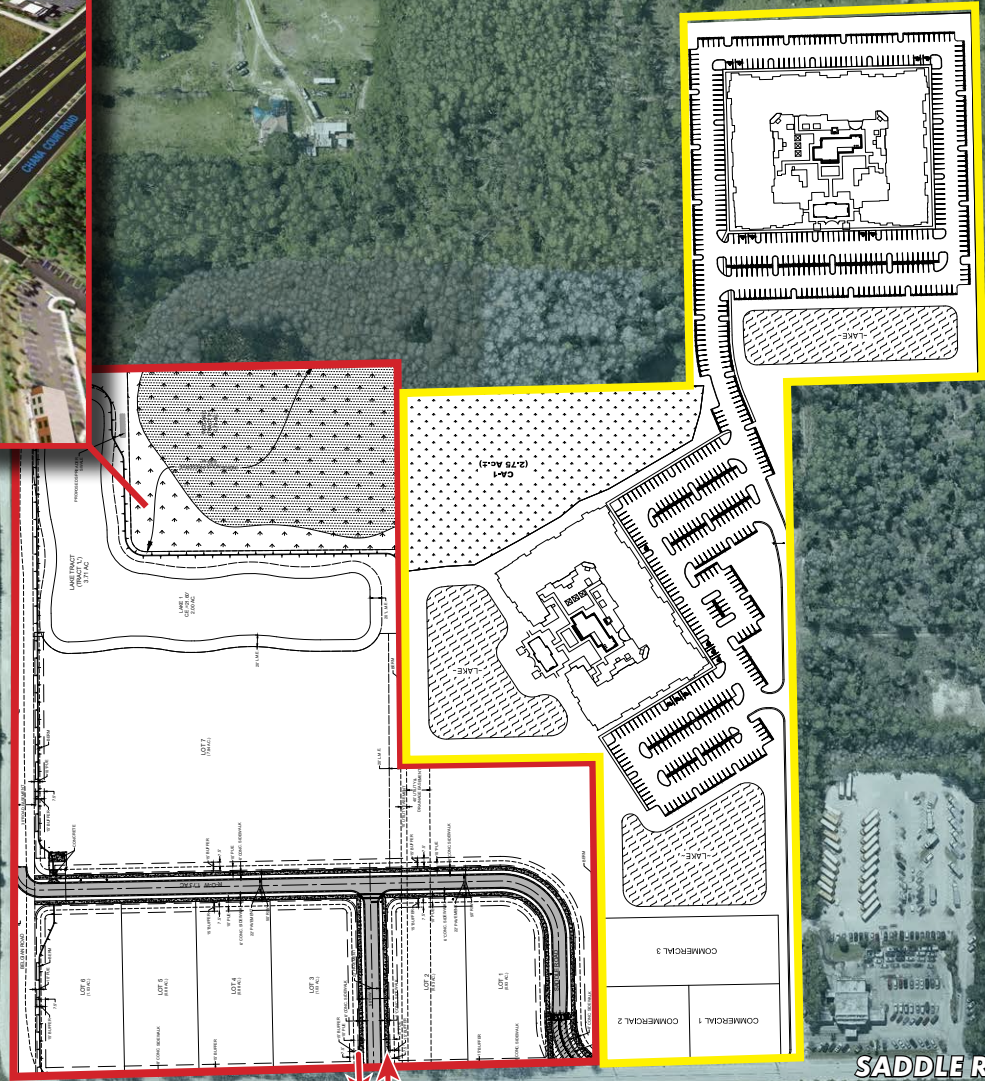
MIXED USE PLAN - OVERLAY

As proposed, the site has 1.85± acres of commercial outparcel frontage with multi-family residential to the South.



CONNECTION PLAN

ADJACENT PROPERTY



Plans for the site contiguous reroute Saddle Road south with a planned connection to Daniels Parkway.

DANIELS PKWY. - AADT 42,500±

SADDLE ROAD





gulf coast
TOWN CENTER



TREELINE AVE. S. - AADT 25,000±

AADT 129,200±

ZONED AG-2
7.54± ACRES

ZONED CT
14.75± ACRES



SADDLE ROAD

DANIELS PKWY. - AADT 42,500±

LEGACY | GATEWAY
APARTMENTS



PROPERTY AERIAL



RETAIL MAP



1. DANIELS CROSSING



2. DANIELS PKWY. & I-75 EXIT 131



3. GULF COAST TOWN CENTER



NEARBY DEVELOPMENT MAP

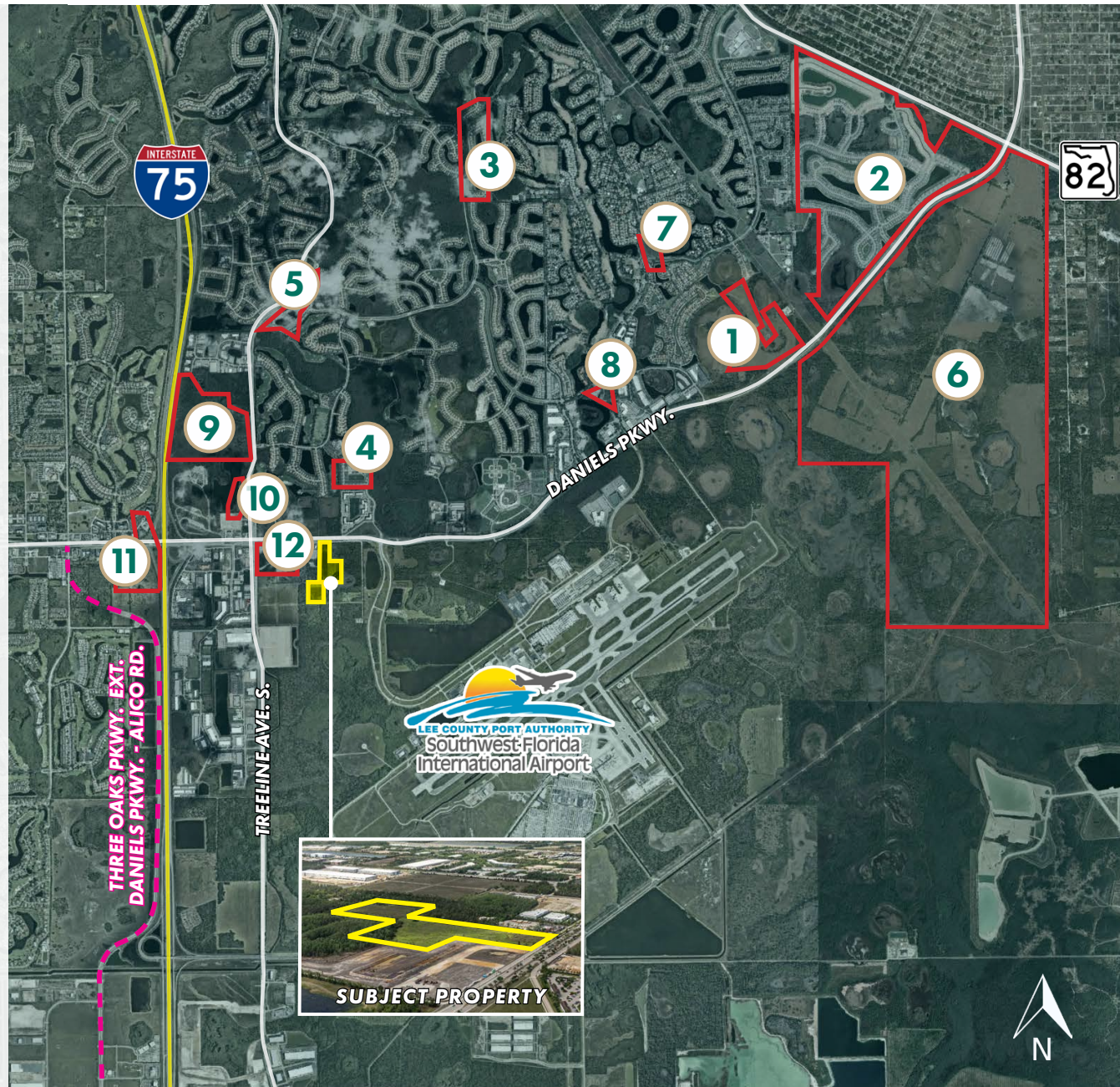
RESIDENTIAL

UNDER CONSTRUCTION

- 1 DANIELS APARTMENTS**
576 Multi-Family Units
- 2 TIMBER CREEK**
1,315 Single Family
250,000 Sq. Ft. of Commercial
- 3 ARBORWOOD PRESERVE (PHASE 3)**
143 Single-Family Units
- 4 PARKWAY PRESERVE**
123 Townhomes
- 5 TOWN PLANTATION**
396 Multi-Family Units

IN PLANNING

- 6 DANIELS CREEK**
1,600 Residential Units
350,000 Sq. Ft. of Commercial
- 7 CAYO PELON**
220 Multi-Family Units
- 8 GATEWAY SENTOSA APARTMENTS**
256 Multi-Family Units
- 9 TREELINE 115**
376 Single-Family and Multi-Family Community
- 10 TREELINE AVENUE 153**
153 Multi-Family Units
- 11 DANIELS TOWN SQUARE**
1,590 Residential Units
- 12 SADDLE ROAD INDUSTRIAL**
18.33± Acre Flex Industrial Project



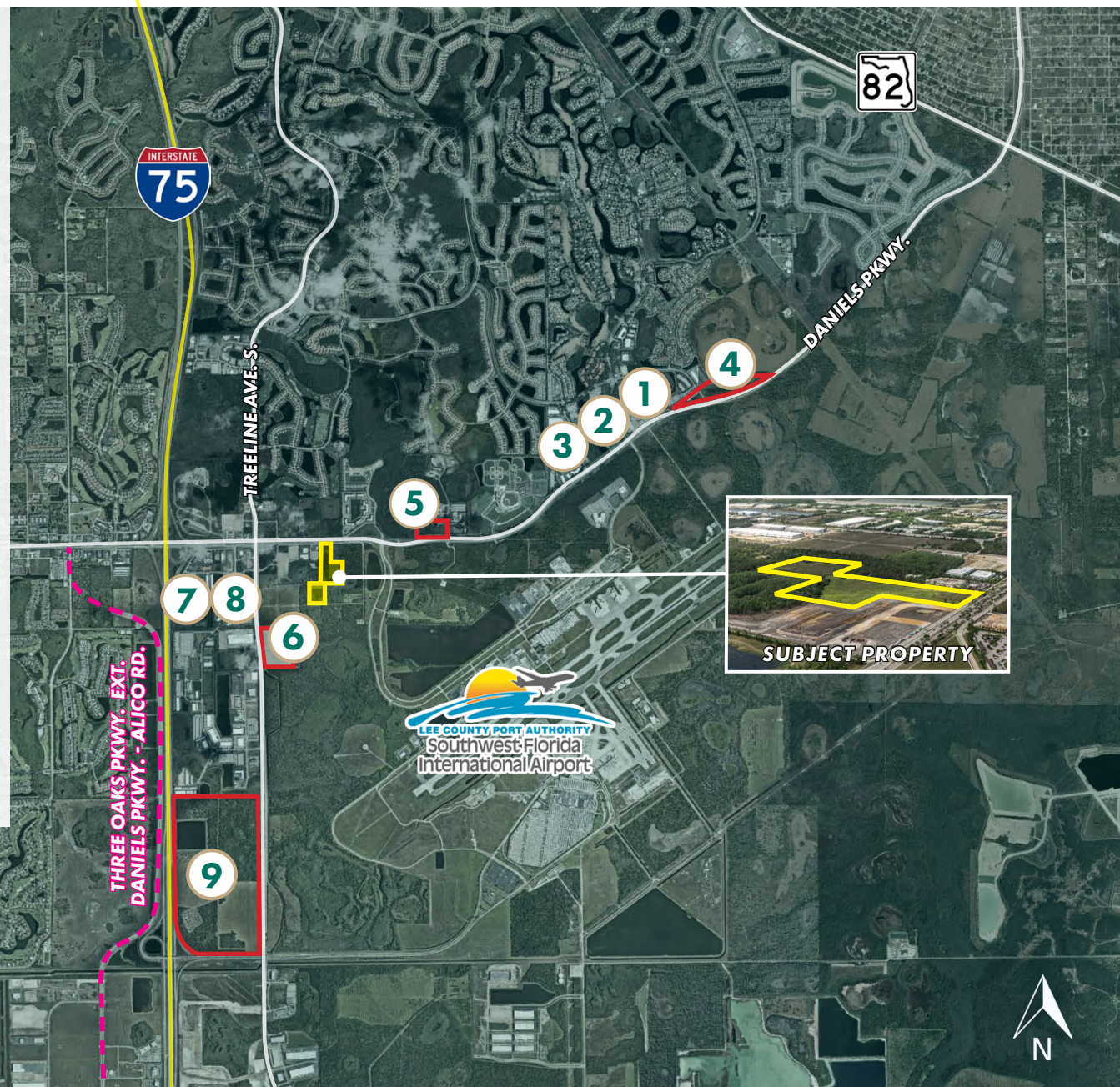
NEARBY DEVELOPMENT MAP COMMERCIAL & INDUSTRIAL

COMPLETED DEVELOPMENTS

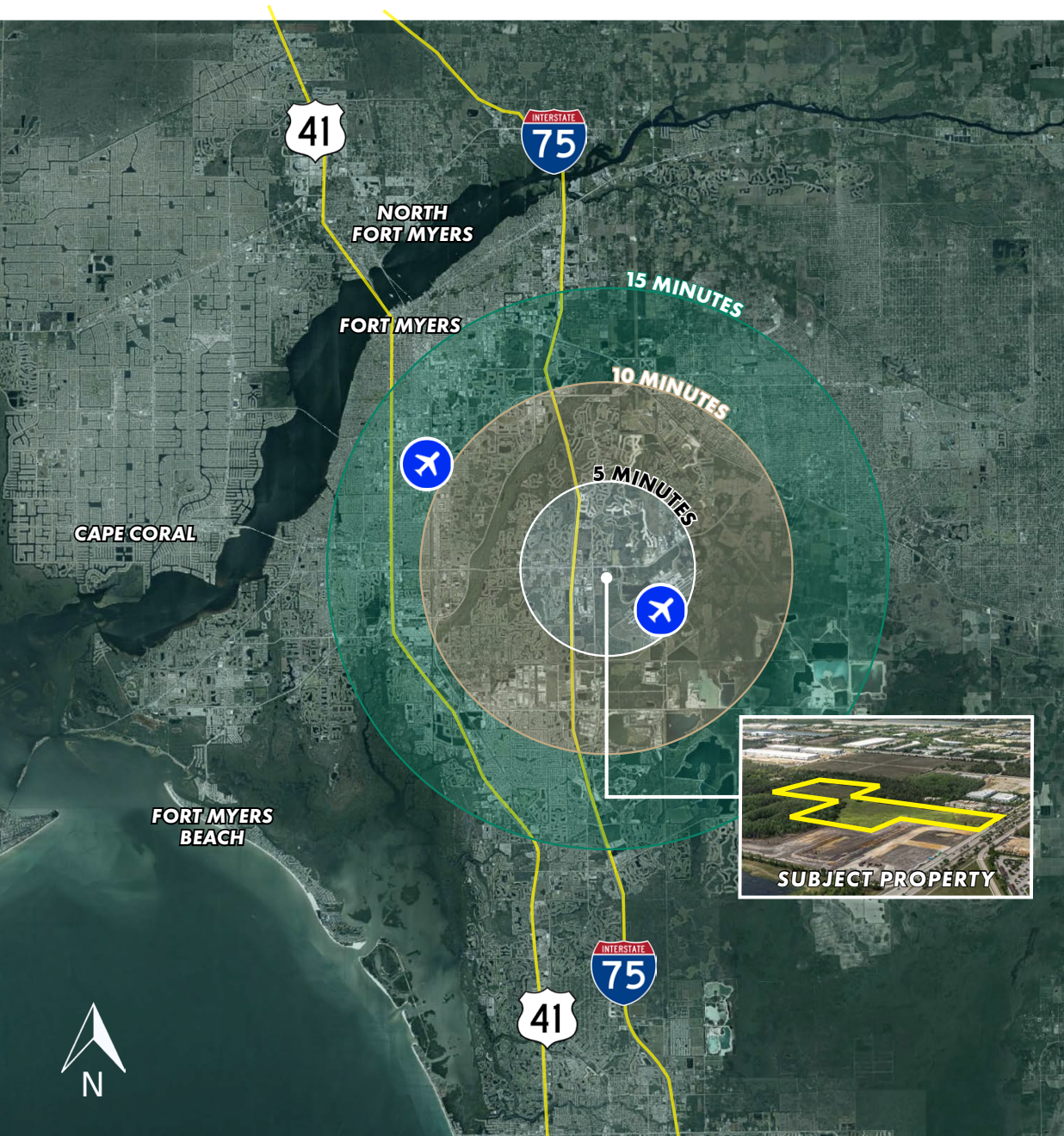
- 1 INTELLIFLEX BUSINESS PARK**
370,000 Sq. Ft. of Commercial & Industrial
- 2 EASTLINKS BUSINESS PARK**
482,329 Sq. Ft. of Office & Industrial
- 3 WESTLINKS BUSINESS PARK**
Office & Industrial

DEVELOPMENTS UNDERWAY

- 4 ALESSIO AIR COMMERCE PARK**
100,000 Sq. Ft. of Industrial/Manufacturing
30,000 Sq. Ft. of Commercial
- 5 7-ELEVEN GAS STATION**
- 6 TREELINE ASSEMBLAGE COMMERCE PARK**
361,200 Sq. Ft. of Commercial & Light Industrial
- 7 DANIELS /I-75 COMMERCE CENTER MPD**
861,160 Sq. Ft. of Commercial & Mixed Use
- 8 JETPORT INTERSTATE COMMERCE PARK**
1,399,989 Sq. Ft. of Commercial & Industrial
- 9 TERMINAL ACCESS PARK**
2,400,000 Sq. Ft. of Industrial & Mixed Use

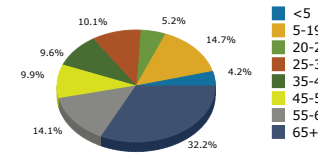


LOCATION MAP

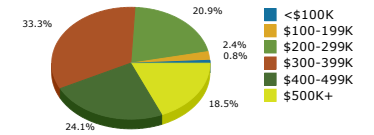


AREA DEMOGRAPHICS

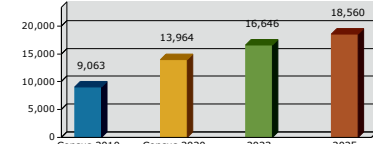
2023 Population by Age



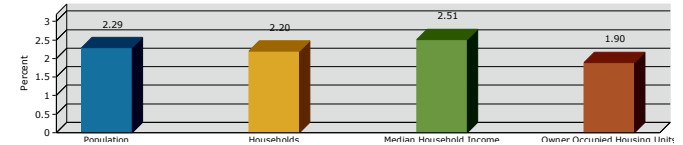
2023 Home Value



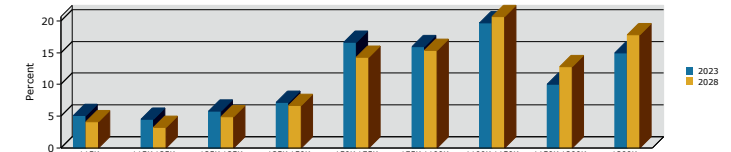
Households



2023-2028 Annual Growth Rate



Household Income



LOCATION HIGHLIGHTS

- 0.5± miles to I-75
- 2± miles to Jet Blue Park
- 3± miles to SWFL International Airport (RSW)
- 5.5± miles to US-41
- 6± miles to SR-82
- 9± miles to Cape Coral
- 10± miles to Downtown Fort Myers



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