



LSI
COMPANIES

OFFERING MEMORANDUM

108/120 MEADOW ROAD

1.36± ACRES VACANT COMMERCIAL PARCEL - LEHIGH ACRES, FL

PROPERTY SUMMARY

Property Address: 108/120 Meadow Road
Lehigh Acres, FL 33973

County: Lee

Property Type: Vacant Commercial

Property Size: 1.36± Acres

Zoning: C-2 (Commercial)

Future Land Use: Central Urban

Utilities: County Water and Sewer

STRAP Number: 31-44-26-L1-2030.0290;
31-44-26-L1-02030.0340

LIST PRICE:

\$580,568
\$9.80 PSF

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVE



Alexis North, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Alexis North, CCIM

anorth@lsicompanies.com

o: (239) 427-3400 **m:** (239) 564-7456

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.

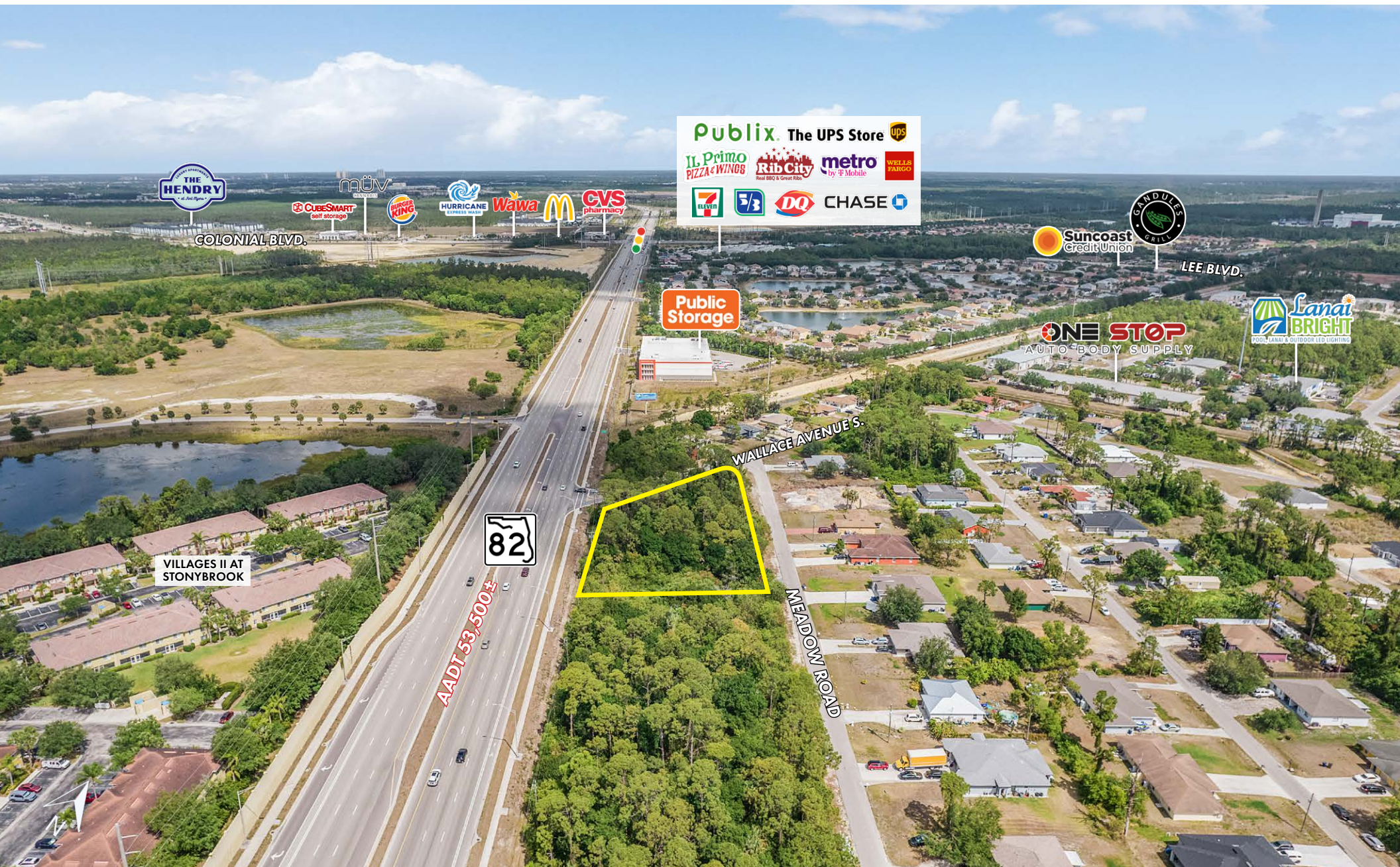
PROPERTY HIGHLIGHTS

- 1.36± Acres
- Zoning: C-2
- Frontage: 271± Linear Ft along State Road 82
- Max Height: 35' ft
- Max Lot Coverage: 40%
- Approved Uses Include:
 - Restaurant (All Groups)
 - Business Services (Groups I & II)
 - Car Wash
 - Medical Office
 - Schools (Commercial; Non-commercial)
 - C-Store w/ Pumps (SE)
 - Indoor Storage
 - Mini Warehouse
 - Vehicle & Equipment Dealers

Please inquire for a full list of approved uses



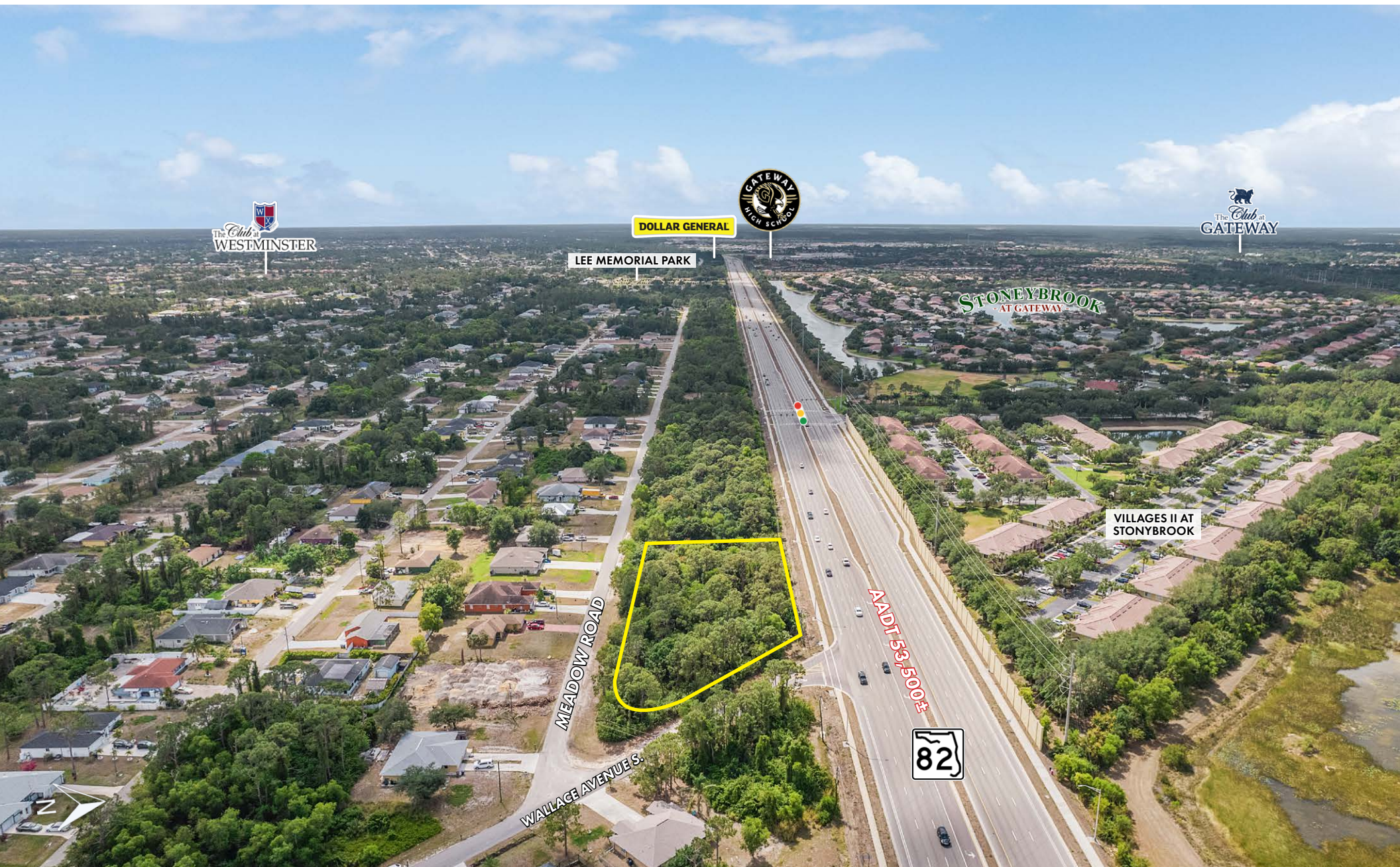
PROPERTY AERIAL



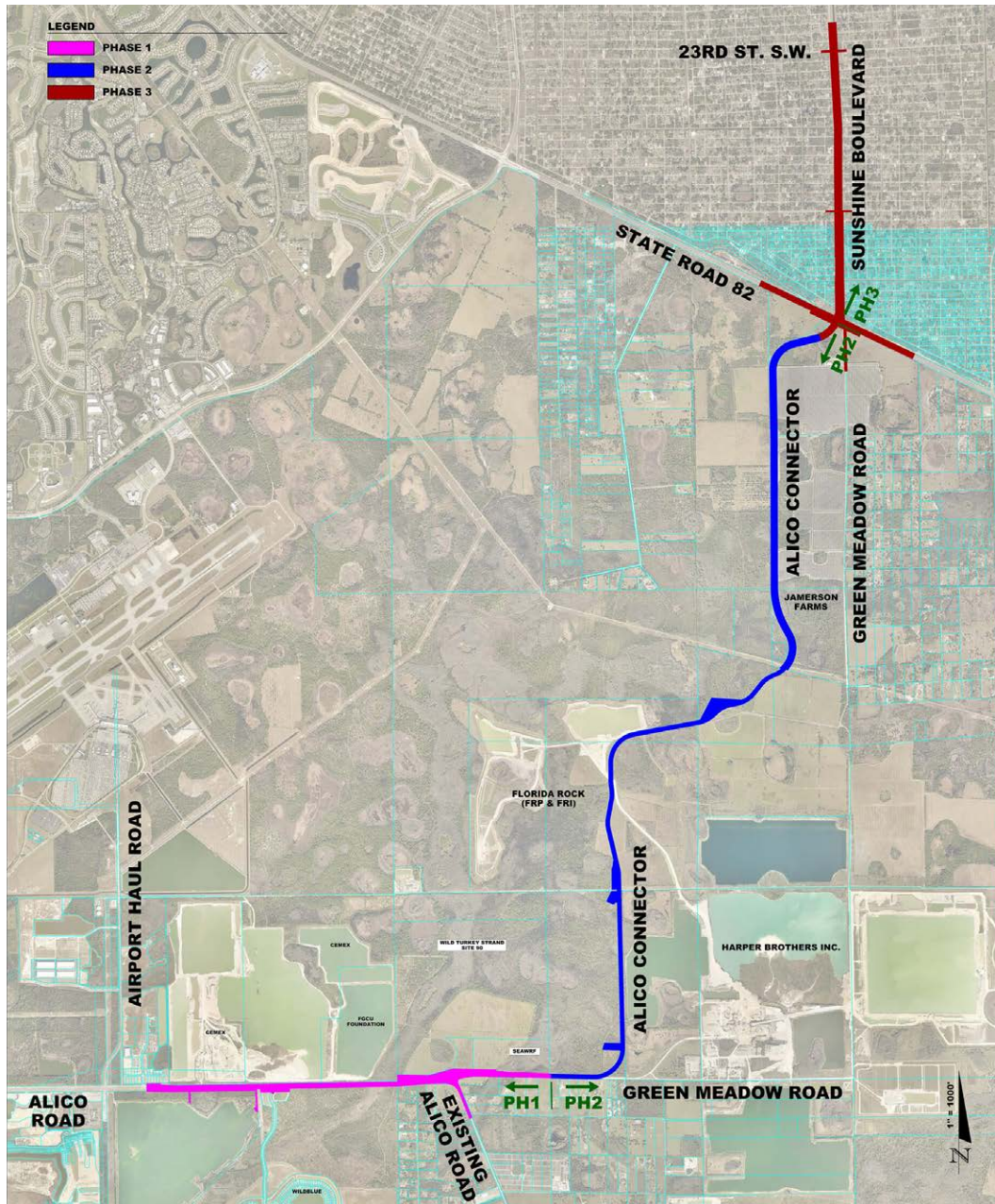
PROPERTY AERIAL



PROPERTY AERIAL



ALICO ROAD EXTENSIONS



Lee County is designing the extension of Alico Road to prepare for population growth within Lee County and ease congestion on existing east-west corridors. This new roadway will connect with existing Alico Road at the current Green Meadow Intersection and extend east and north to connect with State Road 82. The project also includes four-laning of the existing section of Sunshine Boulevard from State Road 82 north to its intersection with 23rd Street SW. This new connection will provide additional roadway capacity as well as improve the level of service for the I-75/Daniels Parkway and I-75/Colonial Boulevard intersections. Construction is anticipated to begin in late 2025.

PHASE 1

Existing Alico Road from Airport Haul Road to Alico Road/Green Meadows Road intersection.

PHASE 2

New roadway from Green Meadows Road intersection to State Road 82/Sunshine Boulevard intersection

PHASE 3

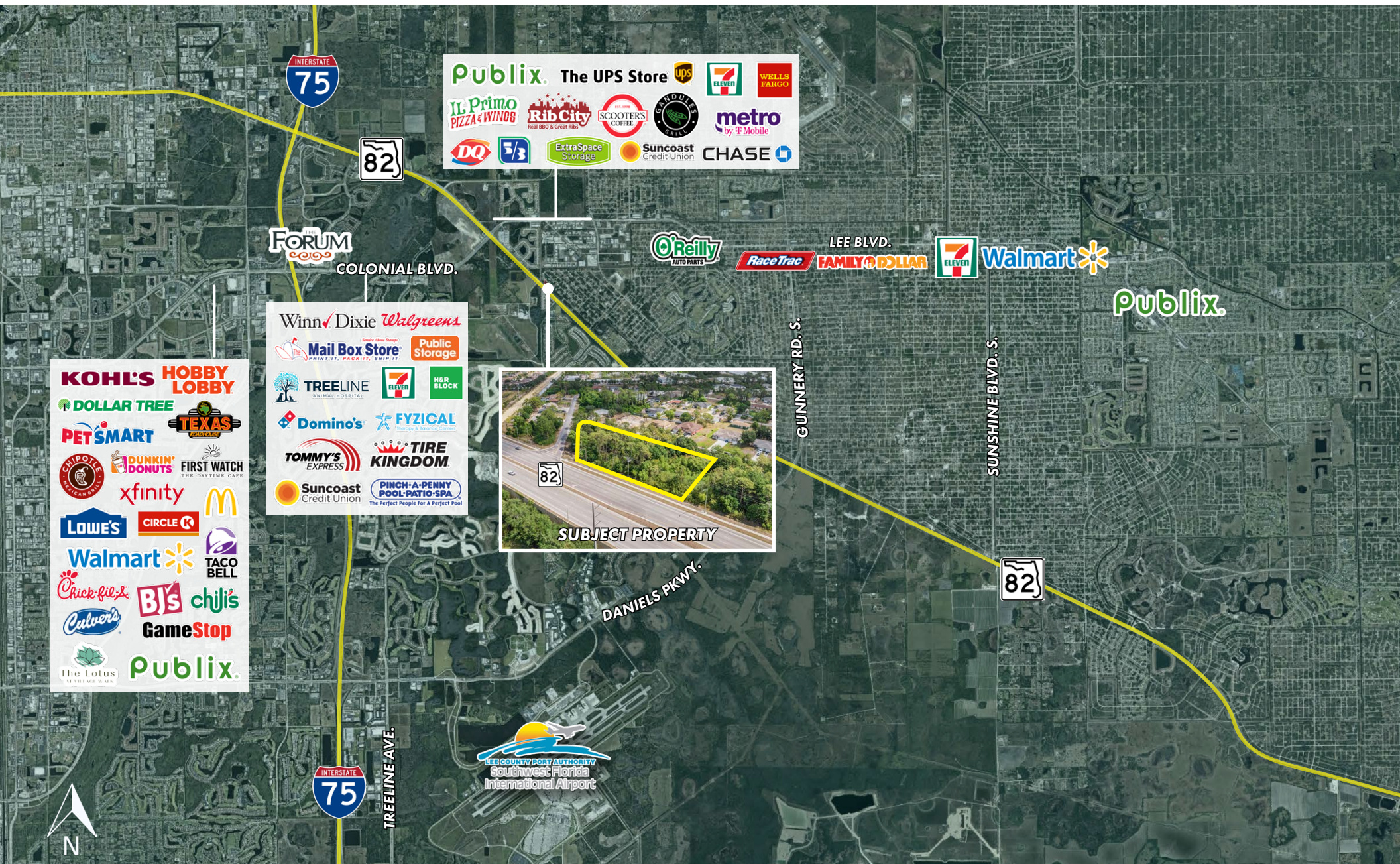
Existing Sunshine Boulevard from State Road 82 to 23rd Street SW

SURROUNDING DEVELOPMENTS

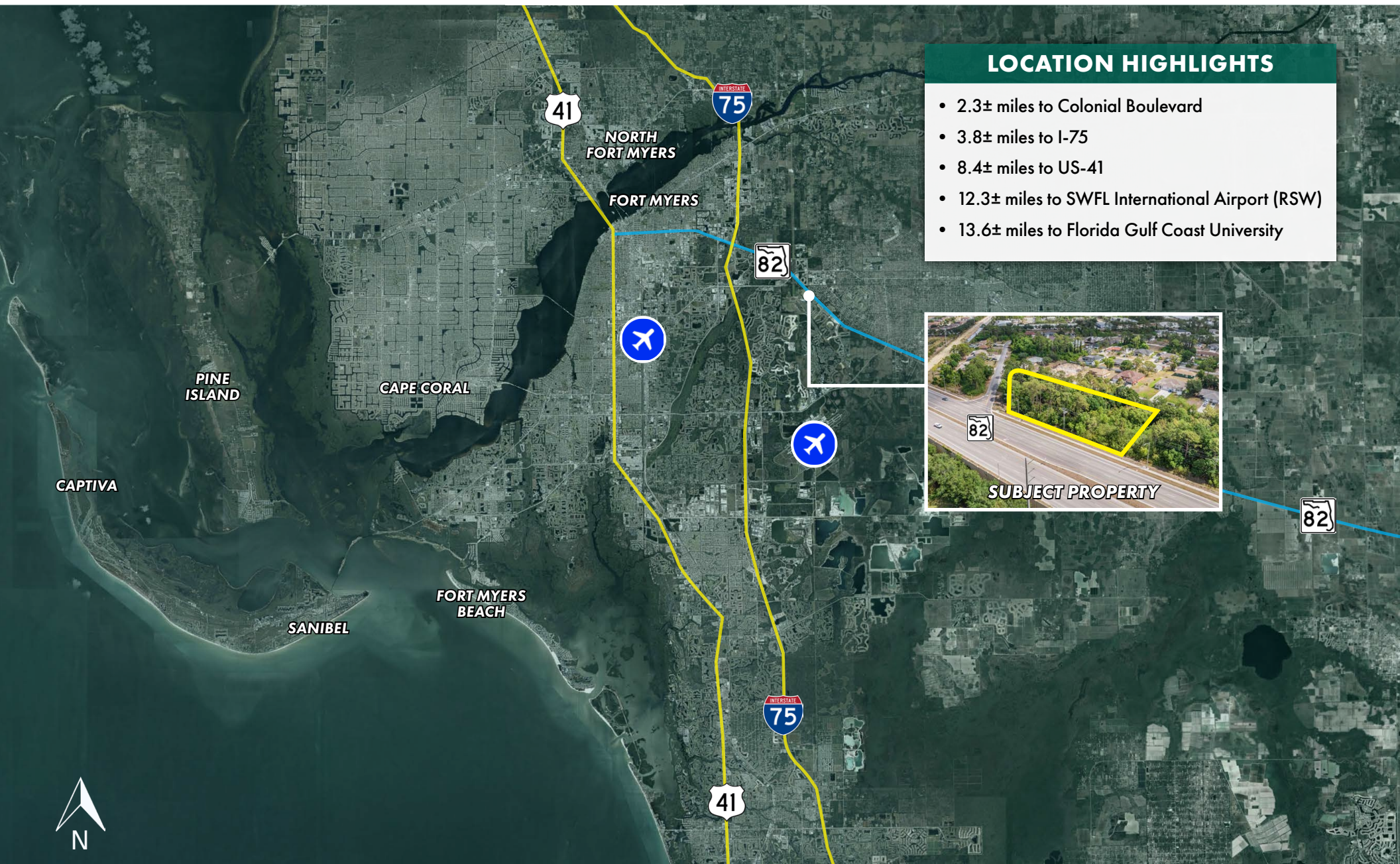
1. Scooter's Coffee
2. Proposed Future Retail
3. Meadow Self Storage
4. Daniels Creek - 350,000 Sq. Ft. Commercial uses and 1,600 residential units
5. Ibis Landing - 496 unit residential community
6. Savannah Lakes - 810 single family units and 100,000 Sq. Ft. of Commercial uses



RETAIL MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 2.3± miles to Colonial Boulevard
- 3.8± miles to I-75
- 8.4± miles to US-41
- 12.3± miles to SWFL International Airport (RSW)
- 13.6± miles to Florida Gulf Coast University





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.