



Publix

DANIELS PKWY. - AADT 66,500±

SIX MILE CYPRESS PKWY. - AADT 35,000±

OLYMPIC COURT

LSI
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OFFERING MEMORANDUM

13750 OLYMPIC COURT

1.16± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 13750 Olympic Court
Fort Myers, FL 33912

County: Lee

Property Type: Vacant Commercial

Property Size: 1.16± Acres | 50,530± Sq. Ft.

Zoning: MPD
(Mixed-Use Planned Development)

Future Land Use: Intensive Development

Utilities Available: Water, Sewer & Electric

Tax Information: \$9,052.45 (2024)

STRAP Number: 19-45-25-18-000F2.0010

LIST PRICE:

\$775,000

\$15.34 PSF

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SALES EXECUTIVE



Eric Edwards, CCIM
Senior Broker Associate



Justin Milcetic
Sales Associate



DIRECT ALL OFFERS TO:

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(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



13750 Olympic Court is a 1.16± acre vacant commercial property, presenting a rare opportunity to acquire the last remaining undeveloped parcel within the International Center Mixed Planned Development (MPD) in the heart of South Fort Myers.

The MPD zoning permits a wide range of uses, including medical and professional offices, retail, and other commercial ventures. Additionally, the Intensive Development Future Land Use designation allows for greater square footage potential.

Located in Pod 3 of the International Center MPD, this property has access to a master stormwater management system, which maximizes usable acreage. This is a prime opportunity for commercial development in a highly sought-after corridor.

PROPERTY HIGHLIGHTS

- Building Height Allowance: 45 feet or 3 stories
- 185 ft. of frontage along Olympic Court
- Unobstructed visibility from Six Mile Cypress Parkway, a main arterial roadway with average daily traffic counts of 34,000±
- Easily accessible with two full-access points onto Olympic Court
- Premier mixed-use development surrounded by retail, medical, and professional office users
- FEMA Flood Zone: AH (EL15.5)



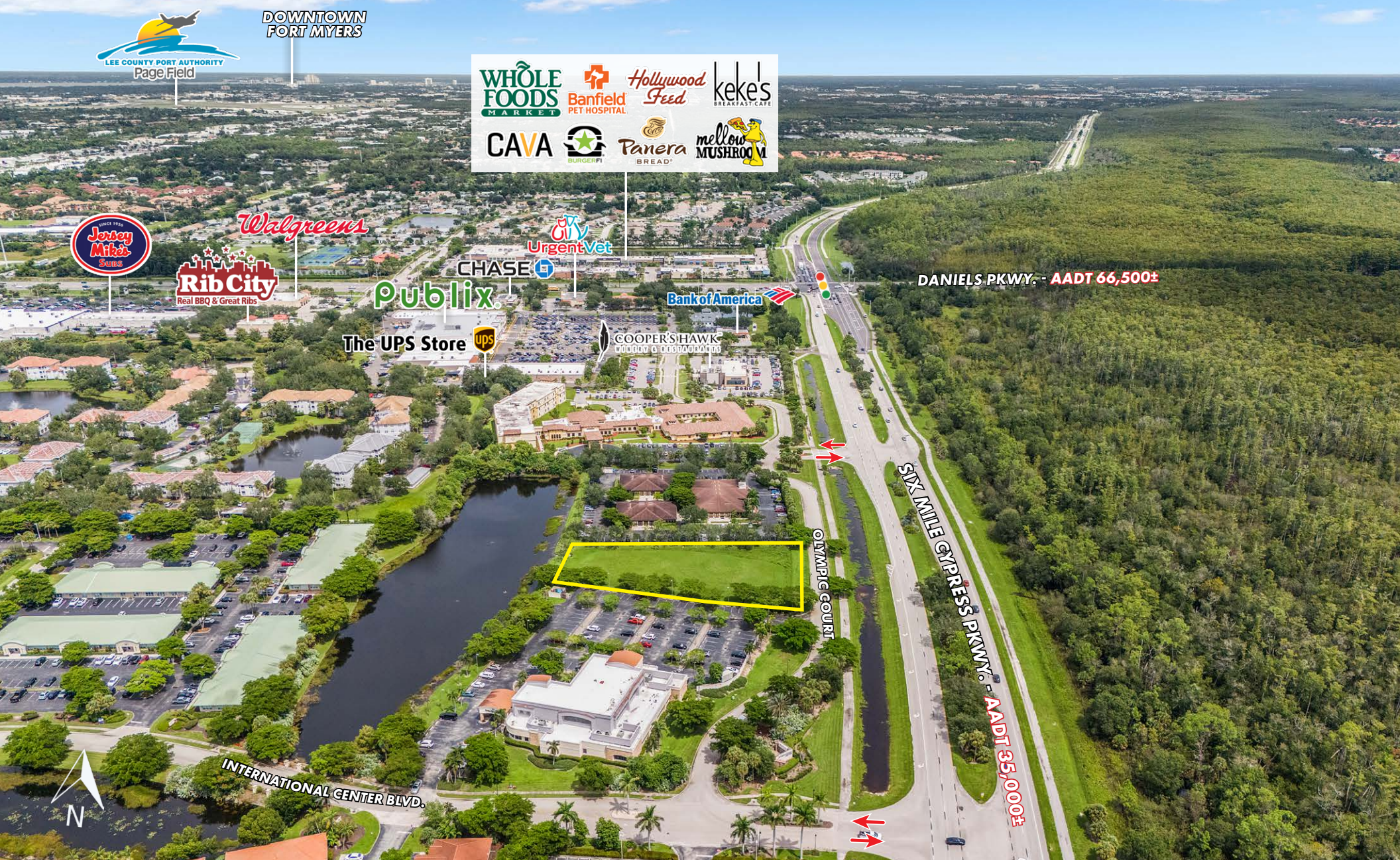
APPROVED USES

- Administrative Offices
- Assisted Living Facilities
- Banks and Financial Institutions
- Contractors and Builders
- Day Care Center, Adult and Child
- Drugstore; Pharmacy
- Emergency Medical Services
- Food and Beverage Services
- Health Care Facility
- Insurance Companies
- Laundry and Dry Cleaning
- Lawn and Garden Supply Store
- Medical Offices
- Pet Shop and Services
- Place of Worship
- Research and Development Facilities
- Restaurants, All Groups
- Retail
- Schools, Commercial
- Social Services
- Specialty Retail
- Vehicle and Equipment Dealers

*Please inquire for a full list of approved and conditional uses



PROPERTY AERIAL



DOWNTOWN
FORT MYERS



Walgreens

Rib City
Real BBQ & Great Ribs

Publix

CHASE

UrgentVet

Bank of America

The UPS Store



COOPER'S HAWK
WINE & CIGARS

DANIELS PKWY. - AADT 66,500±



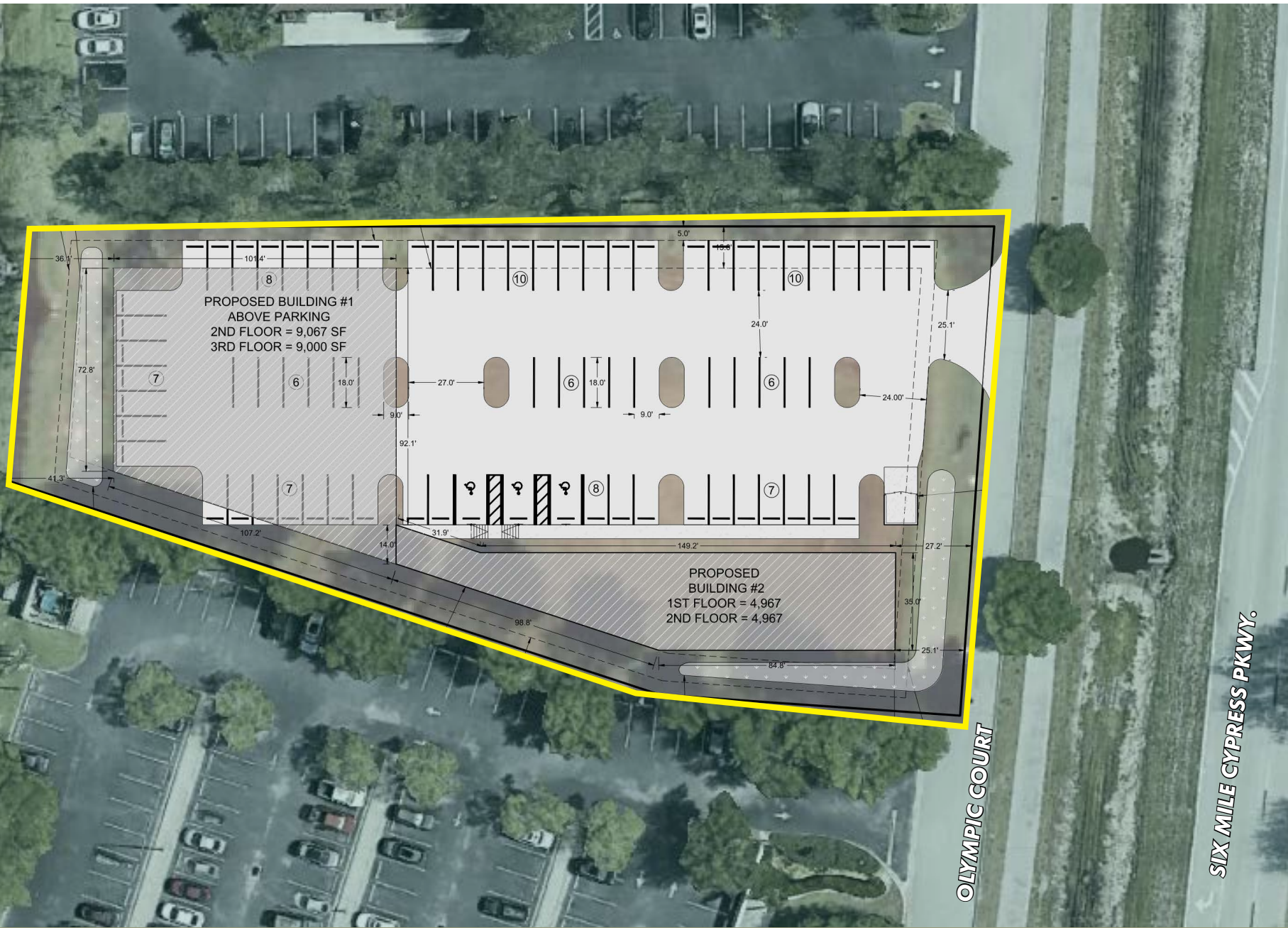
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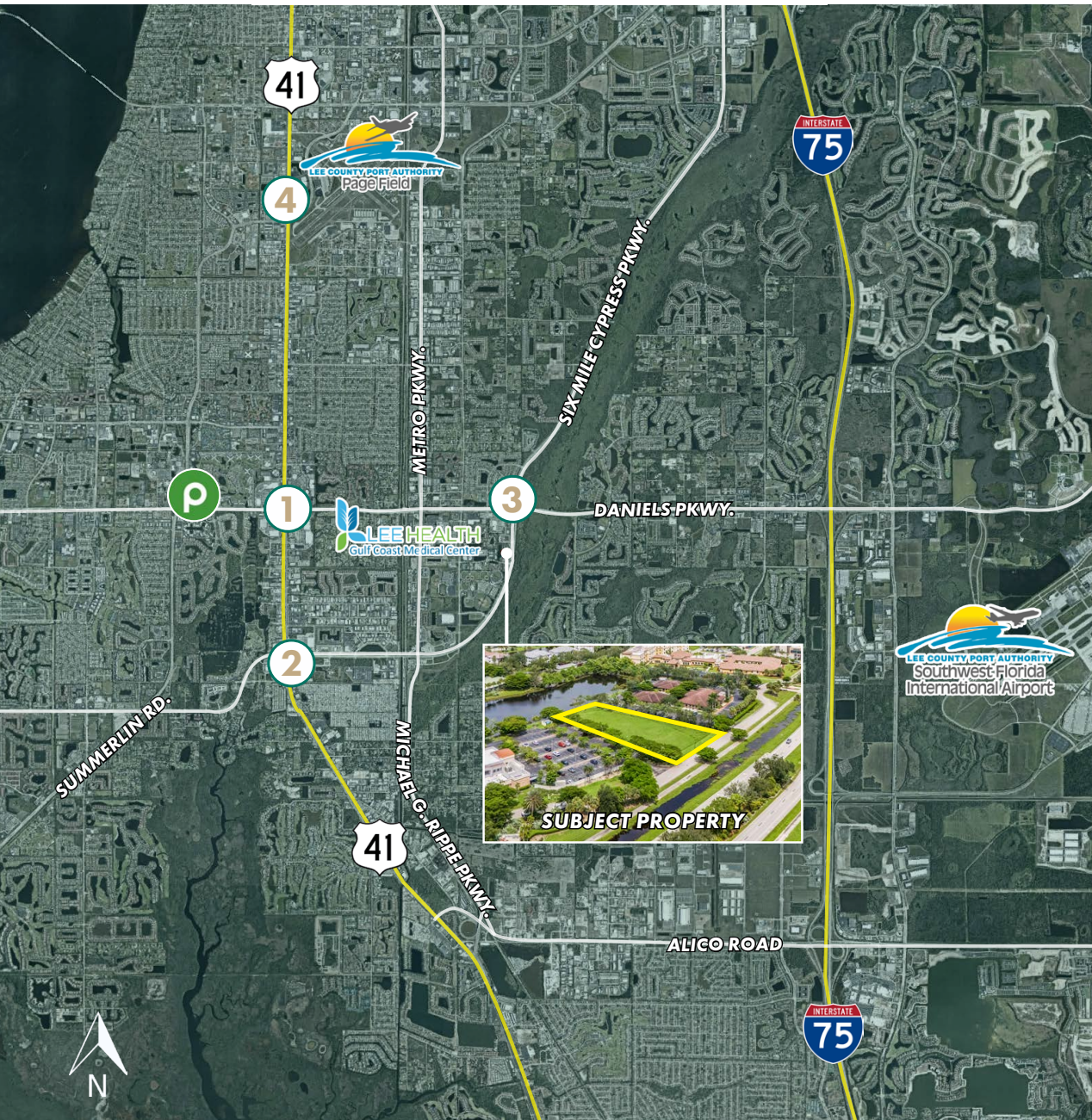
INTERNATIONAL CENTER BLVD.



CONCEPTUAL SITE PLAN



RETAIL MAP



1. BELL TOWER, CYPRESS TRACE, CYPRESS LAKES PLAZA



2. US-41 & GLADIOLUS DR./SIX MILE CYPRESS PKWY.



3. DANIELS CROSSING



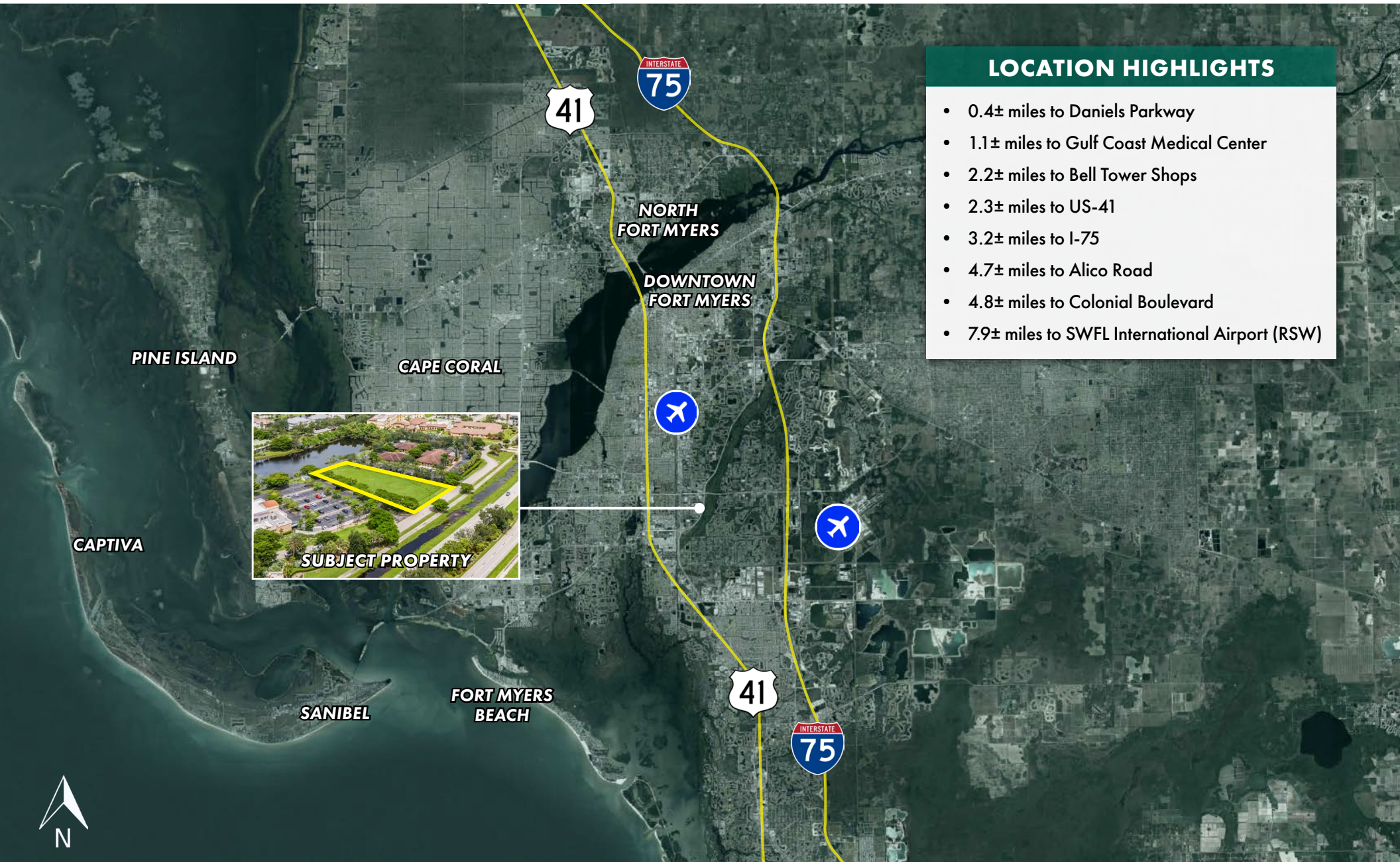
4. PAGE FIELD COMMONS



LOCATION

LOCATION HIGHLIGHTS

- 0.4± miles to Daniels Parkway
- 1.1± miles to Gulf Coast Medical Center
- 2.2± miles to Bell Tower Shops
- 2.3± miles to US-41
- 3.2± miles to I-75
- 4.7± miles to Alico Road
- 4.8± miles to Colonial Boulevard
- 7.9± miles to SWFL International Airport (RSW)





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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 Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.