

## EXECUTIVE SUMMARY

This 43.9 acre parcel fronts Metro Parkway, just south of Colonial Boulevard. The western boundary includes 1,270' (+/-) of frontage on Metro Parkway. The eastern boundary includes 1,085' of frontage on the extension of Plantation Road. Both Plantation Road (completed in 2009) and Metro Parkway are 4 lane, divided arterial roadways. The extension of North Airport Road is proposed to be extended from Metro Pkwy to Plantation Rd and terminate with an intersection at our NE corner.

Some of the key facts of the site are:

City:	Fort Myers
Streets:	Metro Parkway, Plantation Road, and proposed North Airport Road
Size:	43.9 acres (+/-)
Zoning:	CG (formerly B-1) for the front 9 acres and RM-16 (formerly A-3) for the remainder. The property is not subject to a PUD, zoning is non-discretionary
Total Density:	700 units
Legal of the parcel:	06-45-25-P4-00002.0230
Listing Price:	<del>\$11,900,000</del> <b>Owner Wants Offers</b>

The Owner has completed extensive permitting and believes that all necessary permits could be obtained within 6 months. Included in the available of materials are the most recent re-submittals to the Water Management District.

Due Diligence materials: Title Insurance, Soil borings, phase I environmental assessment, topographical and boundary survey, completed Annexation agreement, wetlands & wildlife study, surveyed JD lines, complete joint application package that was transmitted to the Corps and the District, District replies, FEMA Map

Water and sewer are currently just south of Colonial Boulevard on Metro Parkway and along the entire frontage of Plantation Road.

This infill parcel is well positioned with excellent exposure, road frontage, access, zoning and potential. The Sellers loss is your gain.

Daniel E. Miller is a licensed Florida Broker – Associate and has an ownership interest in this property

Although obtained from sources deemed reliable, this information is not warranted and should be verified by any interested party. Dimensions and all amounts are approximate.