

I-75 / Tice Street, Lee County, FL
Saybrook Community Capital
Executive Summary

Location:

The subject property is located in Fort Myers, Lee County, Florida at the northeast corner of I-75 and Tice Street offering excellent visual exposure from I-75. The property is approximately 5 miles from downtown Fort Myers and 15 minutes from Southwest Florida International Airport.

Area facts:

The site fronts Tice Street on its southern border, the new Manatee Elementary School and Oak Hammock Middle School to its eastern border, Pine Ridge at Fort Myers Condominium Community to the north and I-75 to the west. The Billy Creek Commerce Center is just south on the west side of I-75.

Property Facts:

The property is currently zoned as a residential community with a maximum unit count of 480 units. Other uses are permitted under the RM-8 zoning. The 60.03± acre site has an approved Development Order for 256 Townhomes; Architectural plans can be assigned to a new owner. The Development Order and Concurrency were approved by Lee County in April of 2007; the Certificate of Concurrency is valid to April of 2010 and the Development Order is valid until April 17, 2013.