

**Bonita 150 / Imperial Parkway
Fort Myers Lee County, FL
Executive Summary**

Location:

The property is located on Imperial Parkway in Fort Myers, Lee County, Florida. Imperial Parkway is an extension of Three Oaks Parkway, which runs parallel to I-75 from Alico Rd., eventually turning into Livingston Road to Golden Gate Parkway in Collier County. Located just 15 minutes from Downtown Fort Myers or Bonita Springs, Publix, SweetBay and other retail centers are 5 minutes away and it is only 20 minutes from Naples 5th Avenue. The life style centers of Gulf Coast Town Center and Coconut Point Mall are 10 minutes from the property. Southwest Florida International Airport is within 15 minutes and the beaches of Fort Myers Beach, Bonita Springs and Naples, which provide access to the Gulf of Mexico, are within 20 minutes.

Area facts:

The area provides quick access to passive outdoor activities such as swimming, boating and fishing. Barbara B Mann Performing Arts Hall offers music and the arts and there are numerous private and state universities. Ideally located for first home buyers looking for quick and easy access to I-75 for commuting, the area is attractive to vacationers and second homebuyers who are seeking a warmer climate during the winter months. The area is surrounded by endless lifestyle activities.

Property History:

The property was originally acquired and developed by Colonial Homes. Colonial applied for re-zoning to Residential Planned Development (RPD) for a total of 805 dwelling units. See below for detail.

Property Facts: The Bonita 150 is comprised of two individual parcels of 120 acres and 30 acres, offering an investor or builder the opportunity to purchase one of Lee County's best infill properties.

The 120 Acre parcel is cleared and zoned RPD (Residential Planned Development) for a maximum of 667 residential units, all types are approved. The property has a development order in place, utilities are stubbed to the site, ACOE permits & mitigation credits are paid and South Florida Water Management permits are in place

The 30 Acre parcel is a wooded parcel zoned RPD for a maximum of 138 residential units. Townhome, two-family attached and multi-family are approved.

By the Numbers:

Real estate taxes for both parcels in 2008 were \$109,191.79.