

**Oak Creek  
Lee County, FL  
Executive Summary**

**Location:**

The subject property is located in North Fort Myers on Bayshore Road, approx. two miles east of US 41 and less than one mile west of I-75 / exit 143, providing easy access for travel to the north and south. Current access to the western side of the property is from Slater Pine Road via an emergency access road. Access from the south is via an easement from Bayshore Road through the Chapel Creek property. SWFL International Airport and Florida Gulf Coast University are located 20 minutes south. Downtown Fort Myers is less than 15 minutes away. Bayshore Road was recently widened to 4 lanes and a turn lane was installed at the Chapel Creek property's main entrance off Bayshore.

**Area facts:**

Less than one mile to the west, a new Publix shopping center has been permitted. In that same location is a newly built Walgreens and CVS. Sweet Bay, Wal-Mart and the Merchants Crossing Shopping Center, which includes Regal Cinema, Home Depot, Sears, Bealls and other retailers, are located just a few minutes away. The area has various chain and local restaurants to choose from along Bayshore / Pine Island Road. Several new developments, which will provide more retail shopping opportunities to the future residents of the Oak Creek community, are under construction or are planned to commence in the very near future. The area provides quick access to passive outdoor activities such as swimming, boating, fishing and hunting. Barbara B. Mann Performing Arts Hall offers music and the arts and there are numerous private and state universities in the area.

**Property History:**

The property was assembled and taken through the entitlement process, then sold to the previous developer who subsequently lost the property to the bank. The property was recently purchased from the bank following foreclosure. There is no CDD associated with the property.

**Property Facts:**

This 309± acre site has residential zoning for a total of 1,120 single family and multi-family residential units. The current master concept plan shows 568 (50') and 193 (60') single family lots and there is a draft HOA. The site has had extensive testing and feasibility completed. Water management permit, CORP permit and water use / dewatering permits are in place. The Development Order is near completion pending a few remaining items. Utilities are stubbed out at Chapel Creek on Bayshore. The sewer has a force main constructed along the proposed spine road. The property is currently used for grazing cattle.