



Alico ITEC Park

PROPERTY HIGHLIGHTS

- Two access points and over 4,000 frontage feet on Airport Haul Road.
- Alico Road east of I-75 is the center of exploding growth in South Lee County.
- Alico Road 4 laning to be completed 2021.
- North – south connectivity via Ben Hill Griffin Parkway, I-75 and Three Oaks Parkway provides for ease of access.
- Over 550,000 workers living within 30 minutes of the site.

PRICE

Lots start in the mid \$100,000s

LOCATION

Innovation Lane
Fort Myers, FL.
10 minutes to Southwest Florida International Airport and Florida Gulf Coast University.

LAND SIZE

Lots from .5 acres

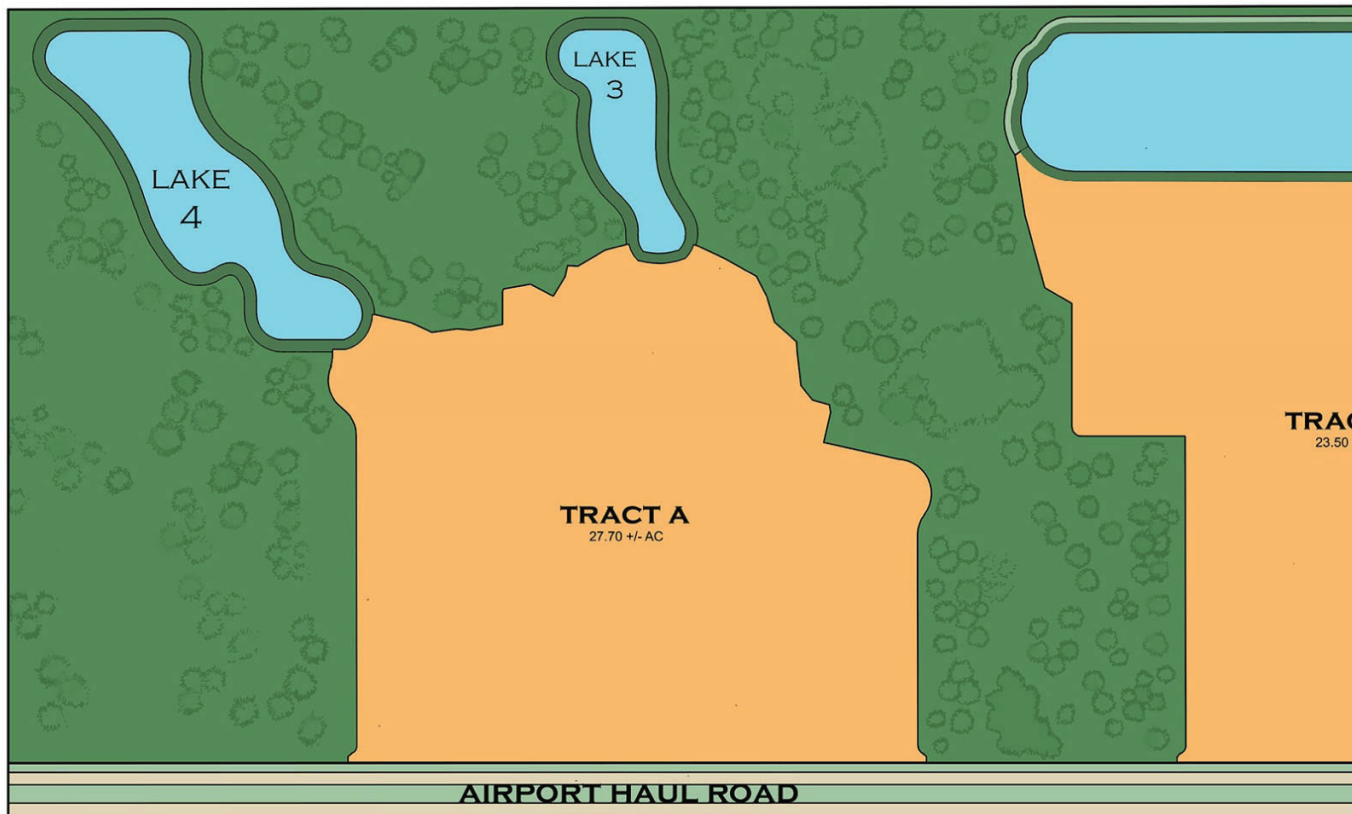
ZONING

Zoning allows 1.2 million sf floor area. Uses include light to heavy industrial, commercial and Alico Road frontage retail.

INFORMATION

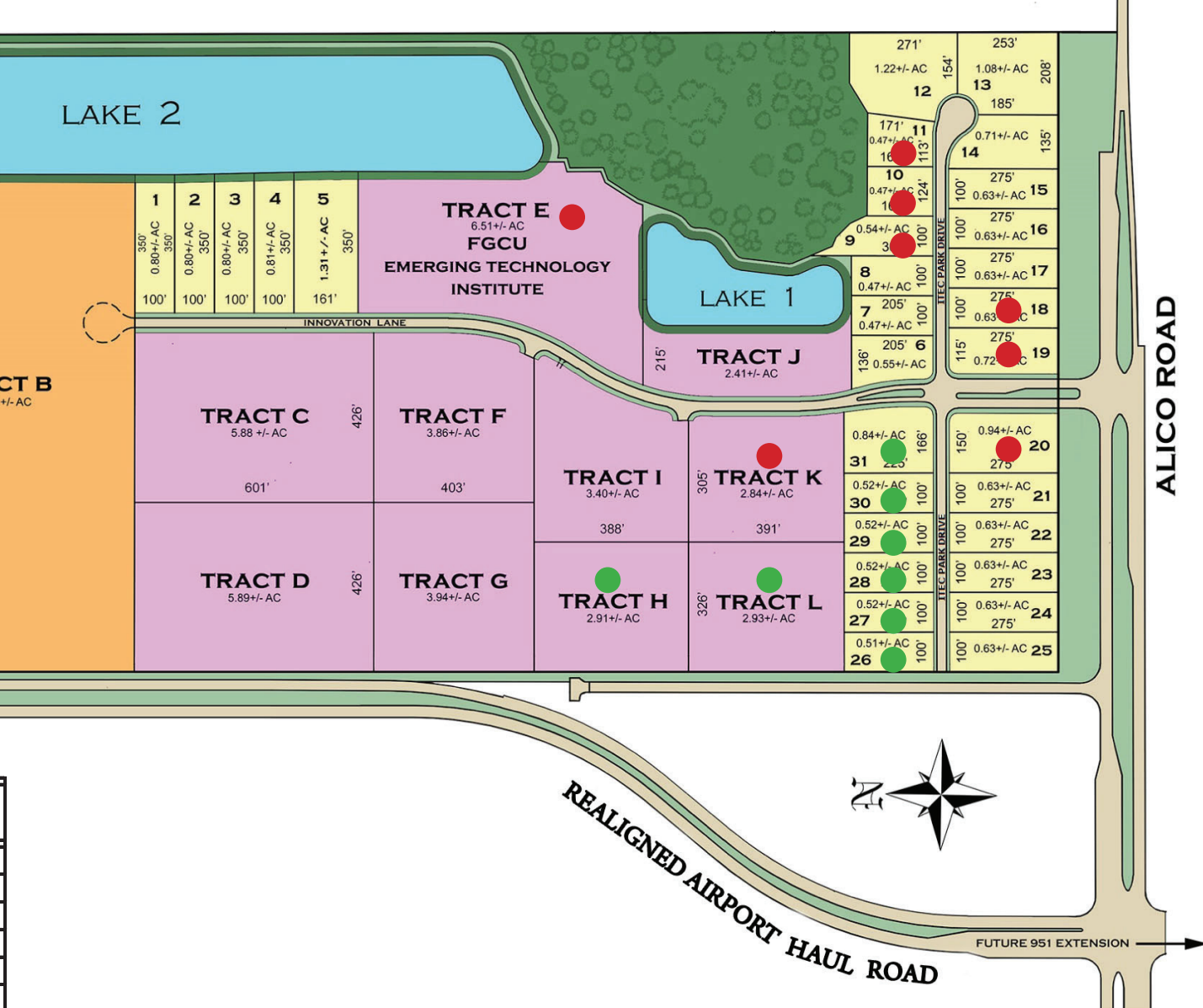
DevelopmentRealty.org

3% co broke paid on lot sales



ITEC Lot Price List*

Lot	Notes	Frontage	Depth	Acres	Square '	\$/Square'	Price
1		100	350	0.80	35,000	\$8.50	\$297,500
2		100	350	0.80	35,000	\$8.50	\$297,500
3		100	350	0.80	35,000	\$8.50	\$297,500
4		100	350	0.80	35,000	\$9.00	\$315,000
5		161	350	1.31	57,064	\$9.00	\$513,576
6		136	205	0.55	23,958	\$8.50	\$203,643
7		100	205	0.47	20,500	\$8.50	\$174,250
8		100	205	0.47	20,500	\$8.50	\$174,250
9	My ITEC Place	100	220	0.54	23,522		SOLD
10	My ITEC Place	124	165	0.47	20,460		SOLD
11	My ITEC Place	113	171	0.47	20,473		SOLD
12		100	548	1.26	54,800	\$7.50	\$411,000
13		250	200	1.09	47,480	\$8.50	\$403,583
14		115	275	0.73	31,625	\$8.50	\$268,813
15		100	275	0.63	27,500	\$8.50	\$233,750
16		100	275	0.63	27,500	\$9.00	\$247,500
17		100	275	0.63	27,500	\$9.00	\$247,500
18		100	275	0.63	27,500	\$10.00	SOLD
19		115	275	0.72	31,363	\$10.00	SOLD
20		150	275	0.94	40,946	\$10.00	SOLD
21		100	275	0.63	27,500	\$10.00	\$275,000
22		100	275	0.63	27,500	\$9.50	\$261.250
23		100	275	0.63	27,500	\$9.50	\$261,250
24		100	275	0.63	27,500	\$9.50	\$261,250
25		100	275	0.63	27,500	\$9.50	\$261,250
26	ITEC Storage	100	225	0.51	22,216		PENDING
27	ITEC Storage	100	225	0.52	22,500		PENDING
28	ITEC Storage	100	225	0.52	22,500		PENDING
29	ITEC FLEX	100	225	0.52	22,500		PENDING
30	ITEC FLEX	100	225	0.52	22,500		PENDING
31	ITEC FLEX	166	225	0.84	36,590		PENDING



ITEC Tract Price List*

Tract	Notes	Frontage	Depth	Acres	Square '	\$/Square'	Price
A				27.70	1,427,461	\$4.75	\$6,780,440
B				23.50	1,023,660	\$5.50	\$5,630,130
C		601	426	5.88	256,133	\$6.25	\$1,600,832
D		601	426	5.89	256,568	\$6.25	\$1,603,550
E	FGCU ETI			6.51	283,576		SOLD
F		403	426	3.86	168,141	\$7.00	\$1,176,987
G		403	426	3.94	171,626	\$6.75	\$1,158,476
H		388	326	2.91	126,760	\$6.75	PENDING
I		388	305	3.40	148,104	\$7.00	\$1,036,728
J			215	2.41	104,980	\$8.50	\$892,330
K		391	305	2.84	123,710	\$7.25	SOLD
L	ITEC Storage	391	326	2.93	127,631		PENDING

*Prices as of 9/1/2019 and subject to change

ALICO ITEC PARK COMMUNITY PROFILE

	3 Miles	5 Miles	10 Miles
2019 Total Population	4,759	44,691	259,232
2024 Total Population	5,090	49,616	288,731
2019 Median Age	21.5	43.9	44.6
2024 Median Age	21.8	44.3	44.6
2010 Population in Households	38.3% (Total 4,334)	92.6% (Total 36,335)	97.6% (Total 210,056)
2019 Average Household Income	\$119,321	\$99,735	\$84,295
2024 Average Household Income	\$120,964	\$111,601	\$95,125
2019 Average Home Value	\$731,131	\$357,464	\$323,205
2024 Average Home Value	\$722,849	\$386,262	\$353,858



DRIVE TIMES

I-75	5 Minutes
SWFL Int'l Airport	10 Minutes
Downtown Fort Myers	20 Minutes
Lehigh Acres	25 Minutes
Bonita Springs	15 Minutes
Downtown Naples	35 Minutes



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