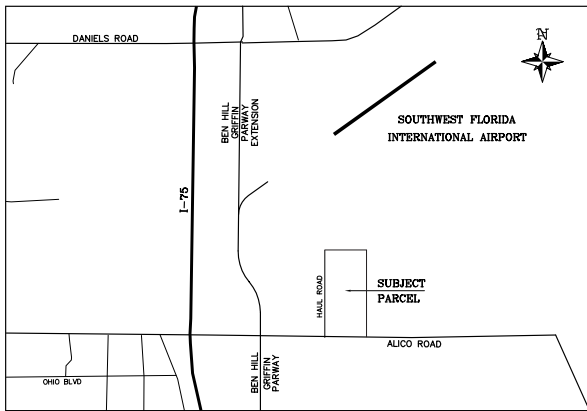


ALICO ITEC PARK



ITEC

INNOVATION - TECHNOLOGY - ENTERPRISE - COMMERCE



LOCATION MAP

SECTION 06, 07, TOWNSHIP 46 SOUTH, RANGE 26
EAST
LEE COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA: 240.96 ACRES
PARCEL STRAP NO.: 06-46-26-00-00001.0030
PARCEL ADDRESS: 12451 ALICO ROAD
FORT MYERS, FLORIDA
CURRENT ZONING: MDP
PROPOSED USE: MIXED PLANNED DEVELOPMENT

3845 Beck Blvd, Ste. 807
Naples, FL 34114

239-331-8854

Jessica Russo, Sales (239) 849-0012

www.developmentrealty.org

Utility Service Providers

WATER:
LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FL 33901
PH (239) 533-8181

SEWER:
LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FL 33901
PH (239) 533-8181

ELECTRIC:
FLORIDA POWER AND LIGHT
15834 WINKLER ROAD
FORT MYERS, FL 33901
PH (239) 415-1302

PHONE & INTERNET:
CENTURY LINK
1520 LEE STREET
FORT MYERS, FL 33901
PH (239) 590-0440

FIRE PROTECTION:
SAN CARLOS PARK FIRE DISTRICT
8013 SANIBEL BOULEVARD
FORT MYERS, FL 33912
PH (239) 267-7525

SOLIDA WASTE DISPOSAL:
FLORIDA RECYCLING SERVICES INC.
2465 HIGHLAND AVENUE
FORT MYERS, FL 33916
PH (239) 332-8500

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33906
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

Sheet List Table

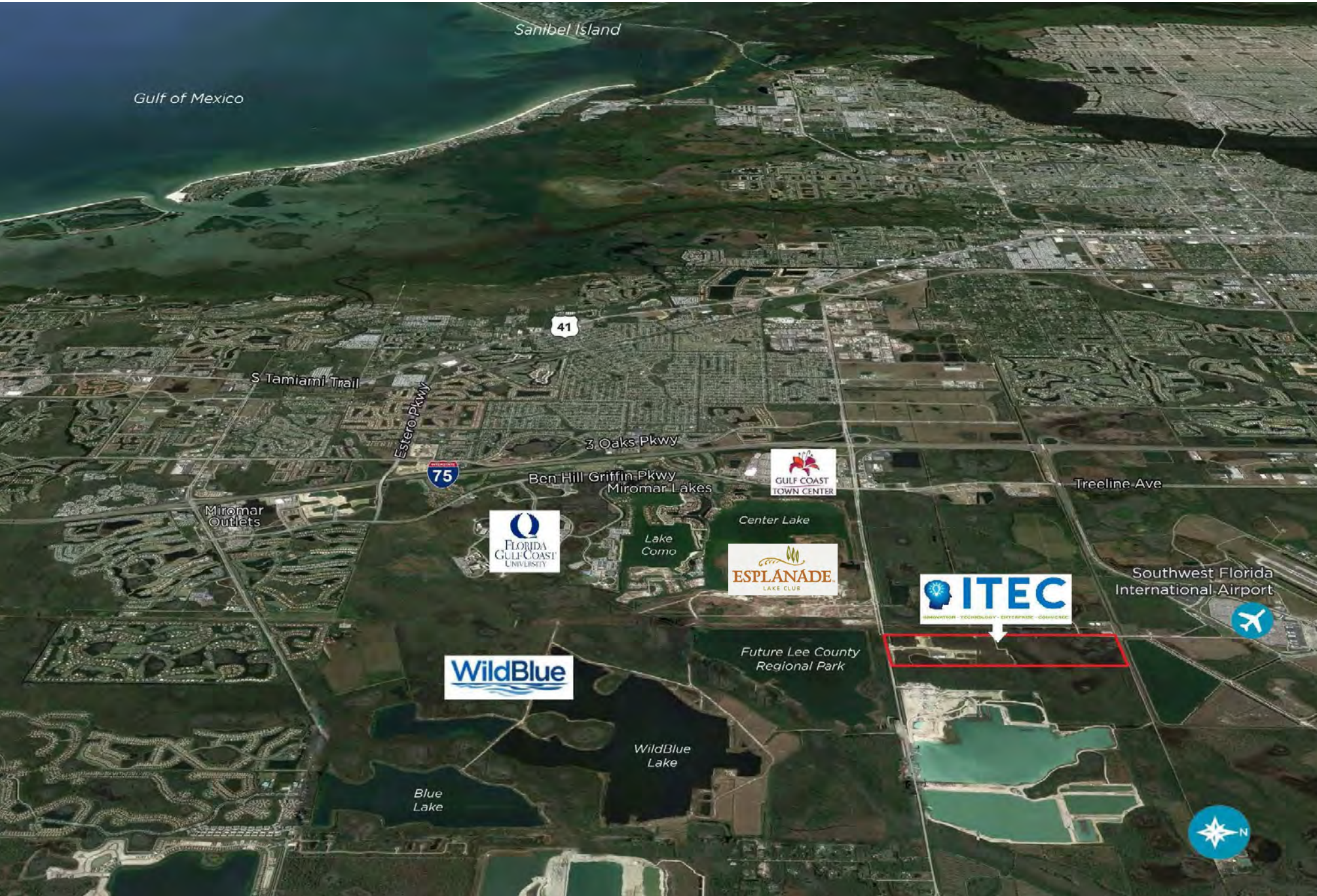
Sheet Number	Sheet Title
1	COVER SHEET
2	ALICO ROAD CORRIDOR AERIAL AT I-75
3	LOCATION AERIAL
4	COLOR SITE PLAN
5	FGCU EMERGENT TECHNOLOGIES INSTITUTE AERIAL
6	PROPERTY OVERVIEW
7	PRICE LIST
8	PERMITTED USES & DEVELOPMENT STANDARDS
9	WILDBLUE COLOR SITE PLAN
10	WILDBLUE AERIAL
11	ESPLANADE COLOR SITE PLAN
12	ESPLANADE AERIAL



APPROVED
DOS2014-00052
Susan Hollingsworth, Sr. Development Review Representative
Development Review
11/24/2015

Alico Road Corridor at I-75





Gulf of Mexico

Sanibel Island

41

S Tamiami Trail

Estero Pkwy

3 Oaks Pkwy

Ben Hill Griffin Pkwy
Miromar Lakes

GULF COAST
TOWN CENTER

Treeline Ave

Miromar
Outlets

FLORIDA
GULF COAST
UNIVERSITY

Lake
Como

Center Lake

ESPLANADE
LAKE CLUB

Southwest Florida
International Airport

ITEC
INNOVATION - TECHNOLOGY - CITYWIDE - CONVICTION

Future Lee County
Regional Park

WildBlue

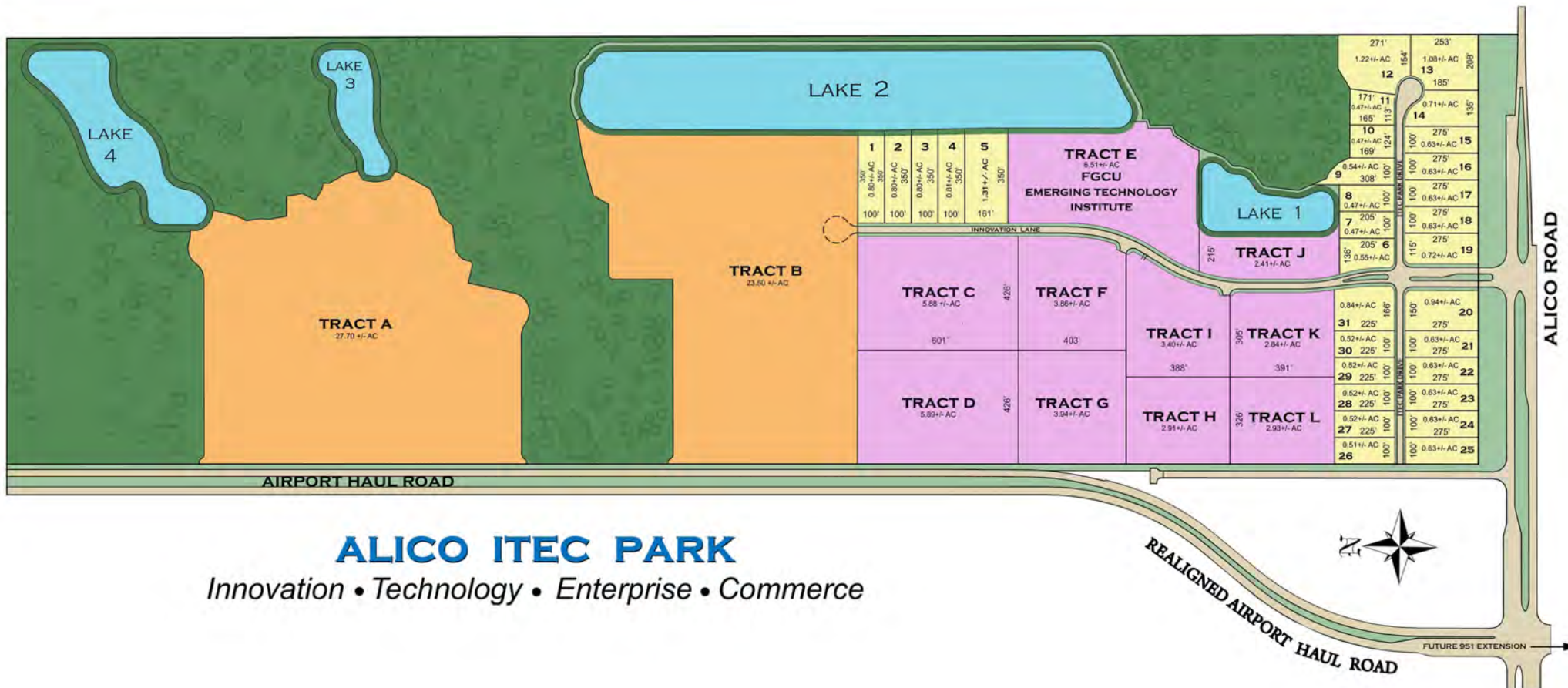
WildBlue
Lake

Blue
Lake



PREMIER AIRPORT PARK





SITE DEVELOPMENT REGULATIONS

Minimum Lot Area & Dimensions

Area: 20,000 SF
 Width: 100 Feet
 Depth: 100 Feet

Minimum Setbacks

Street: Per LDC
 Side: 10 Feet
 Rear: 20 Feet
 Water: 25 Feet

Maximum Building Height

3 Stories, 45 Feet

Minimum Building Separation

The Greater of 1/2 Height of Both Buildings or 20 Feet

Maximum Lot Coverage

60 Percent

DEVELOPMENT PARAMETERS

Maximum of 1,200,000 SF Industrial/Commercial Uses
 Including 240,000 SF Commercial Uses
 Maximum of 50,000 SF Standalone Retail Commercial Uses on Lots 1-9 Only

SITE INFORMATION

Tracts: 113.3 AC
 Lakes: 15.48 AC
 Est. ROW: 5.84 AC
 TOTAL: 134.62 AC

SURFACE WATER MANAGEMENT DATA

Control Elevation: 21.50 FT NGVD
 Minimum Centerline Road/Parking Lot Elevation: 23.90 FT NGVD
 Minimum Perimeter Berm Elevation: 24.70 FT NGVD
 Minimum Finished Floor Elevation: 25.60 FT NGVD
 .50 Inches of Pretreatment Required

FGCU Emergent Technologies Institute



Site Facts

Acreage: 240 acres, 107 buildable acres

Location: NEQ of Alico Road and Airport Haul Road – Ft. Myers, FL

Parcel ID: 06-46-26-00-00001.0030

Entitlements: Zoned Planned Development – Mixed Use. The Zoning Resolution provides for 1,200,000sf of industrial and 240,000 sf of commercial of which 50,000 can be retail on the Alico Road frontage.

Road Frontage: 1,600 frontage feet on Alico Road with two access points, approximately one mile of frontage on Airport Haul Road.

Utilities: Central water and sewer provided by Lee County Utilities. Alico Road 4-lane widening to completed 2020.

Why ITEC?

ITEC is positioned to be Southwest Florida's premier business park.

Restrictive covenants provide architectural control and protect the property owner's investment.

Eco-conscious features demonstrate a commitment to sustainability while lowering energy-related common expenses.

Over 700,000 workers live within 30 minutes of the site.

North-south connectivity via Ben Hill Griffin Parkway, I-75 and Three Oaks Parkway provides ease of access.

ITEC is within 15 minutes of Southwest Florida International Airport, and 10 minutes of Florida Gulf Coast University.

CenturyLink's Fiber Plus network offers speeds in excess of 1 Gg.

Much consideration has been given to the security of your business. Cameras are discreetly stationed throughout the park's common areas.

Users will be grouped according to intensity of use to ensure compatibility.

The park has upscale features though prices will remain affordable.

The seasoned development team has more than 50 years combined local experience.

Demographics Within a 5 Mile Radius

- ✓ 2015 Total Population: **43,103**
- ✓ % Population Change 2010-2015: **14.06%**
- ✓ 2015 Housing Units: **9,080**
- ✓ 2015 Household Income Average: **\$82,878**



CenturyLink Options

NETWORK

- ✓ Global Tier 1 Public and Private Internet, MPLS and Ethernet connectivity
- ✓ OC-192 GigE IP network, dual redundant 100 Gbps backbone
- ✓ SD-WAN
- ✓ Hosted Area Network
- ✓ Multi-layered Security: Managed Firewalls, Log Management, DDoS Mitigation, Authentication Services
- ✓ Voice, Collaboration, and Data Services

CUSTOMER PREMISES EQUIPMENT (CPE)

- ✓ Industry Leader with Equipment
- ✓ Partners On Premises and In Data
- ✓ Centers Installation and Maintenance
- ✓ Offerings CPEaaS / Infrastructure-as-a-Service
- ✓ **VOICE & COLLABORATION**
- ✓ 15+ years Delivering High Quality VoIP Solutions
- ✓ 3+ Billion VoIP Minutes of Use per Month
- ✓ 8,000+ Local Rate Centers
- ✓ Diverse Next Gen VoIP Portfolio with
- ✓ Flexible Options to Fit Customer Needs

MANAGED HOSTING

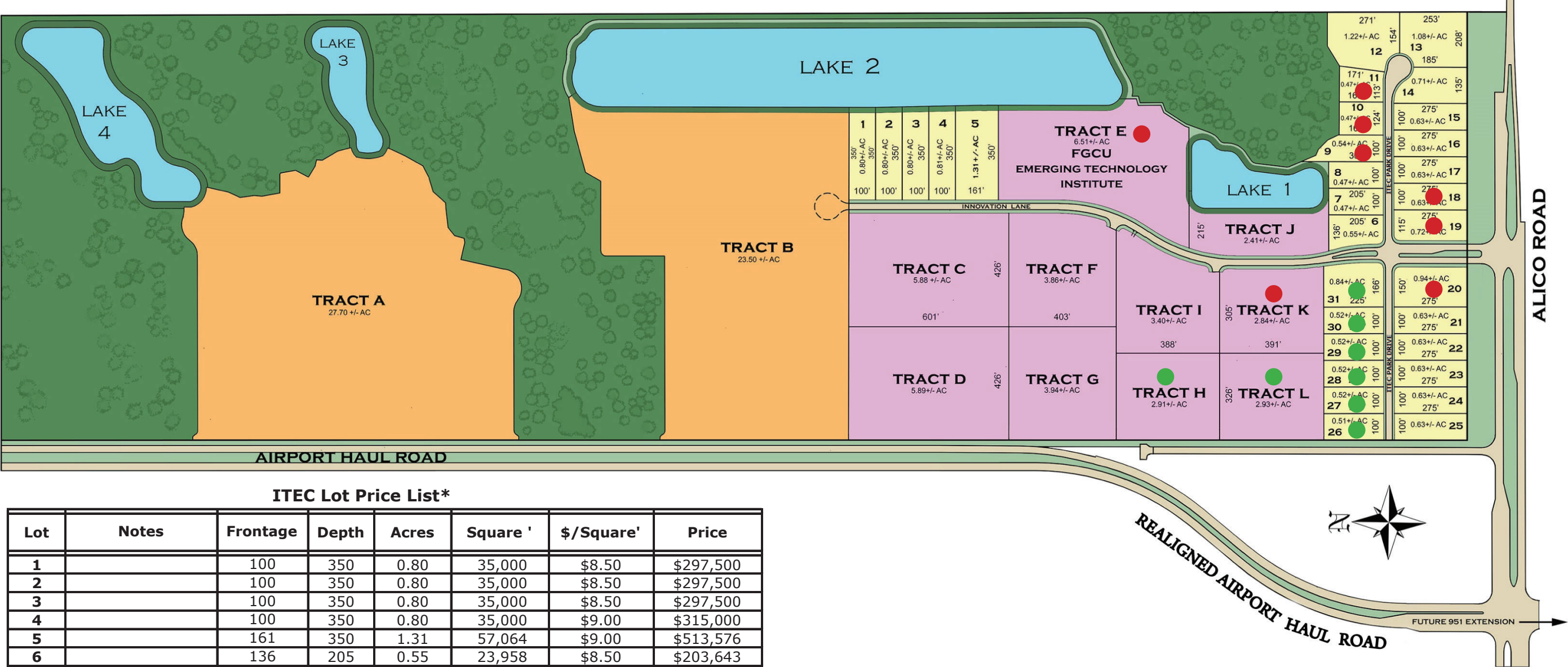
- ✓ 57 Global Data Centers
- ✓ Windows, Linux, and Solaris Operating Systems
- ✓ Hardware and Hardware + OS Management
- ✓ Database MySQL, Oracle RDBM
- ✓ NAS, SAN, Cloud Object
- ✓ Storage Backup & Archiving

SECURITY

- ✓ Security Consulting Services
- ✓ Network & Cloud-based Security
- ✓ Managed Security Services
- ✓ Security Incident & Event Monitoring & Response
- ✓ 24/7 Follow-the-Sun Threat Monitoring & Support

IT SERVICES

- ✓ IT Strategy & Management
- ✓ Planning & IT Requirements
- ✓ Architecture & Design
- ✓ Deployment On Premises,
- ✓ CenturyLink Testing
- ✓ Development Applications & Systems
- ✓ Maintenance
- ✓ Operations



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

Permitted Uses and Development Standards

2. The following limits apply to the project and uses:

a. Schedule of Uses

1. LOTS 1 - 115:

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURE
AGRICULTURAL SERVICES: Office/base operation
ANIMALS, CLINIC, KENNEL OR CONTROL CENTER, all runs on lots abutting Allico Road or Airport Haul Road, must be within a fully enclosed building
ATM (AUTOMATIC TELLER MACHINE)
AUTOMOBILE REPAIR AND SERVICE: Groups I and II, excluding lots abutting Allico Road or Airport Haul Road for Group II uses
BOATS: boat repair and service
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIAL SALES
BUSINESS SERVICES, GROUP I and II
CLEANING AND MAINTENANCE SERVICES
COLD STORAGE, WAREHOUSE AND PROCESSING PLANT, including precooling
COMPUTER AND DATA PROCESSING SERVICES
CONTRACTORS AND BUILDERS: Groups I, II, and III
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
EMERGENCY MEDICAL SERVICE (EMS), FIRE OR SHERIFF'S STATION
EMERGENCY OPERATIONS CENTER
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Groups I and II
EXCAVATION, water retention, oil and gas
FACTORY OUTLETS (point of manufacture only)
FENCES, WALLS
FREIGHT AND CARGO HANDLING ESTABLISHMENTS
GASOLINE DISPENSING SYSTEM, SPECIAL
HELIPORT OR HELISTOP (See Condition #II.A.9., below)
LAUNDRY OR DRY CLEANING, Group II
MANUFACTURING, REPAIR OR WHOLESALE SALES OF:
APPAREL
BOATS
CHEMICAL AND ALLIED PRODUCTS: Group II, limited to cosmetics, perfumes, drugs, soaps, detergents, and similar chemical products
(11) ELECTRICAL MACHINERY AND EQUIPMENT
(12) FABRICATED METAL PRODUCTS, Group II
(13) FOOD AND KINDRED PRODUCTS, Group III
FURNITURE AND FIXTURES

LEATHER PRODUCTS, Group II
(11) LUMBER AND WOOD PRODUCTS: Groups II and IV
(12) MACHINERY, Groups I and II
(13) RUBBER AND PLASTIC PRODUCTS: Group II
STONE, CLAY, GLASS AND CONCRETE PRODUCTS: Groups I, II, and III
(11) TEXTILE MILL PRODUCTS, Groups I and II
TRANSPORTATION EQUIPMENT Group II
MOBILE HOME DEALERS
MOTION PICTURE PRODUCTION STUDIOS
NON-STORE RETAILERS, Groups I, II and III
PARCEL AND EXPRESS SERVICE
PARKING LOTS, accessory, public garage, and temporary
PHOTO FINISHING LABORATORIES
POST OFFICE
PRINTING AND PUBLISHING SERVICES
PROCESSING AND WAREHOUSING
RECREATIONAL FACILITIES: Personal
REPAIR SHOPS, Groups I, II, III (11), and IV (11)
RESEARCH AND DEVELOPMENT LABORATORIES, Groups I, II, and IV
RETAIL AND WHOLESALE SALES, WHEN CLEARLY INCIDENTAL AND SUBORDINATE TO A PERMITTED PRINCIPAL USE ON THE SAME PREMISES
SCHOOLS, COMMERCIAL
SIGNS, IN ACCORDANCE WITH CHAPTER 30
SOCIAL SERVICES, Group II
STORAGE, INDOOR, per §34-3001 *et seq.*
STORAGE, OPEN, per §34-3001 *et seq.*
TRANSPORTATION SERVICES, Groups III and IV
TRUCKING TERMINAL
VEHICLE AND EQUIPMENT DEALERS: Groups II, IV and V
WAREHOUSE, Mini-warehouse, private and public
WHOLESALE ESTABLISHMENTS, Groups I, III and IV (11)

NOTE: (11) All operations on lots abutting Allico Road or Airport Haul Road must be conducted within a fully enclosed building.

2. Commercial uses permitted only on lots 1-9:

AUTOMOBILE SERVICE STATION
CAR WASH
CONSUMPTION ON PREMISES, in accordance with §34-1264 *et seq.* of the LDC, in conjunction with a restaurant
CONVENIENCE FOOD AND BEVERAGE STORE, limited to one
FINANCIAL INSTITUTION
FOOD STORES: Group I
HARDWARE STORE

RESTAURANTS, Groups I and II
SELF-SERVICE FUEL PUMPS, limited to a maximum of eight (8) pumps

b. Site Development Regulations

Minimum Lot Area and Dimensions:

Area: 20,000 square feet
Width: 100 feet
Depth: 100 feet

Minimum Setbacks:

Street: In accordance with §34-2192(a)
Side: 10 feet
Rear: 20 feet
Water Body: 25 feet

Maximum Building Height:

All uses limited to a maximum height of 45 feet, with not more than three (3) habitable floors.

Minimum Building Separation:

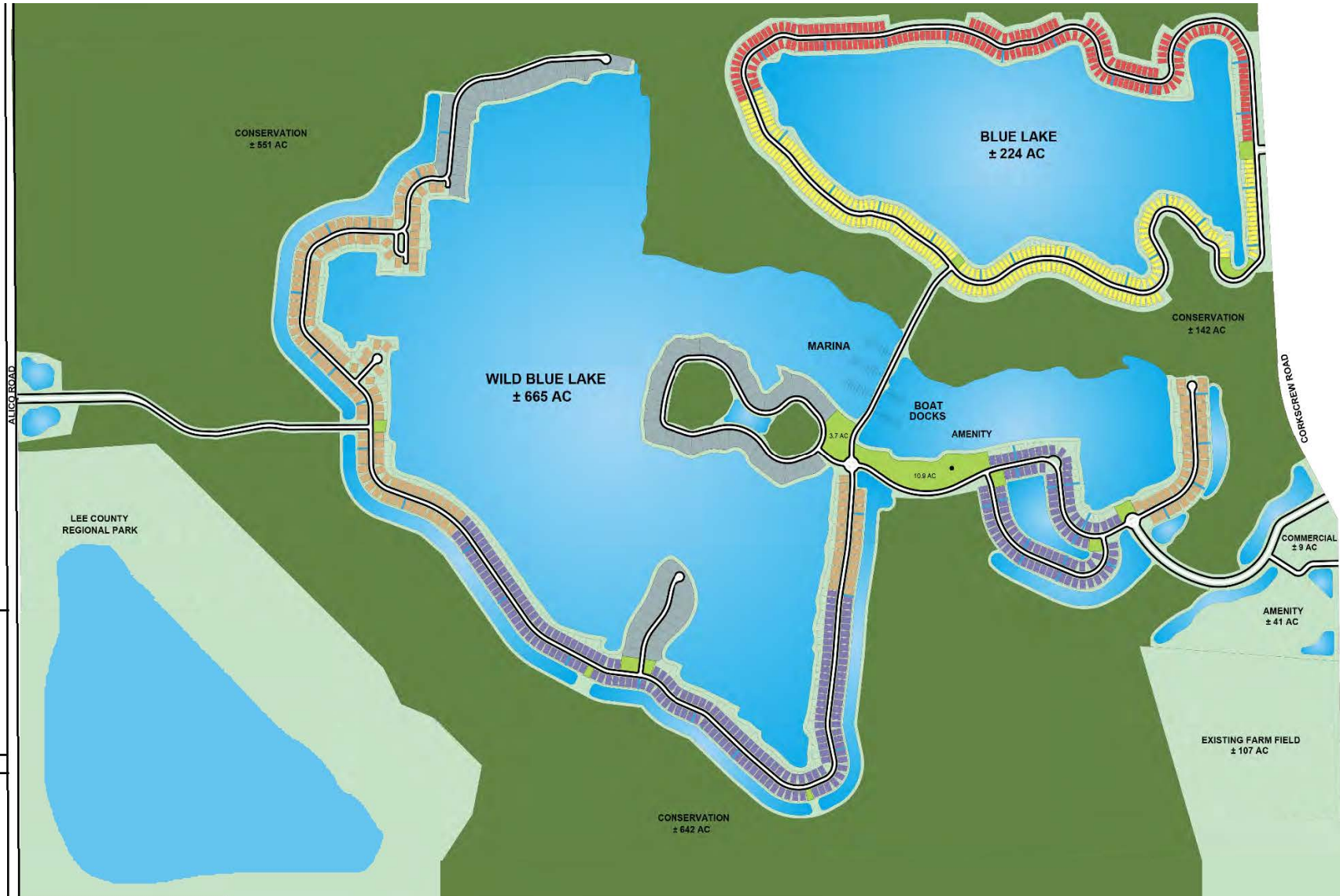
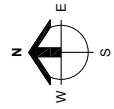
One-half the sum of the heights of both buildings, or 20 feet, whichever is greater.

Maximum Lot Coverage: 60 percent

3. Development parameter:

- A maximum of 1,200,000 square feet of industrial/commercial uses will be permitted on 240.96± acres of land, of which a maximum of 240,000 square feet will be commercial uses, of which a maximum of 50,000 square feet of the commercial uses will be stand alone retail commercial uses located on Lots 1-9; and
- The developer must provide a cumulative land development summary table indicating the square footage and acreage of commercial, and industrial uses to ensure DRI compliance with the above. A cumulative land development summary table must be included on development order submittal documents; and
- Under no circumstances will the land use totals exceed the applicable mixed use DRI thresholds as outlined in Chapter 380, F.S., and Rule 9J-2, F.A.C., as each may be amended.

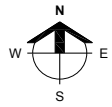
WildBlue Conceptual Site Plan



WildBlue South View



Esplanade Conceptual Site Plan



RESIDENTIAL PRODUCT MIX

MULTIFAMILY	1723 UNITS
CONDOS	330 UNITS
STUDENT APTS	1245 UNITS
COACH 4-PLEX	148 UNITS
SINGLE FAMILY	227 UNITS
50' X 140' LOTS:	82 UNITS
60' X 140' LOTS:	97 UNITS
80' X 160' LOTS:	48 UNITS
TOTAL: 1950 UNITS	

COMMERCIAL INTENSITY

TOWN SQUARE	
RETAIL	200,000 SF
OFFICE / RESEARCH & DEVELOPMENT	95,000 SF
OUTPARCELS	
A	1.78 AC
B	1.78 AC
C	1.35 AC
D	1.36 AC
E	1.36 AC
F	1.35 AC
G	1.35 AC
H	3.00 AC
HOTEL	250 ROOMS



Esplanade Aerial





Nearby Commercial Development



Nearby Residential Units