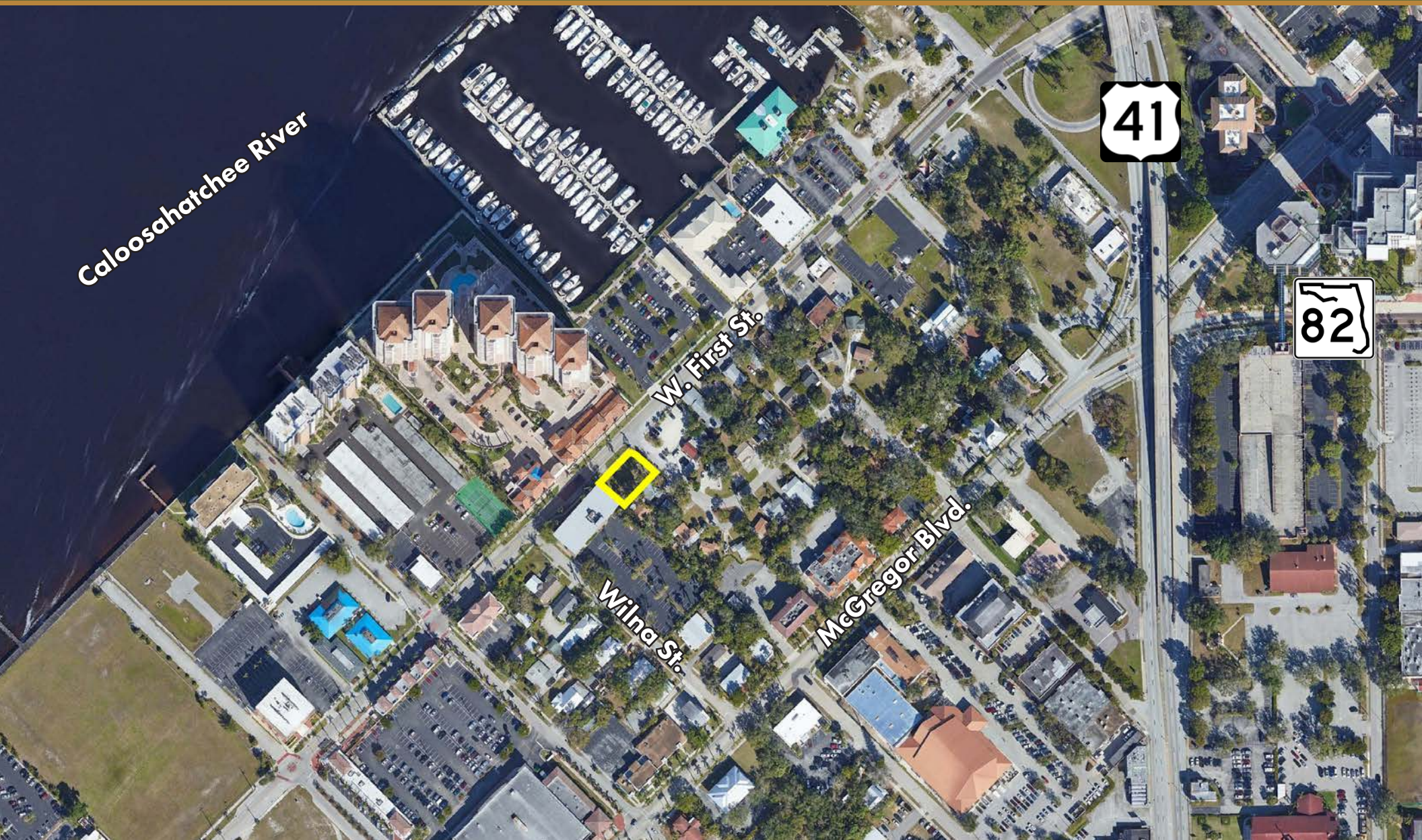


BAYSIDE PARK

FORT MYERS, FL



BAYSIDE PARK

OFFERING SUMMARY

Address: 2002 Bayside Pkwy.
Fort Myers, FL 33901

Size: 6,500± Square Feet

Zoning: U-CTR

Utilities: Water, sewer, electric, phone

Parcel ID: 23-44-24-P2-00300.0290

2018 Taxes: \$726.73

Price: \$600,000

MARKETED AND EXCLUSIVELY LISTED BY:



EXECUTIVE TEAM



Randy Thibaut, ALC
Owner / CEO



William Rollins, ALC, CCIM
Senior Broker



Brandan Pendergrass
Sales Associate

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

PLEASE DIRECT ALL OFFERS TO:

Brandan Pendergrass - bpendergrass@landsolutions.net

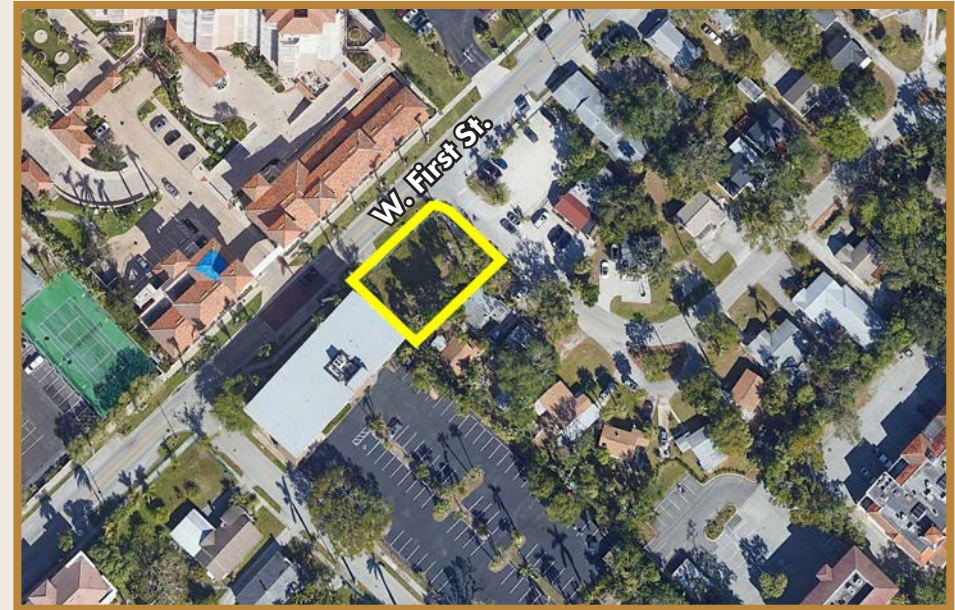
Bayside Park is a 6,500± sq. ft. vacant lot located on W. First Street & Bayside Pkwy, in Downtown Fort Myers, FL. The lot is directly across from High Point Place Condominiums, luxury riverfront high rises in Fort Myers located directly on the banks of the Caloosahatchee River. The site is across the street from Bennetts Doughnuts and a short walk to many of the restaurants, shopping, and entertainment venues within the the Fort Myers River District, such as Joe's Crab Shack, Ford's Garage, Arcade Theater, and Sydney Berne Davis Art Center.

An upcoming nearby development, First Street Village, features 200 condos located in four mid-rise buildings. This community will deliver even more residents within walking distance to the property.

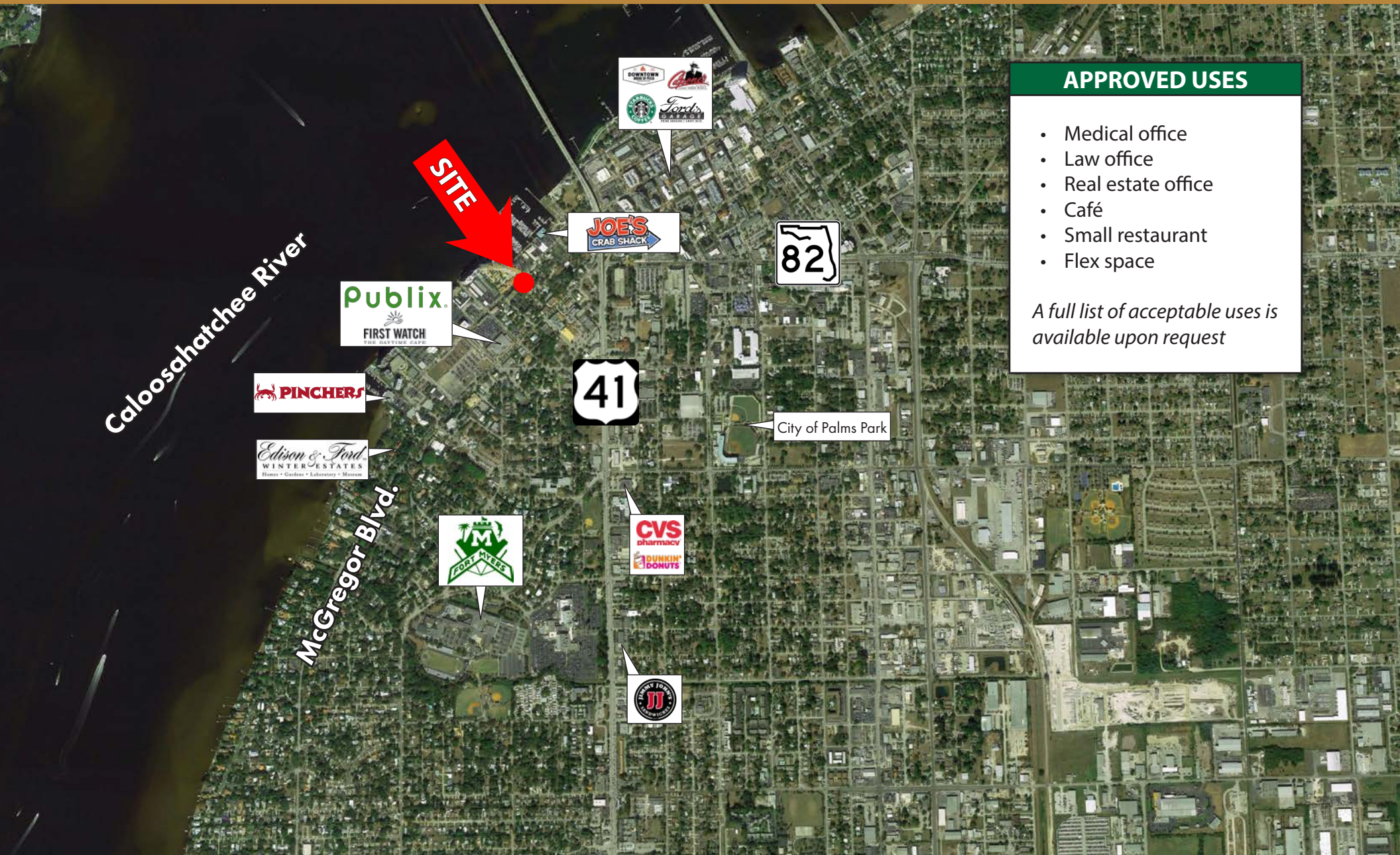
This property offers an opportunity for a developer to construct an ideal site for residential and a myriad of retail and/or office uses. The current zoning allows for a mix of uses, which may include a maximum 7-story building, and minimum 2-story building, with no setbacks minimums and a 10-foot maximum on front and sides. However, parking must be provided onsite, and water retention is dependent on building design. The 2-story minimum offers a unique opportunity for the developer to build parking underneath.

PARKING REQUIREMENTS

- Multi-family which will be limited by the required parking (1.5 spots per dwelling unit with visitor parking to be one per 15 dwelling units)
- Flex house must comply with residential plus the required paved parking for the nonresidential area
- Lodging will be limited to the number of parking spots provided on the lot (0.75 spots per room)
- Open office limited to 1 spot per 350 sq. ft. of gross floor area
- Retail and artisanal same parking as open office



RETAIL MAP



Caloosahatchee River

McGregor Blvd.

SITE

APPROVED USES

- Medical office
- Law office
- Real estate office
- Café
- Small restaurant
- Flex space

A full list of acceptable uses is available upon request

AREA AMENITIES



SPORTS & RECREATION

The Southwest Florida environment provides excellent weather for enjoying sports and recreation year-round. Golfers can enjoy the nearby Fort Myers Country Club as it's just one of many golf courses from which to choose in the Fort Myers area. Baseball fans can enjoy two MLB teams during Spring Training season – The Boston Red Sox at JetBlue Park and The Minnesota Twins at CenturyLink Sports Complex (Hammond Stadium). The Fort Myers Miracle baseball team plays during the summer months and a variety of sporting events occur year round at these world-class facilities. Finally, Fort Myers' location on the Gulf of Mexico make it an excellent place to enjoy a variety of water sports such as boating, kayaking and fishing.

ATTRACTIONS & ENTERTAINMENT

Southwest Florida's greatest attractions and entertainment opportunities offer something for everyone, from festival-goers and theatre lovers to families and college students. Four Mile Cove Ecological Preserve and Calusa Nature Center & Planetarium are two of the closest nature attractions. Each provide wonderful opportunities to explore the Southwest Florida environment and enjoy the beautiful weather. Sun Harvest Citrus is also a very popular outing with a Florida flair, where visitors can purchase grove-fresh oranges and orange juice. Of course, the beaches – including world renowned Sanibel and Captiva Islands and Fort Myers Beach – and other Fort Myers attractions are within a few miles of the property. Additional entertainment can be found throughout the area. From the festivals of The Fort Myers River District to world-class entertainment at Barbara B. Mann Performing Arts Hall and Germain Arena, there is an abundance of cultural and entertainment opportunities for residents to enjoy year-round.

EDUCATION

A highly respected private educational institution, Hodges University, is located just 13 miles from the property. Other higher education opportunities in Fort Myers include Florida Gulf Coast University and Florida Southwestern State College. These are easily accessible, making the site an excellent location for students. For families with children, the School District of Lee County provides excellent public schools within very close proximity to the property. The District provides busing for those who wish to attend a school outside of the immediate neighborhood.



SHOPPING & DINING

A plethora of shopping and dining attractions are situated conveniently throughout Fort Myers.

BELL TOWER SHOPS is a landmark shopping, dining and entertainment destination centrally located in Fort Myers, Florida. The open-air center offers fine retail shops including eclectic boutiques and shopping favorites Williams-Sonoma, Chico's, White House | Black Market, Victoria's Secret, Scout & Molly's Boutique, and Talbots. Exceptional shopping is complemented by distinctive restaurants such as Bistro 41, Cru, DaRuMa Japanese Steak House, Grimaldi's Pizzeria, Blue Pointe Oyster Bar & Seafood Grill, Cantina Laredo, Mimi's Café, T.G.I. Friday's, and Society. A community partner and pet-friendly destination, Bell Tower Shops hosts special events throughout the year, including concerts, fundraisers, art fairs, and more.

GULF COAST TOWN CENTER is a sophisticated contemporary shopping experience with more than 100 stores and restaurants and over a million square feet of business space. The mall hosts special events

throughout the year. Bass Pro Shops, Costco, Regal Cinemas, Super Target, and Best Buy anchor this center.

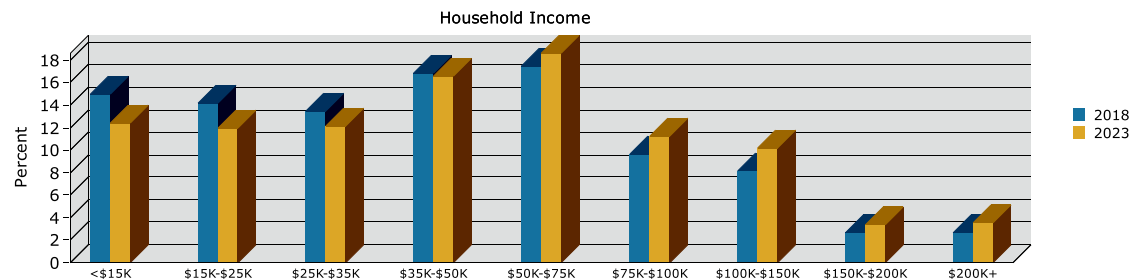
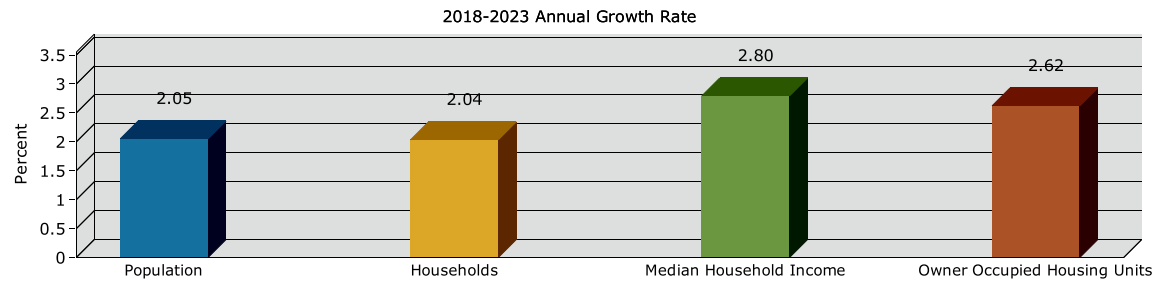
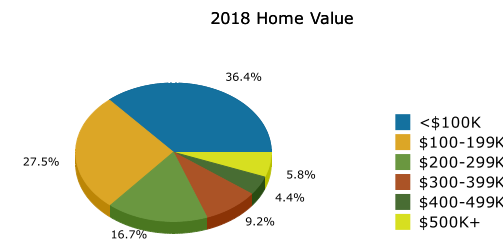
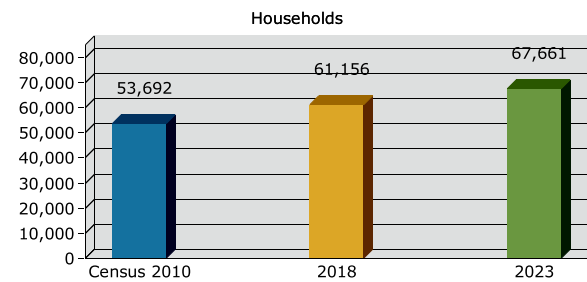
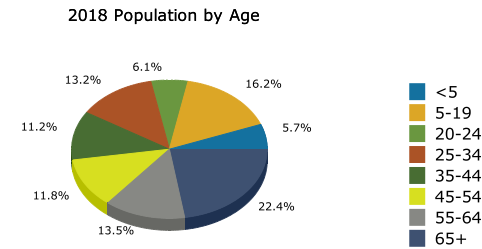
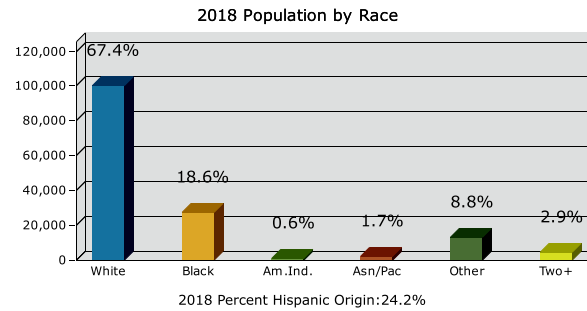
THE FORUM is a 458,000± square foot retail property and presents numerous shopping and dining opportunities to Fort Myers residents. Retail stores include Staples, The Home Depot, Bed Bath & Beyond, and Petco. Dining options include Buffalo Wild Wings, Five Guys Burgers and Fries, McAlister's Deli, and Starbucks.

COCONUT POINT is a picturesque outdoor mall featuring over 140 stores including Dillard's, Target, Apple Store, Michael Kors, and Barnes & Noble – all surrounding several acres of lakes with a boardwalk. Experience a wide range of dining options, from the elegant Ruth's Chris Steakhouse and South Fork Grille, to family favorites Ted's Montana Grill, Rodizio Grill, Bokamper's Sports Bar and Grill or California Pizza Kitchen. Additionally, the 16 screen Hollywood Theaters is within walking distance of many of the restaurants in this complex.

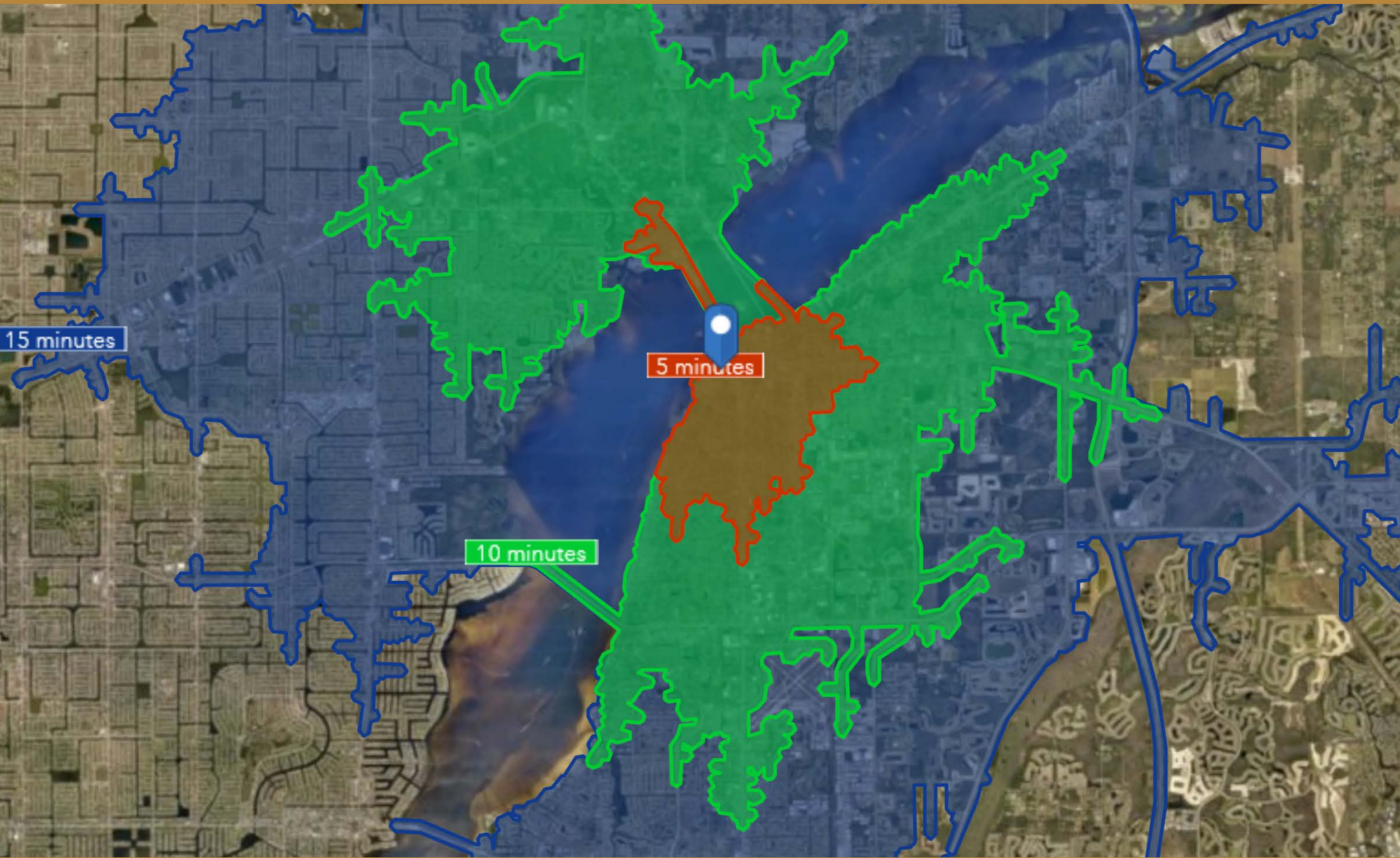
LOCATION HIGHLIGHTS

- 0.1± miles from Publix Shopping Center
- 0.5± miles from Downtown Fort Myers
- 4± miles from I-75
- 6± miles from Bell Tower Shops
- 6± miles from The Forum
- 15± miles from Sanibel, Captiva, and Fort Myers Beaches
- 15± miles from Gulf Coast Town Center
- 16± miles from Southwest Florida International Airport
- 16± miles from Coconut Point Mall

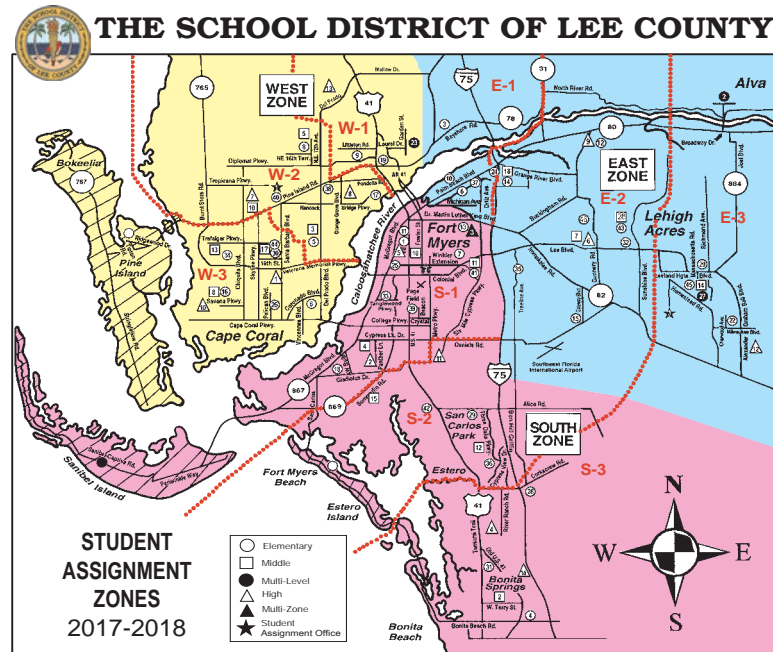
GRAPHIC PROFILE – 10 MIN. RADIUS



DRIVE TIME MAP



SCHOOL DISTRICT MAP



Free school bus transportation is provided for students who live beyond two miles from their assigned school. Students residing in barrier island boundary areas of Fort Myers Beach, and Pine Island will attend their barrier island elementary school. Students residing in barrier island boundary area of Sanibel Island will attend their barrier island elementary and middle school.

WEST ZONE Student Assignment Office	SOUTH ZONE Student Assignment Office	EAST ZONE Student Assignment Office
Cape Coral 1	Fort Myers 2	Lehigh Acres 3
Elementary Schools	Elementary Schools	Elementary Schools
Caloosa (U) 5	Allen Park 1	Alva (K-8) 2
Cape 6	Bonita Springs (U) (A) 4	Bayshore (U) 3
Diplomat (U) 8	Colonial (U) 7	Edgewood Academy (A) (U) 10
Gulf 16	Edison Park (A) 11	G. Weaver Hipps 45
Hancock Creek 17	Franklin Park (U) 13	Gateway 15
Hector A. Cafferata, Jr. (U) 40	Heights (IB) 18	Harns Marsh 43
J. Colin English (U) (IB) 19	Orangewood 25	James Stephens Academy (U) 6
Littleton (U) 9	Pinewoods 28	Lehigh 20
NFM Academy for the Arts (K-8) (A) (U) 23	Ray V. Pottorf 41	Manatee (U) 14
Patriot 44	Rayma C. Page (U) 42	Mirror Lakes (U) 22
Pelican 26	San Carlos Park (U) (A) 29	Orange River (U) 24
Skyline 30	Spring Creek (U) 31	River Hall (U) 12
Trafalgar (U) 34	Tanglewood 33	Sunshine 32
Tropic Isles 38	Three Oaks 36	Tice (FL) 37
Middle Schools	Villas 39	Tortuga Preserve (U) 46
Caloosa 3	Middle Schools	Treeline (U) 35
Challenger 17	Bonita Springs (A) 2	Veterans Park (K-8) (A) (U) 27
Diplomat 5	Cypress Lake (A) 4	Middle Schools
Gulf 8	Fort Myers Middle Academy (U) (T) 16	Alva (K-8) 2
Mariner (IB) 10	Lexington (IB) 15	Harns Marsh (STEM) (U) 28
NFM Academy for the Arts (K-8) (A) (U) 23	Paul Laurence Dunbar 11	Lehigh Acres (U) 14
Trafalgar 13	Three Oaks (U) 12	Oak Hammock (A) (U) 18
High Schools	High Schools	Varsity Lakes (U) 7
Cape Coral (IB) 1	Bonita Springs (9th grade only) 14	Veterans Park (K-8) (A) (U) 27
Ida S. Baker (C) 10	Cypress Lake (A) 2	High Schools
Island Coast 13	Dunbar Zone Magnet (IB STEM) 3	Dunbar (IB STEM) 3
Mariner 7	Estero (CA) 4	East Lee County (C) (CA) 12
North Fort Myers (A) (CA) 8	Fort Myers (IB) 5	Lehigh Senior (A) (CA) 6
	South Fort Myers (C) 11	Riverdale (IB) 9

(A) Arts Program; (C) Comprehensive Program; (IB) International Baccalaureate; (CA) Cambridge Program; (T) Technology Program; (STEM) Science, Technology, Engineering, Math; (FL) Foreign Language; (U) this school has a uniform clothing policy

BAYSIDE PARK

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge.

Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail.

It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property.

The Seller and Land Solutions, Inc. disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed.

Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the Land Solutions team.

BAYSIDE PARK

FORT MYERS, FL

Caloosahatchee River



W. First St.

Wilma St.

McGregor Blvd.



Land Solutions Inc. was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, Land Solutions is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management, and residential/commercial land marketing specialties. The Land Solutions team consists of highly skilled professionals with expertise in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management, and land zoning and planning.