

**For Sale**  
Individual Developed  
Retail Lots

# GULF COAST LANDINGS

NW corner of Alico Rd. & Treeline Ave., Fort Myers, Florida



**LOCATION:** NW Corner Alico Road & Treeline Ave.  
Fort Myers, Florida 33913

**COMMENTS:**

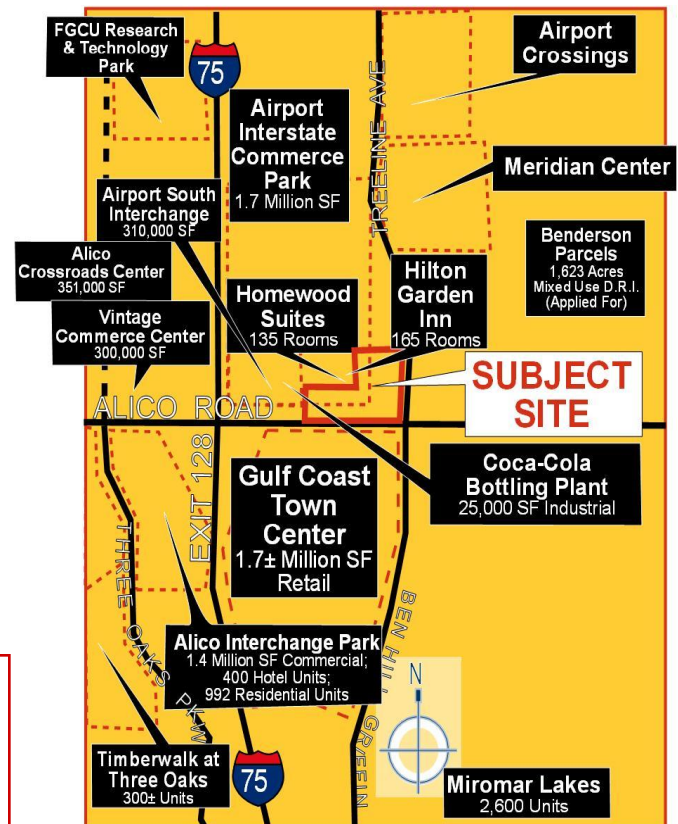
- Fully developed lots ready for vertical construction.
- Hilton Garden Inn and Homewood Suites anchor this property, but are not included in sale.
- Across from The Jacob Group's Gulf Coast Town Center Mall
- High visibility location, close to Florida Gulf Coast University, Southwest Florida International Airport & I-75

**Available as Individual Lots.**  
**See reverse side.**

For more information please contact:

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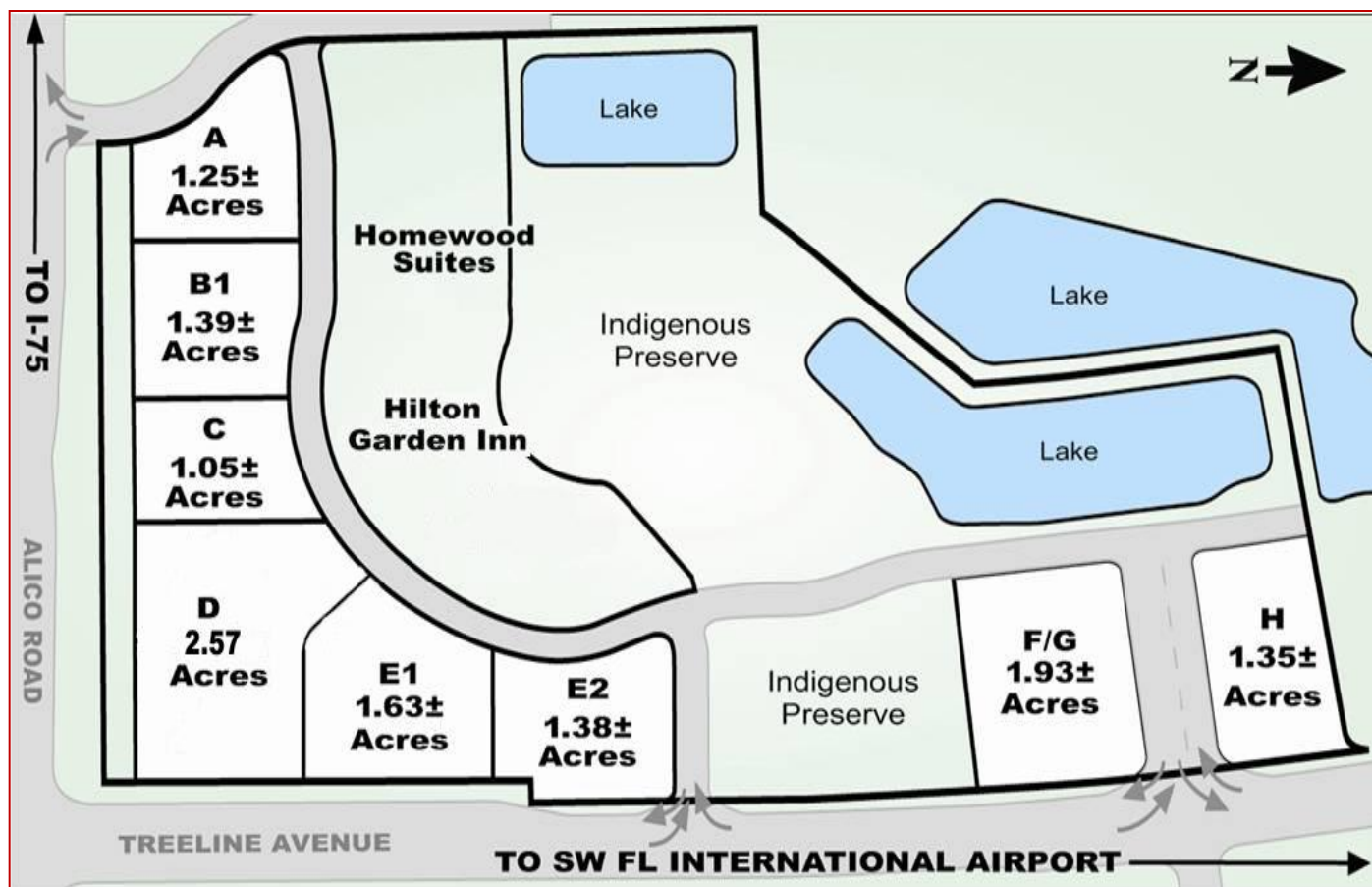
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## INDIVIDUAL LOT PRICING:

LOT	TARGETED USE	ACRES	SF+/-	PRICE PSF	TOTAL
A	Sold	1.25	54,450		<b>SOLD</b>
B1	Retail	1.39	60,548.4	\$25.00	\$1,513,700.00
C	Retail	1.05	45,738	\$25.00	\$1,143,450.00
D	Office	2.57	111,949	\$15.00	\$1,679,235.00
E1	Retail	1.63	71,002.8	\$25.00	\$1,775,050.00
E2	Retail	1.38	60,112.8	\$25.00	\$1,502,875.00
F/G	Retail	1.93	84,070.8	\$25.00	\$2,101,775.00
H	Retail	1.35	58,806	\$27.00	\$1,587,762.00



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



**CUSHMAN & WAKEFIELD**

**COMMERCIAL PROPERTY**  
SOUTHWEST FLORIDA  
INDEPENDENTLY OWNED AND OPERATED

12800 University Drive, Suite 401, Fort Myers, Florida 33907

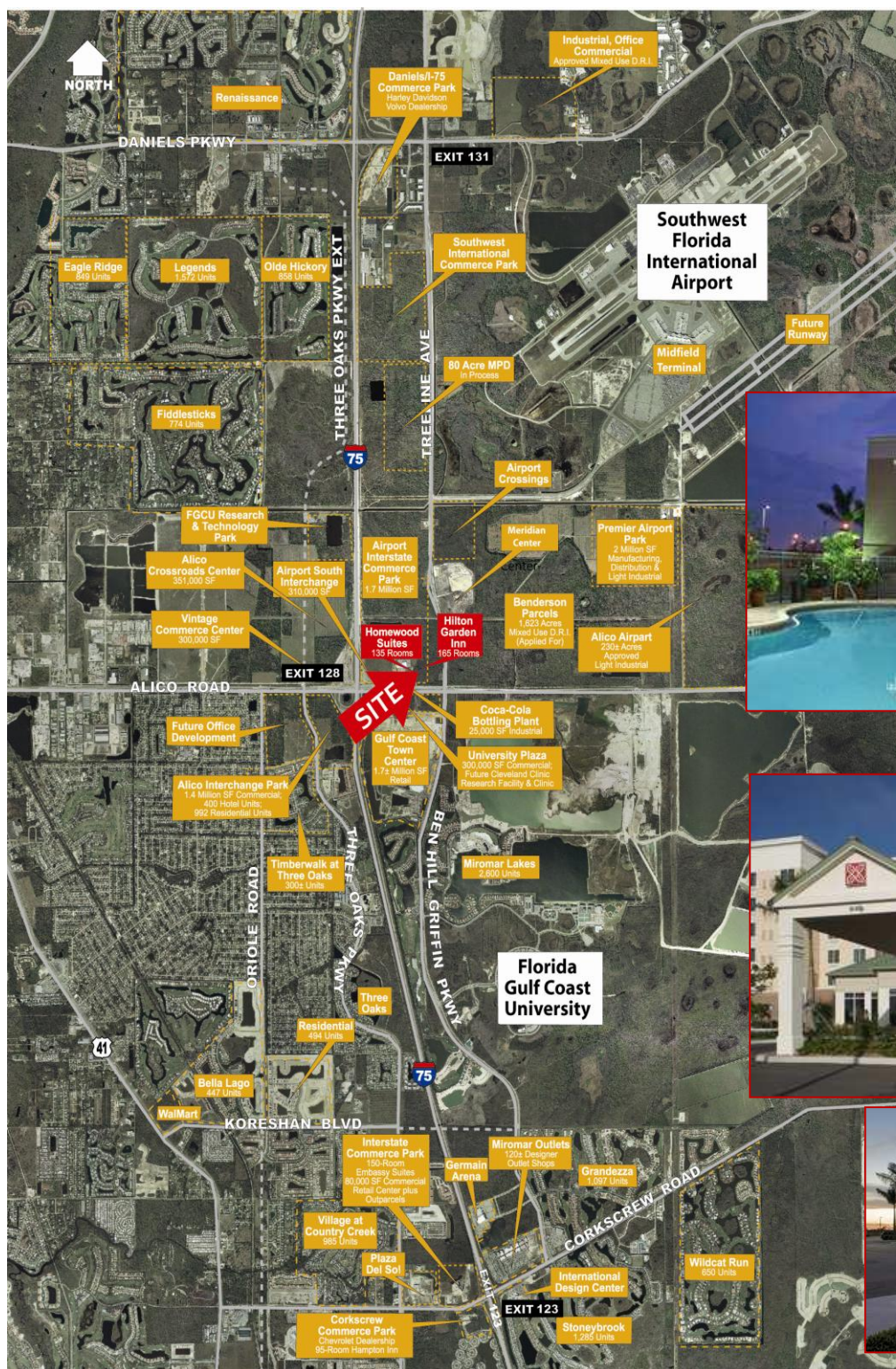


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**Homewood Suites**



**Hilton Garden Inn**

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## **ABOUT LEE COUNTY**

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### **Overview**

Lee County is an 804-square-mile metropolitan area of some 600,000 residents nestled along the Florida's Gulf Coast. Lee County is known for its 50 miles of white sand beaches on the beautiful Gulf of Mexico. Mild weather, palm tree-lined boulevards and an array of shopping, dining and recreational options make this a highly desirable area to live, work and play.

Lee County offers a high-tech infrastructure, state-of-the-art avenues for education and transportation, a diverse economy, and a pro-business environment.

Including the cities of Fort Myers, Cape Coral, Sanibel, Fort Myers Beach and Bonita Springs, Lee County attracts visitors and companies alike with its mild climate, beautiful beaches and boundless business opportunities.

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### **Education**

Florida Gulf Coast University (FGCU), founded in 1997, is a growing part of the state university system, FGCU offers a wide range of programs in arts and sciences, business, environmental science, computer science, education, engineering and nursing/allied health.

New degree programs are being offered in engineering and biotechnology. The university also offers an Executive MBA program designed for working professionals. FGCU works in tandem with the business community to provide custom training programs and opportunities for professional development. The University's Center for leadership and Innovation provides technical assistance and economic programs to companies throughout Southwest Florida.

For years, Edison College has been preferred by Southwest Florida residents seeking a degree, continuing education courses or career training. Degrees may be earned in a variety of professions including health, business, computers, electronics and liberal arts. Edison works closely with area businesses to offer custom training programs and student internships.

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### **Aviation**

Southwest Florida International Airport (RSW) has experienced record-breaking passenger traffic and air freight in recent years, and it is projected to be the eighth fastest growing airport in the nation to the year 2010 by the Federal Aviation Administration.

A \$438 million expansion, completed in 2005, includes a new terminal that accommodates a wide margin for growth in the future, as well as state-of-the-art storage, just-in-time transfer, faster turnaround and greater security. Plans for the old terminal site offer promising commercial development opportunities nearby.

RSW now provides non-stop service to 39 domestic and international destinations, and it offers less congestion and quicker turn-around to cargo and passenger carriers than most airports. In fact, RSW is a highly desirable gateway to the burgeoning Latin American market and the rest of the world. The airport is designated as a Foreign Trade Zone, as is the county's general aviation airport, Page Field in Fort Myers.

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