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**Investment  
Opportunity!**

**For Sale | Meridian Center**

Fort Myers, (Lee County), Florida



- 18 Fully Developed Commercial Lots  
Totaling 31 Net Usable Acres
- 10 Fully Developed Industrial Lots  
Totaling 19 Net Usable Acres

**PRICE: \$10,900,000**

**\$5.00 PSF Net Usable**

For more information please contact:

**GARY TASMAN**

Executive Director  
(239) 489-3600  
gtasman@cpswfl.com

**BRANDON STONEBURNER**

Director  
(239) 489-3600  
bstoneburner@cpswfl.com

**90.6 Acres Zoned from IPD to MPD  
Flexibility in Development Scenarios:**

Option 1 (mix of industrial use)	Up to 300,000 sq ft Office	Up to 200,000 sq ft Commercial	Up to 115 rooms Hotel Use
Option 2 (mix of industrial use)	Up to 300,000 sq ft Office	Up to 295,000 sq ft Commercial	No Hotel Use
Option 3	Up to 500,000 sq ft Industrial use with reduction in other land uses, per conversion table, not to exceed DRI thresholds.		

FLY C/Cascades at River Hall (12-10-09)

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.

**COMMERCIAL  
PROPERTY**

SOUTHWEST FLORIDA, LLC



An independently owned and  
operated member of the  
**CUSHMAN &  
WAKEFIELD**

ALLIANCE

13241 University Drive, Suite 101, Fort Myers, Florida 33907



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### Conceptual Site Plan

- Development offers tremendous opportunity to buy a fully developed commercial / industrial subdivision.
- Site is ready for vertical construction.
- Meridian Center has a huge advantage over competing undeveloped airport corridor sites.
- Full access median cut as well as two limited access median cuts!
- On site conservation easement in place
- Off site panther mitigation in place



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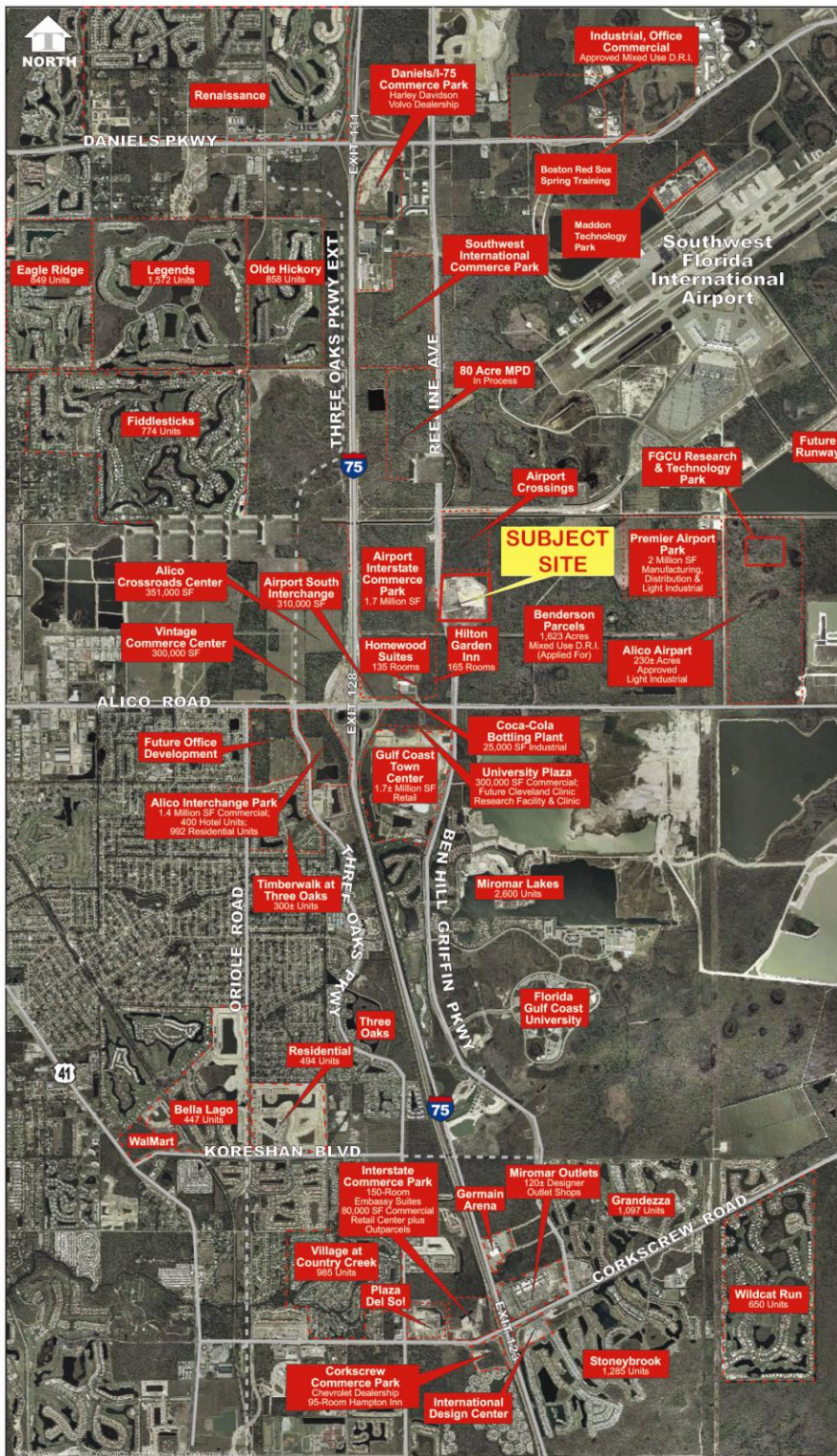
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#### **ABOUT LEE COUNTY**

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##### **Overview**

Situated in Southwest Florida, 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.

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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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##### **Disclaimer**

- **The owner has elected to sell this asset in its entirety to a single purchaser and will not divide.**
- **Buyer must be qualified before presenting an offer**
- **Confidentiality Agreement Required**
- **Seller will provide due diligence package upon execution of a contract to facilitate an accelerated closing**
- **Seller is offering the asset "as is" "where is" and buyer shall make his own determination of the suitability of the asset for buyer's purpose**