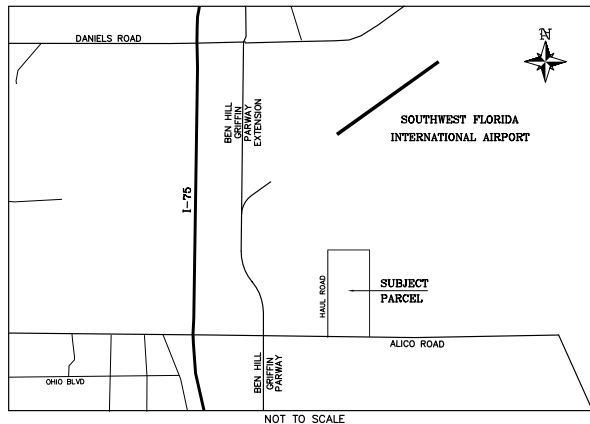


ALICO ITEC PARK



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

Paul Hardy, Managing Partner (239) 777-8000

Jessica Russo, Property Sales (239) 849-0012

Robert Corbett, Construction (239) 821-5989

www.alicoitec.com

Utility Service Providers

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

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

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

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

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

SOLIDA WASTE DISPOSAL: 2465 HIGHLAND AVENUE
FLORIDA RECYCLING SERVICES INC. 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 CORRIDOR AERIAL
3	ALICO ROAD AERIAL AT I-75
4	ITEC AERIAL
5	LOCATION AERIAL
6	COLOR SITE PLAN
7	PROPERTY OVERVIEW
8	PRICE LIST
9	PERMITTED USES AND DEVELOPMENT STANDARDS
10	FGCU EMERGENT TECHNOLOGIES INSTITUTE AERIAL
11	WILDBLUE COLOR SITE PLAN
12	WILD BLUE CONSTRUCTION AERIAL
13	ESPLANADE COLOR SITE PLAN

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

Alico Corridor Aerial



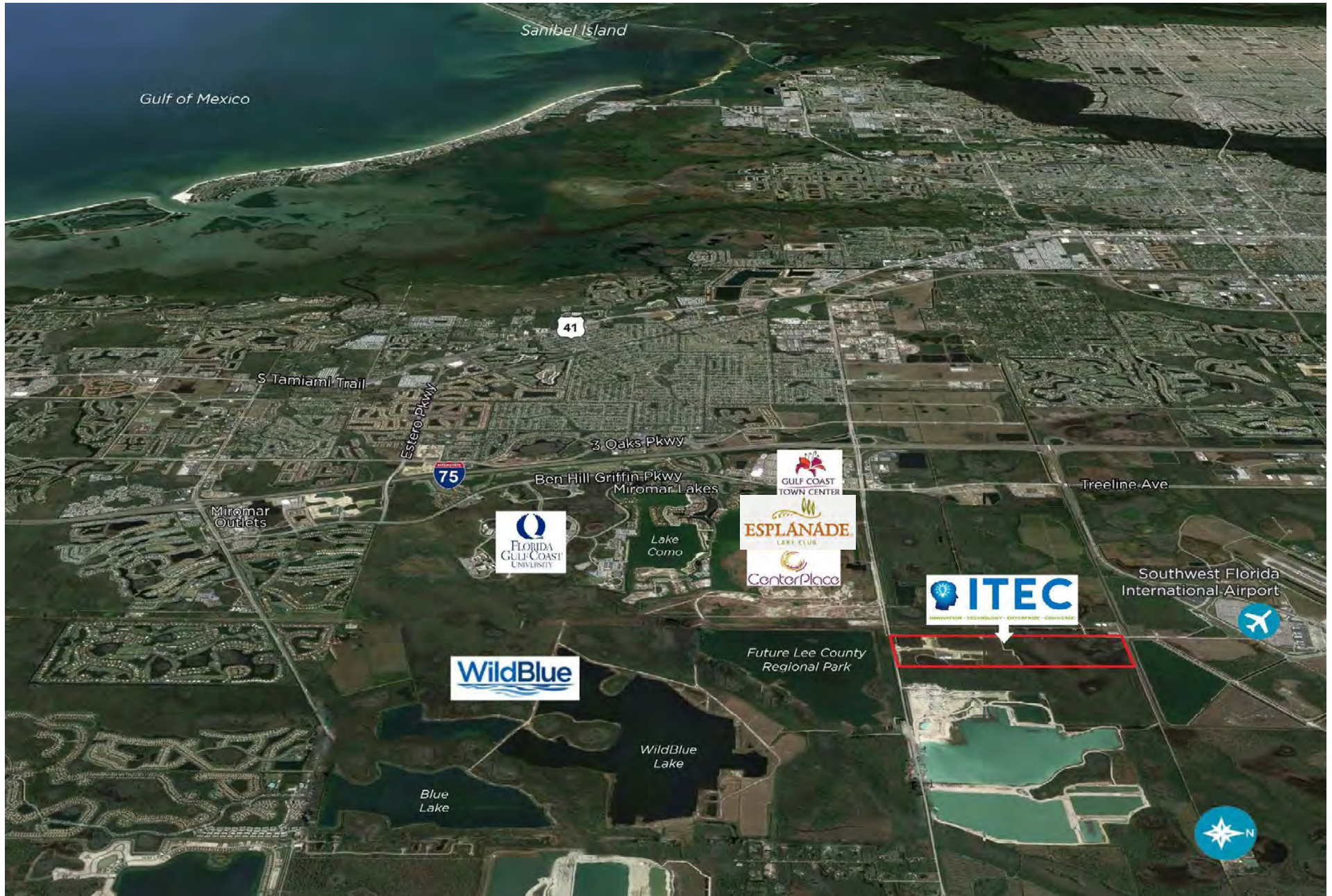
Alico Road Corridor at I-75

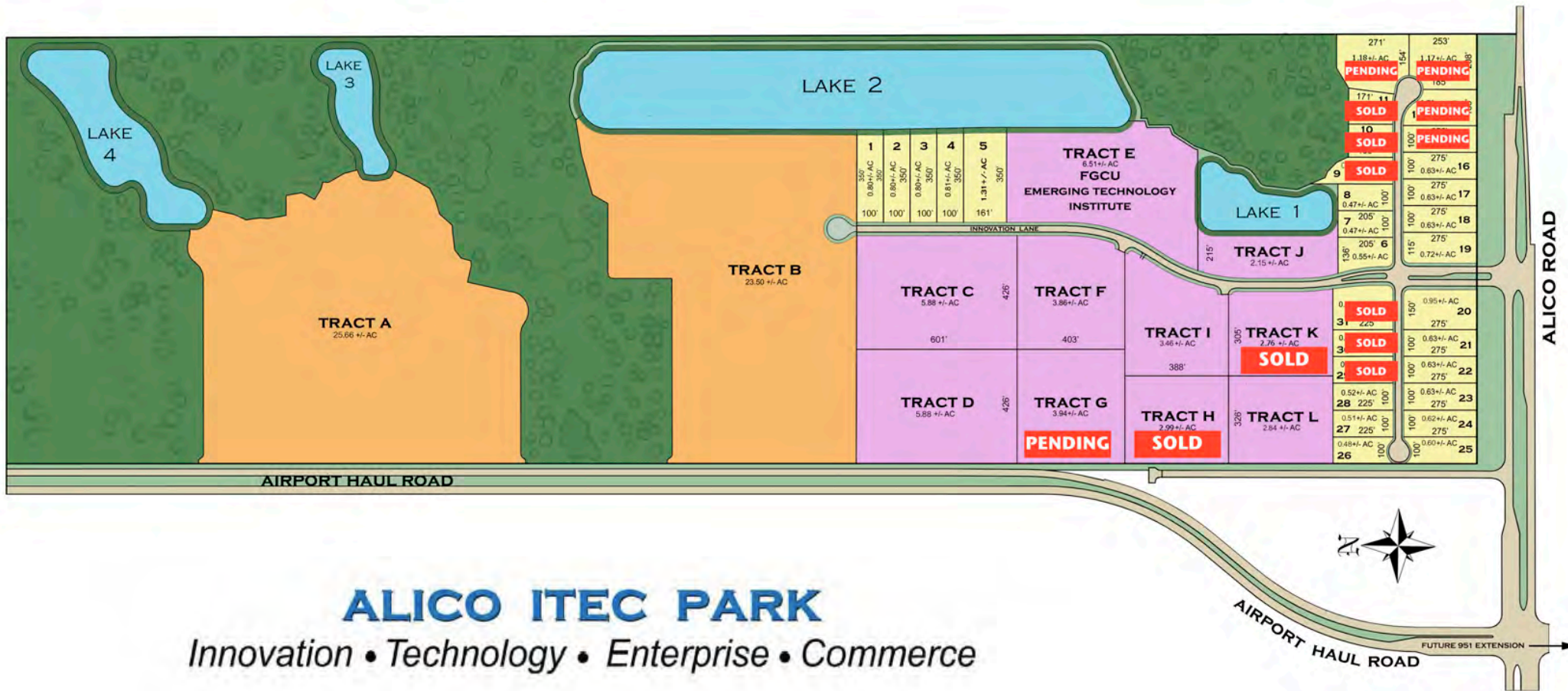


ITEC Aerial



Location Aerial





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

COLOR SITE PLAN
ALICO ITEC PARK
 LEE COUNTY FLORIDA

SHEET
6

Site Facts

Acreage: 240 acres, 107 buildable acres

Location: NE Corner of Alico Road and Airport Haul Road/951 Extension– 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, Three Oaks Parkway, US-41, Michael J. Rippe Parkway, S.R. 29 via S.R. 82/Corkscrew Road, and future 951 extension provides ease of access.

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

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

Fiber optic cable network offering high speed Internet connectivity in excess of 1 GB

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

2019 Total Population: 44,691

2024 Total Population: 49,616

2019 Median Age: 43.9

2024 Median Age: 44.3

2019 Household Income

Average: \$99,735

2019 Average Home Value:

\$357,464

2024 Average Home Value:

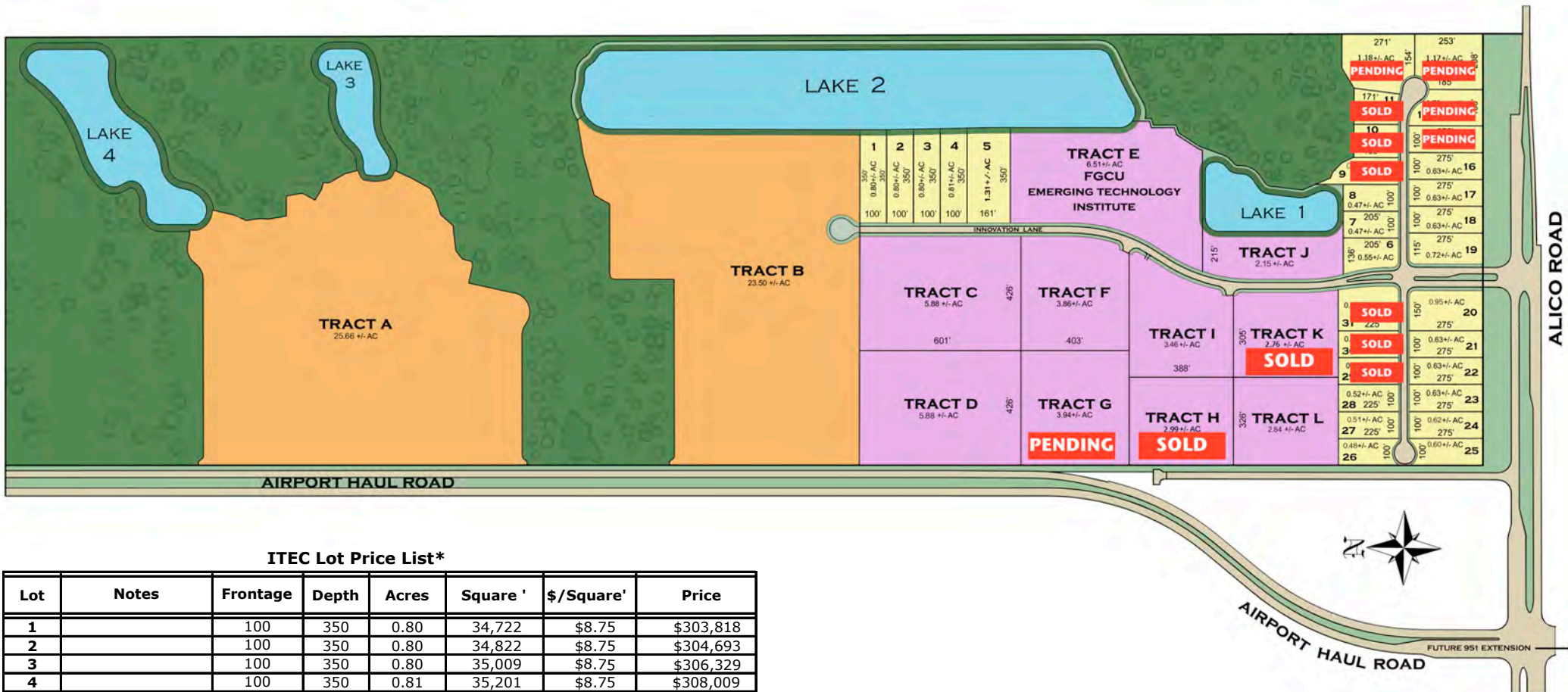
\$386,262

Access to over **1 million**

customers within 30 minutes of

ITEC!





ITEC Lot Price List*

Lot	Notes	Frontage	Depth	Acres	Square '	\$/Square'	Price
1		100	350	0.80	34,722	\$8.75	\$303,818
2		100	350	0.80	34,822	\$8.75	\$304,693
3		100	350	0.80	35,009	\$8.75	\$306,329
4		100	350	0.81	35,201	\$8.75	\$308,009
5		161	350	1.31	57,151	\$8.75	\$500,071
6		136	205	0.55	23,845	\$9.00	\$214,605
7		100	205	0.47	20,499	\$9.00	\$184,491
8		100	205	0.47	20,499	\$9.00	\$184,491
9	My ITEC PLACE	100	220	0.55	23,958		SOLD
10	MY ITEC PLACE	124	165	0.46	20,203		SOLD
11	MY ITEC PLACE	113	171	0.49	21,392		SOLD
12	PENDING	100	548	1.18	51,488	\$8.00	\$411,904
13	PENDING	250	200	1.17	50,835	\$8.75	\$444,806
14	PENDING	115	275	0.78	33,759	\$8.75	\$295,391
15	PENDING	100	275	0.63	27,526	\$9.00	\$247,734
16		100	275	0.63	27,526	\$9.75	\$268,379
17		100	275	0.63	27,526	\$9.75	\$268,379
18		100	275	0.63	27,530	\$10.50	\$289,065
19		115	275	0.72	31,572	\$11.00	\$347,292
20		150	275	0.95	41,295	\$11.00	\$454,245
21		100	275	0.63	27,521	\$11.00	\$302,731
22		100	275	0.63	27,521	\$11.00	\$302,731
23		100	275	0.63	27,517	\$9.75	\$268,291
24		100	275	0.62	27,003	\$9.75	\$263,279
25		100	275	0.60	25,944	\$9.75	\$252,954
26		100	225	0.48	20,918	\$8.50	\$177,803
27		100	225	0.51	22,024	\$8.50	\$187,204
28		100	225	0.52	22,521	\$8.50	\$191,429
29	ITEC FLEX	100	225	0.52	22,516		SOLD
30	ITEC FLEX	100	225	0.52	22,512		SOLD
31	ITEC FLEX	166	225	0.84	36,468		SOLD

ITEC Tract Price List*

Tract	Notes	Frontage	Depth	Acres	Square '	\$/Square'	Price
A				25.66	1,117,750	\$4.75	\$5,309,313
B				23.50	1,023,660	\$5.75	\$5,886,045
C		601	426	5.88	256,176	\$6.75	\$1,729,188
D		601	426	5.88	256,176	\$6.75	\$1,729,188
E	FGCU ETI						SOLD
F		403	426	3.86	168,098	\$7.50	\$1,260,735
G	PENDING	403	426	3.94	171,801	\$7.00	\$1,202,607
H	Adv. Hurricane Tech	388	326	2.99	130,375		SOLD
I		388	305	3.46	150,848	\$7.50	\$1,131,360
J			215	2.15	93,654	\$9.00	\$842,886
K	ITEC Flex	391	305	2.76	120,375		SOLD
L		391	326	2.84	123,928	\$7.50	\$929,460

* Prices effective as of 10.1.2020 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 (12)
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.

FGCU Emergent Technologies Institute



WildBlue Site Plan

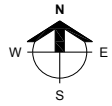


AIRPORT HAUL RD

WildBlue Construction Aerial



Esplanade 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

