

ALICO ITEC PARK



INNOVATION - TECHNOLOGY - ENTERPRISE - COMMERCE

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www.alicoitec.com

Utility Service Providers

WATER: LEE COUNTY UTILITIES	1500 MONROE STREET FORT MYERS, FL 33901 PH (239) 533-6181
SEWER: LEE COUNTY UTILITIES	1500 MONROE STREET FORT MYERS, FL 33901 PH (239) 533-6181
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

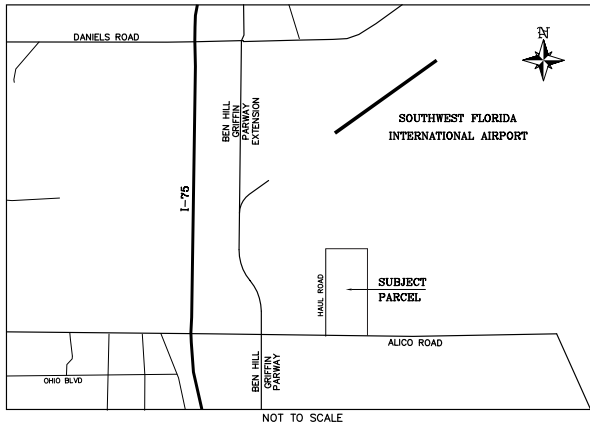
BANKS ENGINEERING

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

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
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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

Alico Corridor Aerial



Alico Road Corridor at I-75



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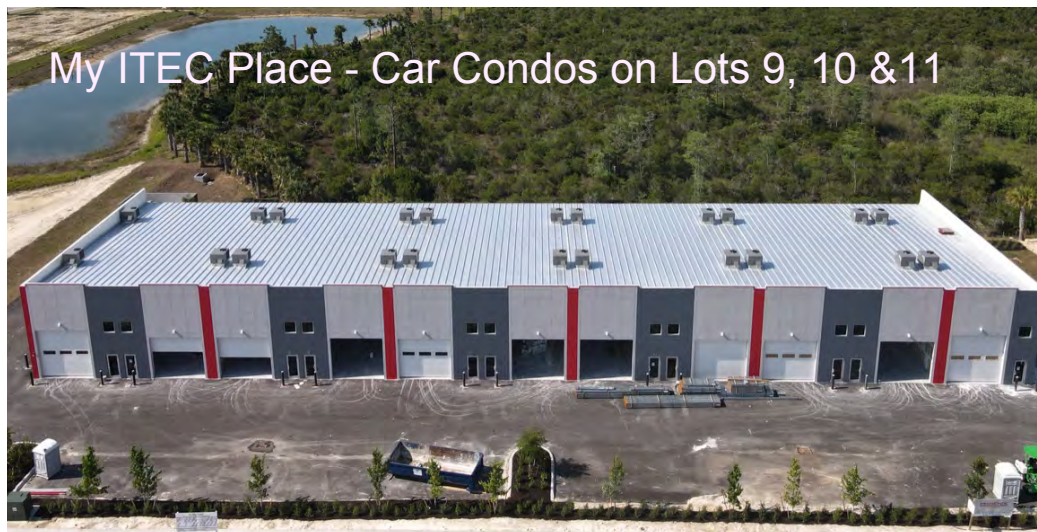
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ALICO ROAD CORRIDOR AERIAL
ALICO ITEC PARK
LEE COUNTY, FLORIDA

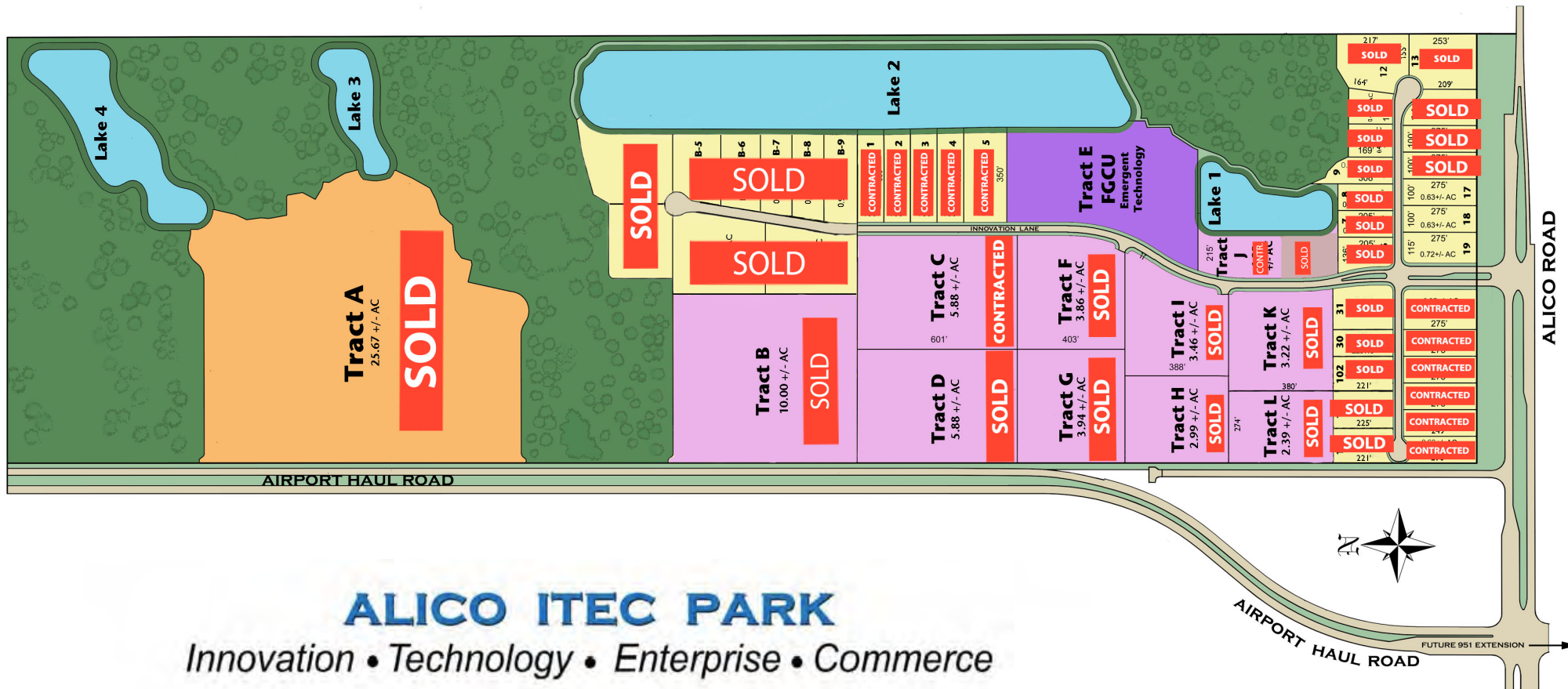
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ITEC Aerials



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 o

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



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REGULATIONS/PARAMETERS
ALICO ITEC PARK
LEE COUNTY, FLORIDA

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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.

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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

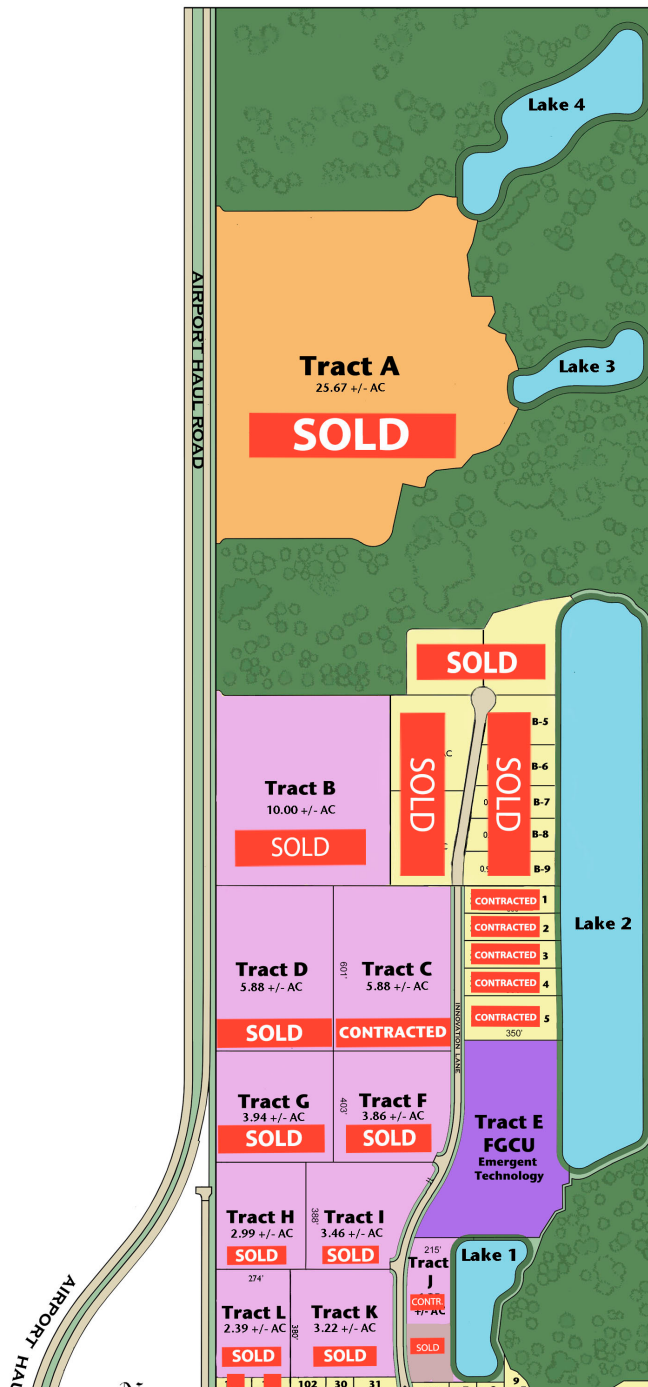
ITEC!



Lot Price List

LOT	NOTES	WIDTH	DEPTH	SQUARE FT	ACREAGE	Price/sf	PRICE
1		100	350	34,722	0.80	\$8.75	CONTRACTED
2		100	350	34,820	0.80	\$8.75	CONTRACTED
3		100	350	35,010	0.80	\$8.75	CONTRACTED
4		100	350	35,199	0.81	\$8.75	CONTRACTED
5		161	350	57,163	1.31	\$8.75	CONTRACTED
6		90	205	23,845	0.55	\$9.00	SOLD
7		136	205	20,499	0.47	\$9.00	SOLD
8		100	205	20,499	0.47	\$9.00	SOLD
9	My ITEC Place	101	220	23,958	0.55		SOLD
10	My ITEC Place	122	165	20,203	0.46		SOLD
11	My ITEC Place	130	171	21,392	0.49		SOLD
12		100	155	51,488	1.18	\$8.00	SOLD
13		209	155	50,849	1.17	\$8.75	SOLD
14		135	209	33,759	0.78	\$9.00	SOLD
15		135	275	27,526	0.63	\$9.00	SOLD
16		100	275	27,526	0.63	\$9.75	SOLD
17		100	275	27,526	0.63	\$12.00	\$ 330,312
18		100	275	27,530	0.63	\$12.00	\$ 330,360
19		115	275	31,572	0.72	\$12.00	\$ 378,864
20		100	275	41,295	0.95	\$11.00	CONTRACTED
21		100	275	27,521	0.63	\$11.00	CONTRACTED
22		100	275	27,521	0.63	\$11.00	CONTRACTED
23		100	275	27,517	0.63	\$10.00	CONTRACTED
24		100	249	27,003	0.62	\$10.00	CONTRACTED
25		100	249	25,944	0.60	\$10.00	CONTRACTED
100		137	221	28,778	0.66	\$9.00	SOLD
101		137	225	30,829	0.71	\$9.00	SOLD
102	ITEC FLEX	100	225	22,517	0.71	\$8.25	SOLD
30	ITEC FLEX	100	225	22,512	0.52	\$8.25	SOLD
31	ITEC FLEX	166	225	36,471	0.84	\$8.25	SOLD
B-1					1.91		SOLD
B-2					2.32		SOLD
B-3					1.52		SOLD
B-4					2.09		SOLD
B-5					1.11		SOLD
B-6					1.03		SOLD
B-7					0.88		SOLD
B-8					0.93		SOLD
B-9					0.97		SOLD

Tract Price List



TRACT	NOTES	FRONTAGE	DEPTH	SQUARE FT	ACRES	\$/Square '	PRICE
A				1,117,750	25.66	5.00	SOLD
B				436,500	10.00	6.25	SOLD
C		601	426	256,196	5.88	7.50	CONTRACTED
D		601	426	256,176	5.88	7.00	SOLD
E	FGCU ETI						SOLD
F		403	403	168,098	3.86	8.50	SOLD
G		403	403	171,801	3.94	7.00	SOLD
H	AHT	388	399	130,360	2.99		SOLD
I		378	399	150,870	3.46	8.00	SOLD
J				58,806	1.35	9.25	CONTRACTED
K-1	Flex Space	391	305	120,375	3.22		SOLD
L-1	Storage Units	391	326	123,945	2.39		SOLD

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
(1) ELECTRICAL MACHINERY AND EQUIPMENT
(2) FABRICATED METAL PRODUCTS, Group II
(3) FOOD AND KINDRED PRODUCTS, Group III
FURNITURE AND FIXTURES

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LEATHER PRODUCTS, Group II
(1) LUMBER AND WOOD PRODUCTS: Groups II and IV
(2) MACHINERY, Groups I and II
(3) RUBBER AND PLASTIC PRODUCTS: Group II
(4) STONE, CLAY, GLASS AND CONCRETE PRODUCTS: Groups I, II, and III
(5) TEXTILE MILL PRODUCTS, Groups I and II
(6) 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 (1), and IV (1)
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 (1)

NOTE: (1) 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

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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.

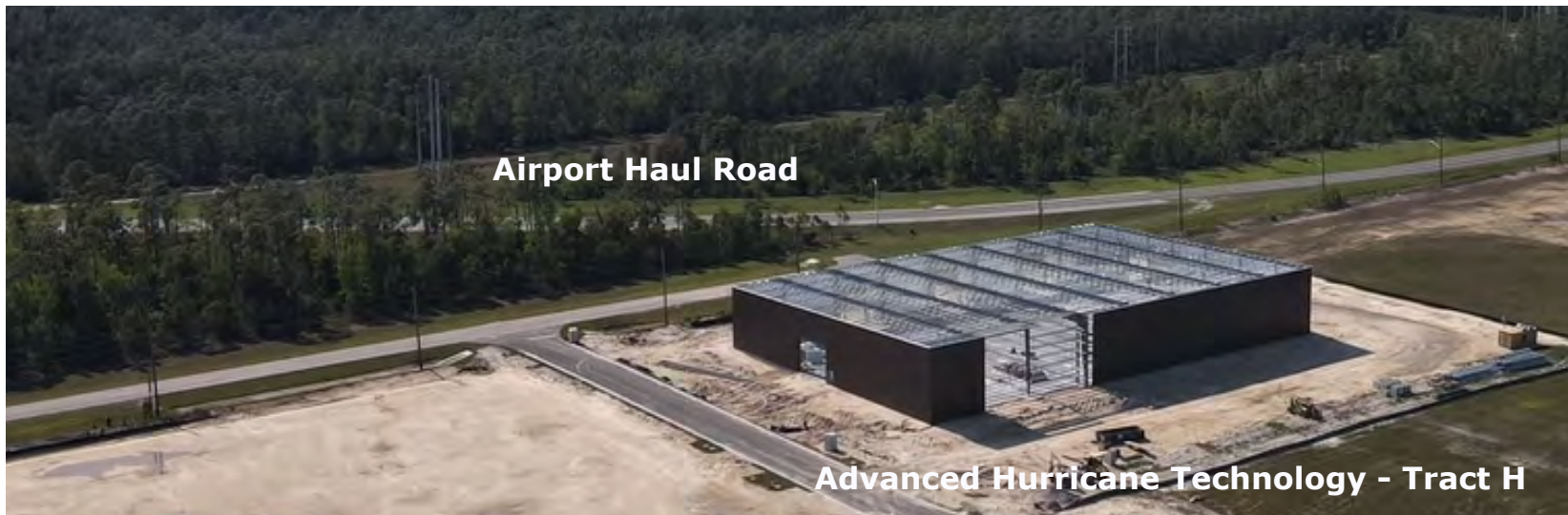
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FGCU Emergent Technologies Institute



My ITEC Place & AHT Construction Aerials



Center Place Apartments

300 units with completion in 2021



Premier Airpark

225 Acre Distribution Manufacturing Park to the NW of ITEC



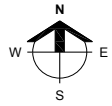
Capri at Miromar Lakes Waterfront Penthouses and Residences



WildBlue Site Plan



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

