

**JOINT
VENTURE**

29 ACRES
1,200 FT. on ALICO ROAD

5 ACRES of LAND & 21 ACRES of LAKE

Note: Bass Pro Shop at Gulf Coast Town Center was a lake before it was filled in

Proposal: Looking for a joint venture partner to fill in part of the lake creating more developable land fronting on Alico Road

****Redevelopment is occurring in Lee County & contractors will pay to dump their clean fill****



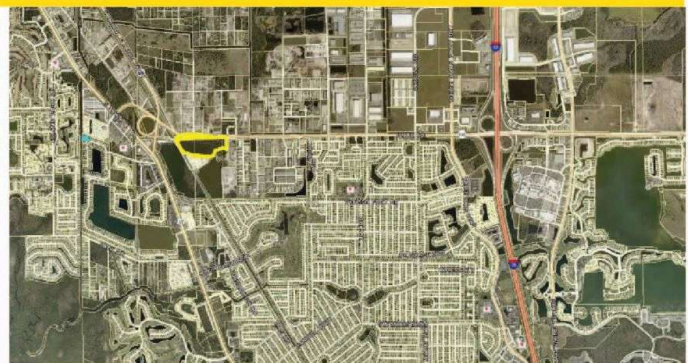
-Alico Road is one of the few I-75 interchanges in Lee County FL-
-South Fort Myers is a prime area due to it's proximity to Bonita Springs and Naples-

Nearby existing businesses or in entitlement stage are:

- Amazon Distribution Center - Floor and Decor
- Granada Lakes RV Park - Westbrook Subdivision
- Gulf Coast Town Center - Miramar Lakes Subdivision
- Home Depot - Florida Gulf Coast University
- Numerous commercial and industrial buildings

Entitlement in process nearby:

- 200,000 sq. ft. of commercial - hotel/motel up to 150 rooms - and up to 350 dwelling units
- Plus many other projects in the entitlement stage ie to numerous to list



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