

GATEWAY HOTEL DEVELOPMENT OPPORTUNITY

11701 GATEWAY BLVD , FORT MYERS FL 33913

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Exclusively Marketed by:

ONE

Sotheby's

INTERNATIONAL REALTY
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01

Executive Summary

Investment Summary

Location Summary



Southwest
Florida
International
Airport

Terminal Access Rd

876

Daniels Pkwy

876

Timber Ridge Dr

Pine Timber Ln

Subject Property

Griffin Drive

Rosemont Dr

OFFERING SUMMARY

ADDRESS	11701 Gateway Blvd Fort Myers FL 33913
COUNTY	LEE
APN	07-45-26-00-00001.1020

FINANCIAL SUMMARY

OFFERING PRICE	\$2,970,000.00
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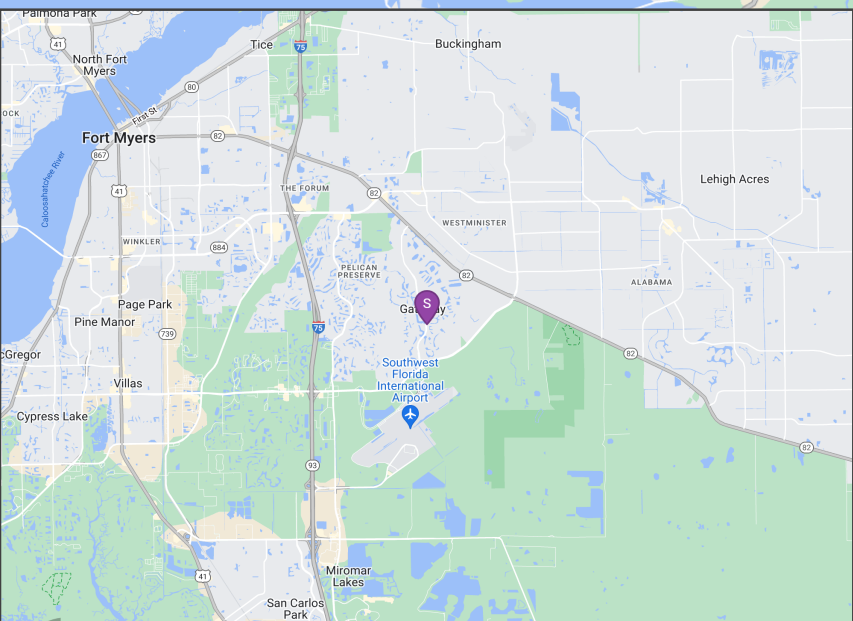
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
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2021 Population	5,590	38,624	86,880
2021 Median HH Income	\$104,573	\$81,705	\$78,610
2021 Average HH Income	\$139,650	\$116,263	\$111,195

- One Sotheby's Commercial Director, Manuel Chamizo III, is pleased to offer this unique opportunity to acquire a 2 +/- acres of vacant land approved for a Hotel Development of up to 150 units / keys in Ft. Meyers, Florida.
- The Subject property is currently located in the established neighborhood of Gateway, widely viewed as Southwest Florida's most complete community, in Ft. Myers, Florida.
- Strong retail and rental apartment submarket boasting occupancy over 97% incomparable location, minutes away from major employment centers
- With exceptional Demographics, Ft. Myers is "The City of Palms." and is a fast-growing community makes it Florida's gateway and a significant tourist attraction.



- Gateway is located in Fort Myers, Florida just off I-75 in between Daniels Parkway and Colonial Blvd.
- Gateway is a master planned community with over 3,000 acres of neighborhoods, schools, parks, trails and a booming business park.
- The Club at Gateway Golf Course & Country Club, a six-field soccer complex, Sky Walk Shopping Center, Fort Myers Brewing Company, and the Boston Red Sox Spring Training facility make it one of Florida's top destination cities.
- An extensive business park that features Gartner, Comcast, Zephyrhills, Alta Resources, Walgreens, FBI, Alorica, NeoGenomics, DirecTV, and many more. Quick access to Southwest Florida International Airport.

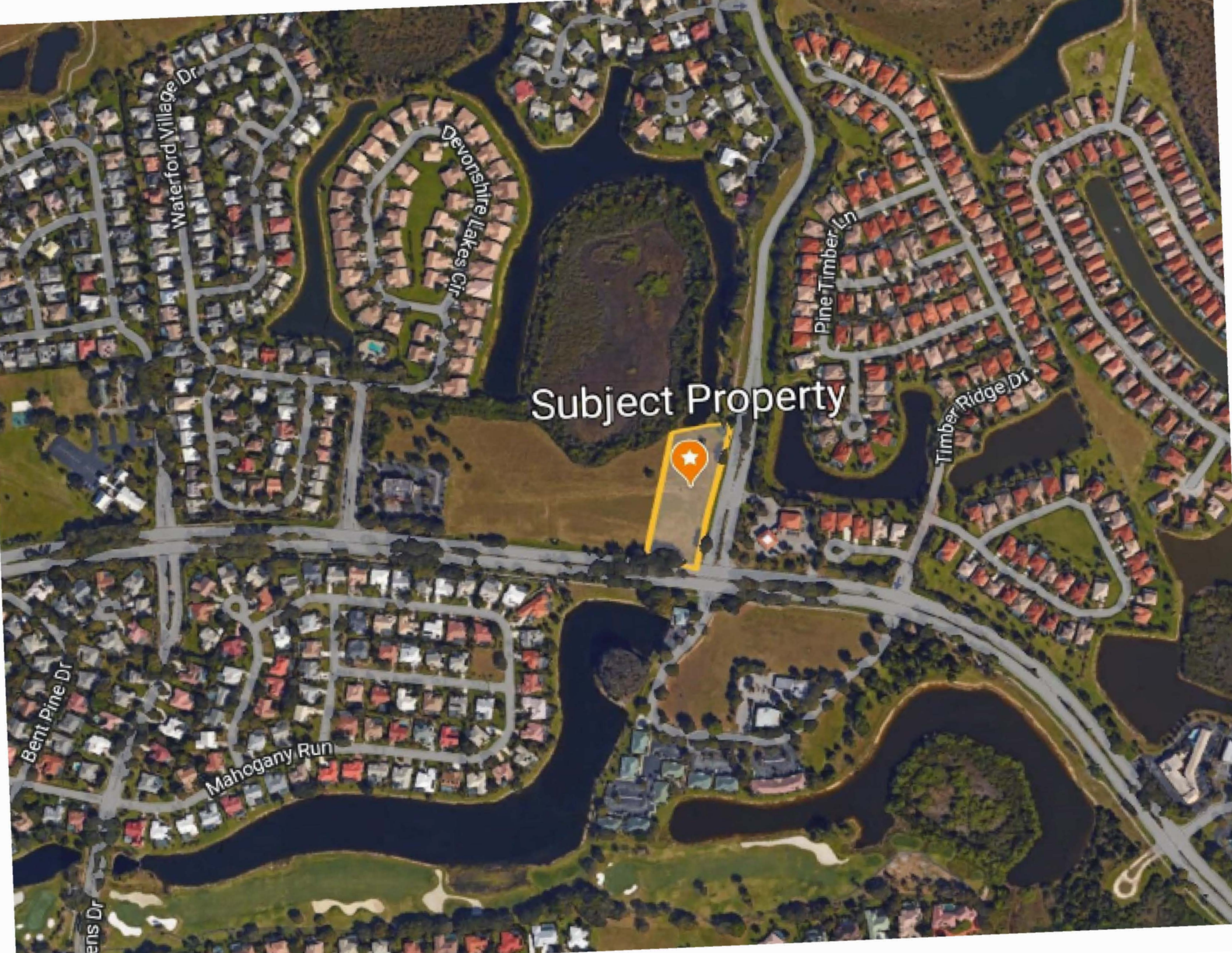




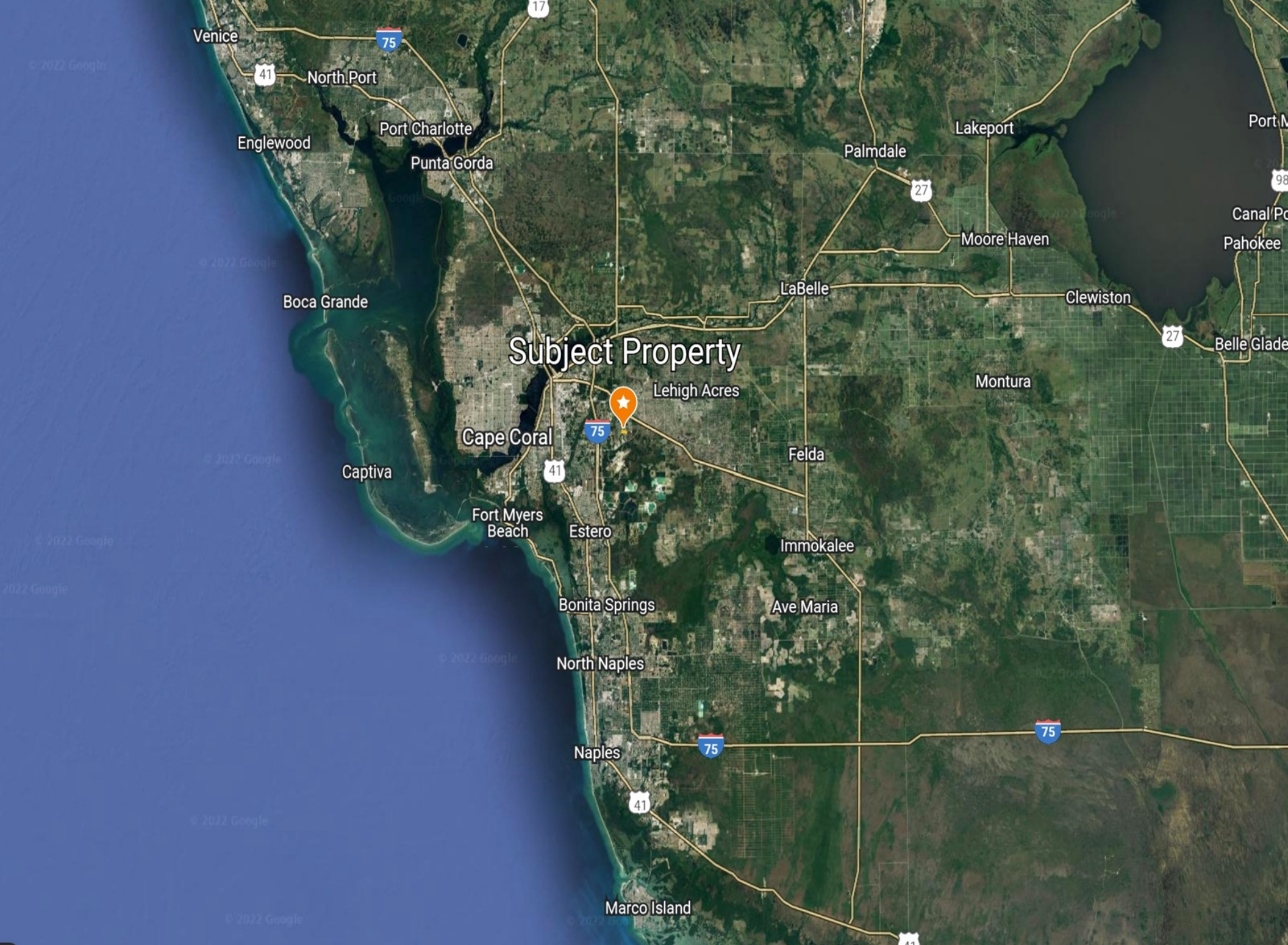
02

Property Description

Aerial Map



Subject Property





03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,350	4,594	14,024
2010 Population	3,704	24,040	55,800
2021 Population	5,590	38,624	86,880
2026 Population	6,451	42,015	94,212
2021 African American	202	5,322	13,123
2021 American Indian	8	271	518
2021 Asian	181	1,050	2,452
2021 Hispanic	729	9,869	26,245
2021 Other Race	196	3,358	8,998
2021 White	4,408	23,344	48,117
2021 Multiracial	593	5,266	13,648
2021-2026: Population: Growth Rate	14.55 %	8.50 %	8.15 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	59	726	1,581
\$15,000-\$24,999	51	650	1,517
\$25,000-\$34,999	104	939	2,241
\$35,000-\$49,999	170	1,596	3,692
\$50,000-\$74,999	385	2,818	6,169
\$75,000-\$99,999	340	2,286	5,008
\$100,000-\$149,999	615	2,883	6,084
\$150,000-\$199,999	312	1,503	2,776
\$200,000 or greater	360	1,576	3,215
Median HH Income	\$104,573	\$81,705	\$78,610
Average HH Income	\$139,650	\$116,263	\$111,195

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	595	2,011	6,268
2010 Total Households	1,447	8,549	19,854
2021 Total Households	2,396	14,978	32,284
2026 Total Households	2,684	16,258	34,983
2021 Average Household Size	2.33	2.58	2.67
2000 Owner Occupied Housing	473	1,457	4,555
2000 Renter Occupied Housing	40	240	602
2021 Owner Occupied Housing	2,206	10,947	23,257
2021 Renter Occupied Housing	191	4,031	9,027
2021 Vacant Housing	488	3,353	7,975
2021 Total Housing	2,884	18,331	40,259
2026 Owner Occupied Housing	2,495	12,064	25,299
2026 Renter Occupied Housing	189	4,194	9,684
2026 Vacant Housing	565	3,695	8,603
2026 Total Housing	3,249	19,953	43,586
2021-2026: Households: Growth Rate	11.50 %	8.25 %	8.10 %



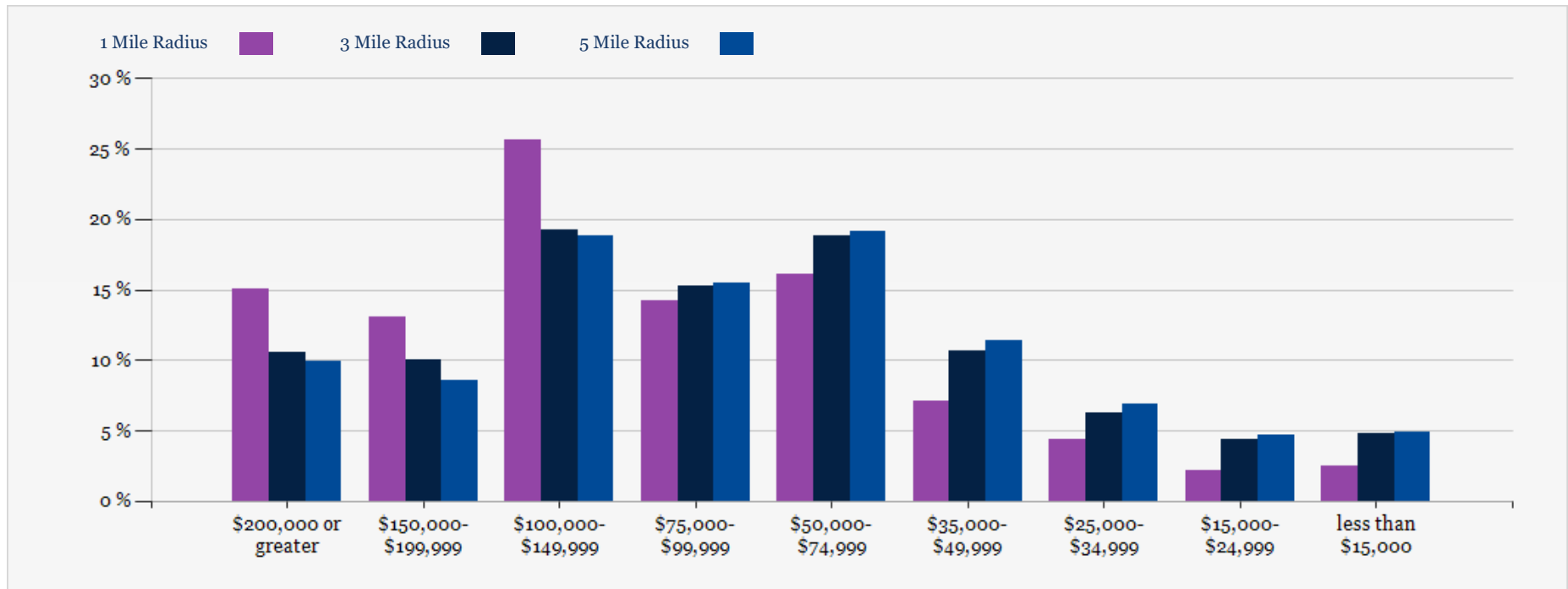
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	258	2,211	5,755
2021 Population Age 35-39	278	2,123	5,577
2021 Population Age 40-44	306	2,033	5,070
2021 Population Age 45-49	316	1,900	4,784
2021 Population Age 50-54	360	1,990	4,872
2021 Population Age 55-59	346	2,153	4,921
2021 Population Age 60-64	453	2,665	5,408
2021 Population Age 65-69	579	3,210	5,699
2021 Population Age 70-74	538	2,974	5,200
2021 Population Age 75-79	304	1,820	3,380
2021 Population Age 80-84	161	963	1,820
2021 Population Age 85+	97	630	1,343
2021 Population Age 18+	4,567	29,889	66,445
2021 Median Age	51	43	39

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,832	\$69,940	\$67,537
Average Household Income 25-34	\$126,387	\$91,182	\$90,350
Median Household Income 35-44	\$125,280	\$87,842	\$89,763
Average Household Income 35-44	\$162,216	\$118,762	\$116,967
Median Household Income 45-54	\$120,328	\$97,515	\$87,980
Average Household Income 45-54	\$161,281	\$133,335	\$122,432
Median Household Income 55-64	\$114,311	\$95,614	\$87,960
Average Household Income 55-64	\$156,892	\$137,036	\$127,766
Median Household Income 65-74	\$104,097	\$96,316	\$85,805
Average Household Income 65-74	\$138,969	\$128,747	\$121,325
Average Household Income 75+	\$92,602	\$92,881	\$94,099

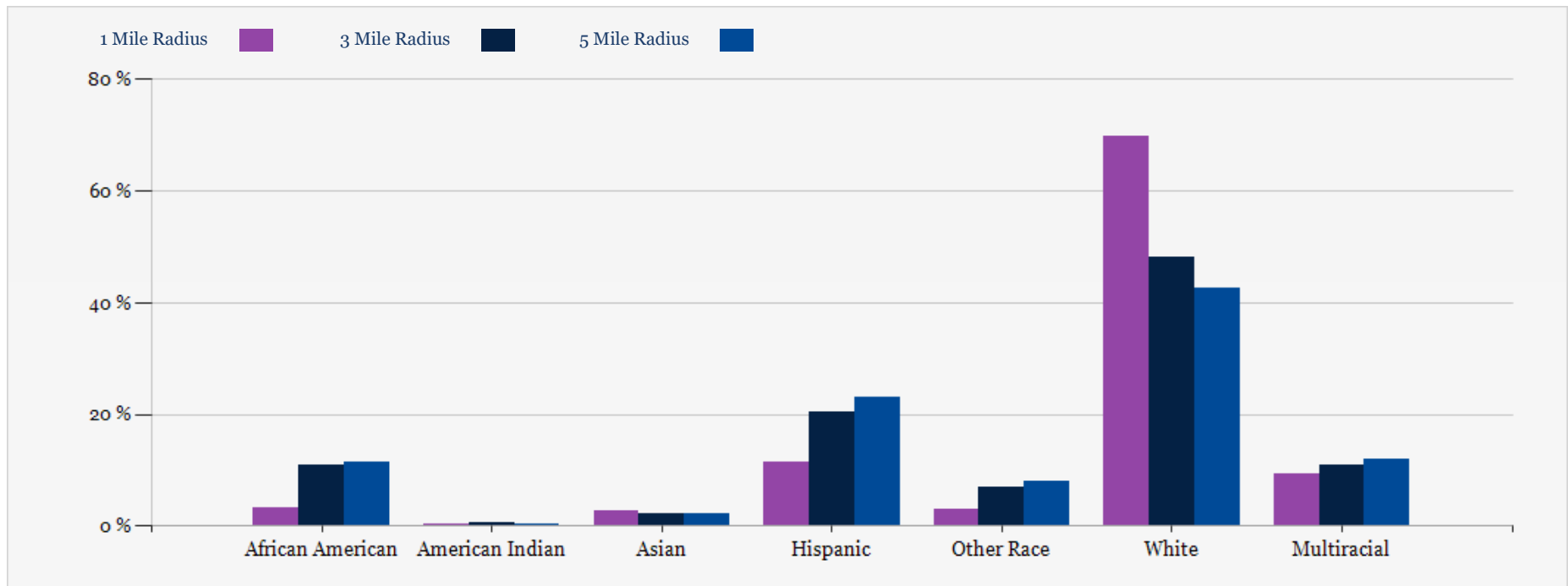
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	403	2,690	6,877
2026 Population Age 35-39	377	2,484	6,426
2026 Population Age 40-44	354	2,244	5,701
2026 Population Age 45-49	357	2,040	4,949
2026 Population Age 50-54	332	1,872	4,626
2026 Population Age 55-59	399	2,133	4,824
2026 Population Age 60-64	411	2,463	5,206
2026 Population Age 65-69	552	3,130	5,818
2026 Population Age 70-74	609	3,256	5,566
2026 Population Age 75-79	501	2,668	4,491
2026 Population Age 80-84	247	1,436	2,575
2026 Population Age 85+	140	844	1,680
2026 Population Age 18+	5,240	32,548	71,758
2026 Median Age	50	42	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$112,350	\$77,277	\$77,036
Average Household Income 25-34	\$148,924	\$104,705	\$102,865
Median Household Income 35-44	\$141,174	\$98,866	\$102,716
Average Household Income 35-44	\$188,914	\$139,344	\$134,760
Median Household Income 45-54	\$141,584	\$107,016	\$101,544
Average Household Income 45-54	\$192,414	\$154,695	\$141,210
Median Household Income 55-64	\$133,674	\$109,302	\$101,871
Average Household Income 55-64	\$189,170	\$163,569	\$148,944
Median Household Income 65-74	\$112,729	\$107,487	\$100,310
Average Household Income 65-74	\$167,392	\$154,950	\$144,615
Average Household Income 75+	\$122,208	\$118,522	\$119,547

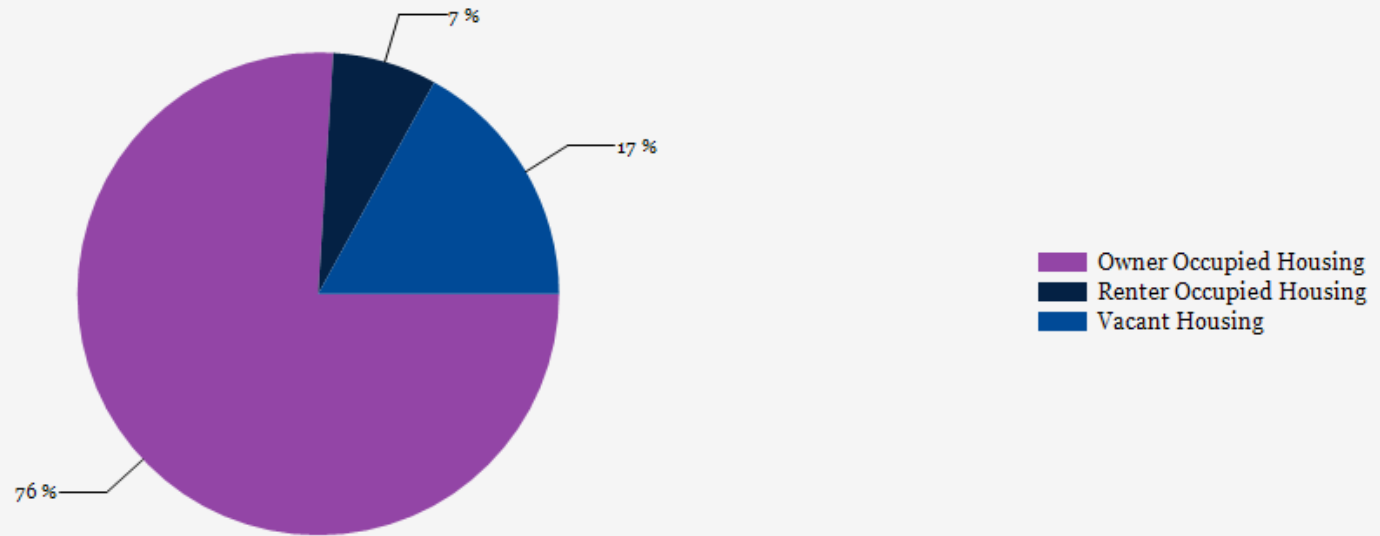
2021 Household Income



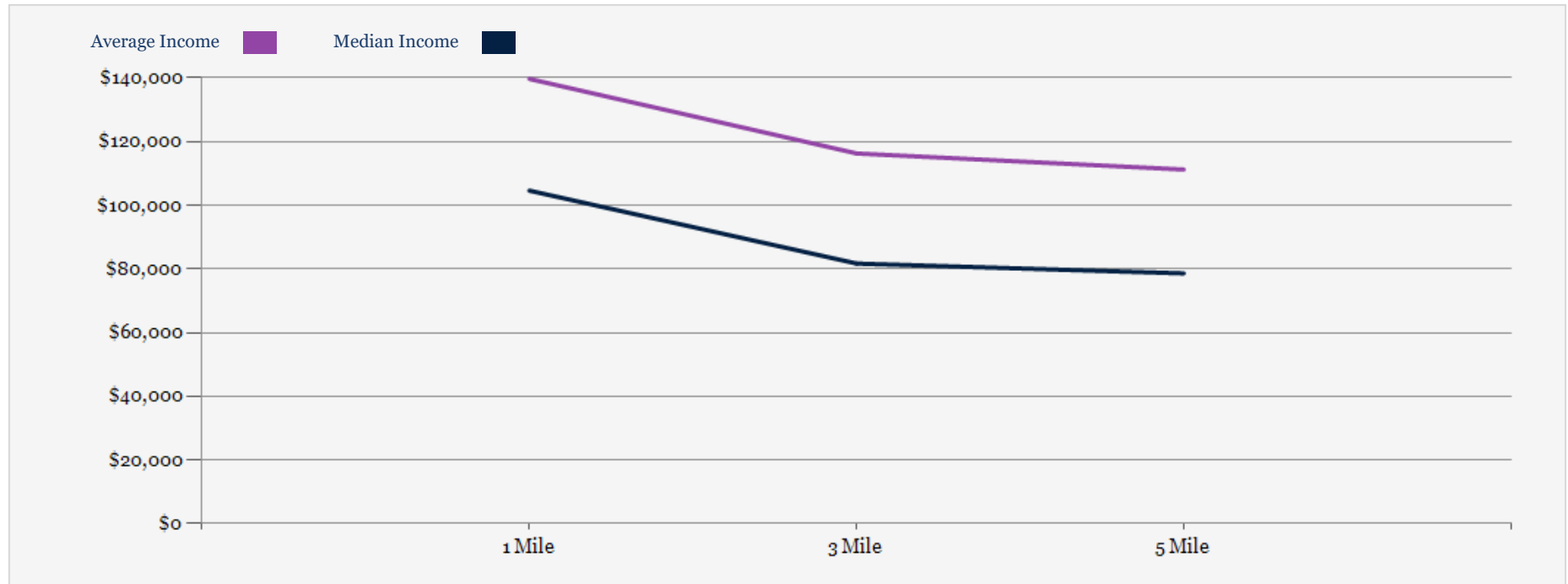
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median





04

Company Profile

Advisor Profile



Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 35 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. Enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has just been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverage's earned him the cover of Miami Business Review, as well as South Florida Business Journal.

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