

## 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!

