



My ITEC Place-Luxury Car Condominiums

An affordable and convenient location for your vehicle and storage needs

CARS | BOATS | RVS | MOTORCYCLES | WAREHOUSE

Standard Unit Features

- Extra wide units with 14' wide doors
- LED Lighting & Security Cameras
- Fire Sprinklers
- Pre-plumbed for private bath
- High Speed Fiber Internet Service
- All Units Climate Controlled
- 16'-18' Clear Ceiling Height
- 100 Amp & 3 Phase Electric
- Impact Glass Entry Door
- Common Bathrooms
- Available Mezzanines
- Deeded Parking Space

Unit sizes from 510 to 1330 square feet
Priced from the \$120,000s

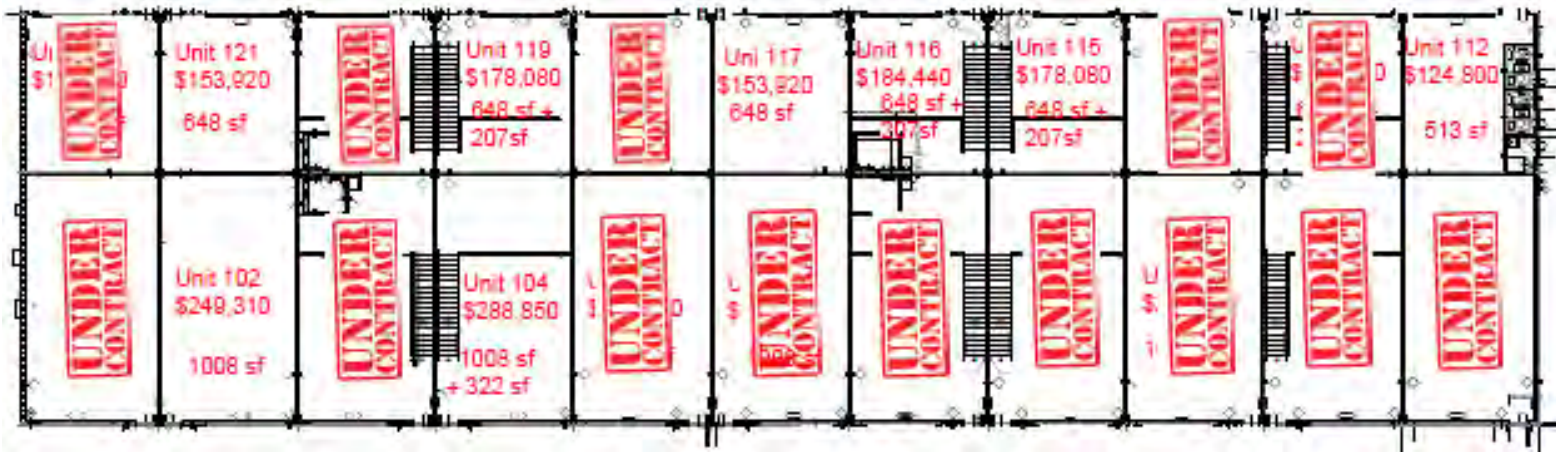


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Building Interior Layout



Site Plan







ALICO ITEC PARK COMMUNITY PROFILE

| | 3 Miles | 5 Miles | 10 Miles |
|--------------------------------------|---------------------|----------------------|-----------------------|
| 2019 Total Population | 4,759 | 44,691 | 259,232 |
| 2024 Total Population | 5,090 | 49,616 | 288,731 |
| 2019 Median Age | 21.5 | 43.9 | 44.6 |
| 2024 Median Age | 21.8 | 44.3 | 44.6 |
| 2010 Population in Households | 38.3% (Total 4,334) | 92.6% (Total 36,335) | 97.6% (Total 210,056) |
| 2019 Average Household Income | \$119,321 | \$99,735 | \$84,295 |
| 2024 Average Household Income | \$120,964 | \$111,601 | \$95,125 |
| 2019 Average Home Value | \$731,131 | \$357,464 | \$323,205 |



DRIVE TIMES

| | |
|---------------------|------------------|
| I-75 | 5 Minutes |
| SWFL Int'l Airport | 10 Minutes |
| Downtown Fort Myers | 20 Minutes |
| Lehigh Acres | 25 Minutes |
| Bonita Springs | 15 Minutes |
| Downtown Naples | 35 Minutes |
| Tampa | 2 Hours |
| Sarasota | 1 Hour, 10 Mins |
| Miami | 2 Hours, 15 Mins |



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