

# ALICO ITEC PARK

## TRACT F

3.86  
ACRES  
\$1,345,000



CONTRACTED

CONTRACTED

RESERVED \$  
350'

Tract G  
3.94 +/- AC

SOLD

Tract F  
3.86 +/- AC

FOR SALE

Tract E  
FGCU  
Emergent  
Technology

Tract H  
2.99 +/- AC

SOLD

Tract I  
3.46 +/- AC

CONTRACTED

215'  
Tract J

Lake 1

ALL LOTS HAVE PUBLIC WATER AND SEWER, ROADS WITH CURB AND GUTTER,  
MASTER STORMWATER/PRESERVES, STREETLIGHTS, PARKWIDE SECURITY

MINUTES FROM I-75 & SOUTH WEST FLORIDA INTERNATIONAL AIRPORT

250,000 AFFLUENT FAMILIES WITHIN 10 MILES

ALICO ROAD IS THE CENTER OF THE GROWTH EXPLOSION IN SOUTH LEE COUNTY AND THE CENTER  
POINT OF COLLIER, LEE AND CHARLOTTE COUNTIES

1MM CONSUMERS WITHIN 30 MINUTES - 3MM CONSUMERS WITHIN 2 HOURS



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ITEC

INNOVATION · TECHNOLOGY · ENTERPRISE · COMMERCE



# ALICO

## ITEC Park Commercial Land

### Lots 17, 18 and 19

**LOTS 17-18-19 TOTAL 1.98 ACRES  
SELLING AT \$1,035,000**

**PERMITTED USES INCLUDE RETAIL,  
COMMERCIAL, LIGHT INDUSTRIAL**

**PLATTED LOTS WITH PUBLIC WATER,  
SEWER, CURBS, GUTTERS, MASTER  
STORMWATER, PRESERVES, LED  
STREETLIGHTS, AND SECURITY.**

**MINUTES TO I-75 & SWFL  
INTERNATIONAL AIRPORT, SEVEN  
NORTH/SOUTH ROUTES AVAILABLE,**

**250,000 AFFLUENT HOUSEHOLDS  
WITHIN 10 MI., 1 MILLION CONSUMERS  
WITHIN 30 MINS, AND 3 MILLION  
CONSUMERS WITHIN A 2-HOUR RADIUS.**

**ALICO ROAD WIDENING COMPLETED  
SPRING 2021, WHICH MEANS MORE  
BUSINESS AND TRAFFIC!**

