



INNOVATION - TECHNOLOGY - ENTERPRISE - COMMERCE



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
PHASE 1 SOLD

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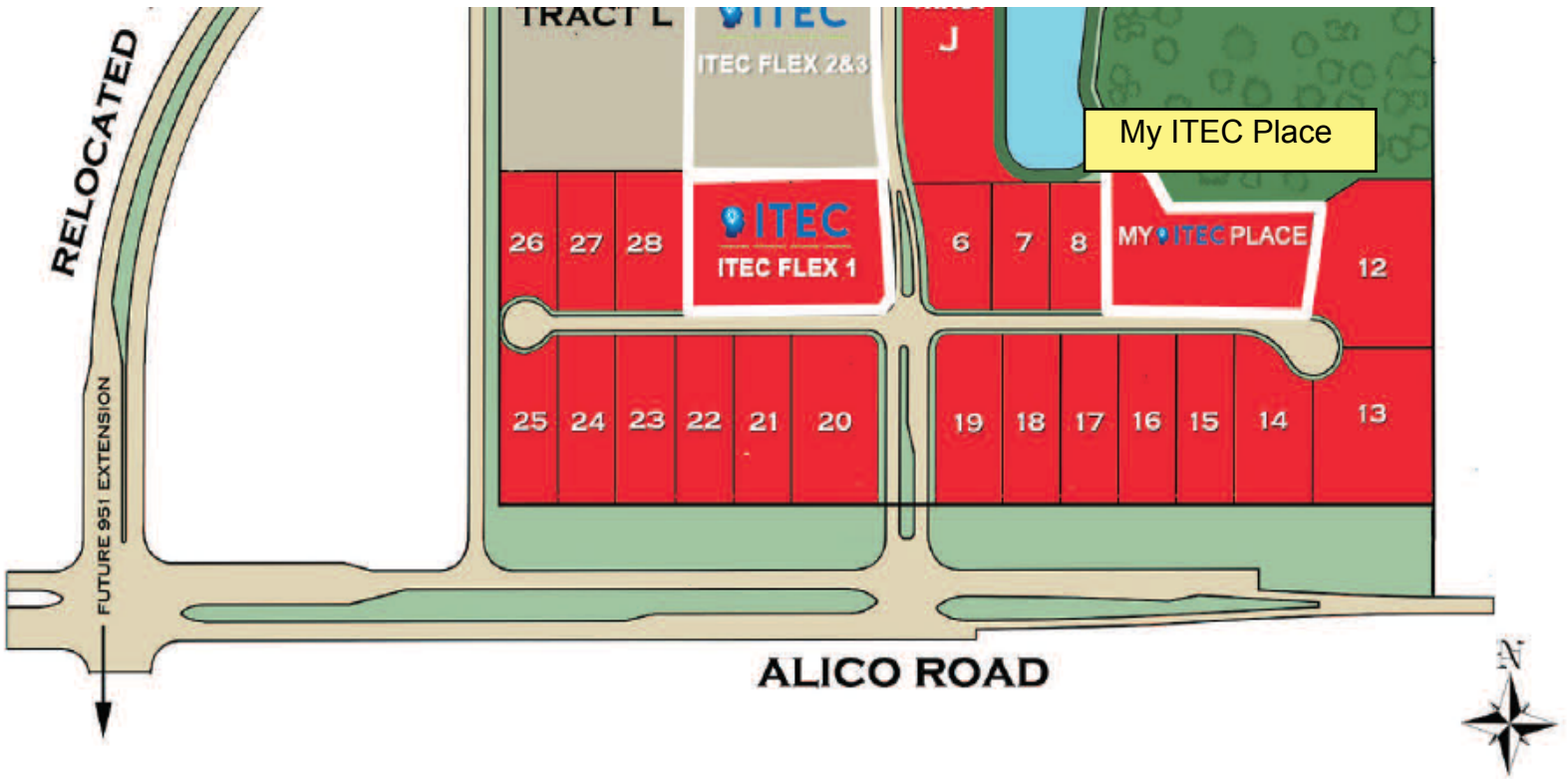
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Artist's Conception

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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