



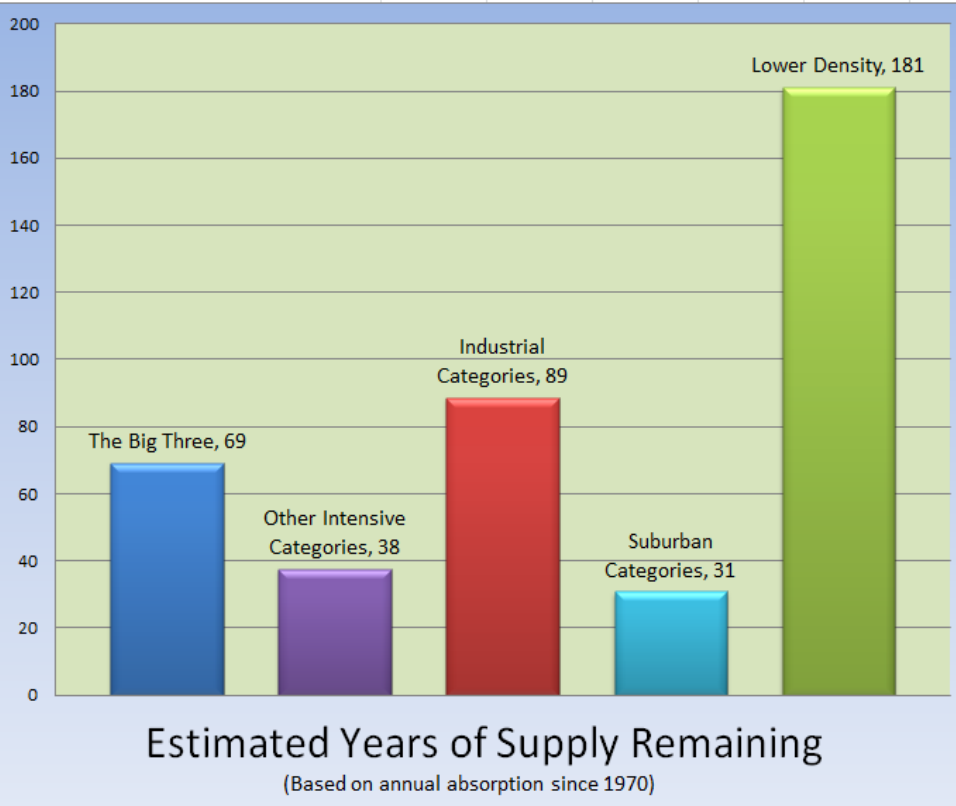
Remaining Land in Lee County

The Lee Plan is the document addressing the planning for future development through Lee County. Also known as the Comprehensive Plan, it contains several elements, including transportation, utilities, housing, etc. The primary element, however, is the Future Land Use (FLU) categories and their designation to various areas of the County.

Some of these categories may be familiar, such as the Coastal Rural on Pine Island or the DR/GR, found mostly in southeastern Lee County.

The numbers tell an amazing story. In the purely industrial style land uses, there is potentially 89 more years of land available for development.

Compare this to the "Big Three" (Intensive



Dev., Central Urban, Urban Comm.), where there is only 69 years of supply remaining. And possibly 80% of this Urban Community land is found within Lehigh Acres, which is mostly zoned for residential.

Even more abundant is the

supply of the lower density categories. Overall, there is potentially 181 years left, including 375 years of supply in Coastal Rural on Pine Island!

Obviously, there will be some of these lands that are not developable or as desirable to the market. However, there is still tremendous supply. When we look at all of the categories combined, they are still 63% vacant overall. This may seem difficult to believe after the growth over these last few decades, but we've still got a long way to grow.



- ◆ Commercial and Residential
- ◆ Litigation Support/Eminent Domain
- ◆ Subdivision/Development Analysis
- ◆ Insurable Value
- ◆ Estate/Taxation Appraisals
- ◆ Ad Valorem Issues
- ◆ Rental Studies/Lease Analysis
- ◆ General Consulting