

# LSI

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## COMPANIES



**THE EXPANDING LANDSCAPE OF DEVELOPMENT IN SWFL**

# LSI COMPANIES

LSI  
COMPANIES

Land  
Solutions

LSI  
COMMERCIAL

Development  
Solutions

## SOUTHWEST FLORIDA'S FULL SERVICE REAL ESTATE FIRM

SERVICES  
DESIGNED FOR  
YOUR SUCCESS



SIX SERVICES  
ONE COMPANY

- ✓ **Trusted Insights**
- ✓ **Relationships**
- ✓ **Open Communication**
- ✓ **Industry Experience**
- ✓ **End-to-End Service**

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# LSI COMPANIES

## OFFICE LOCATIONS Fort Myers, Punta Gorda & Naples

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**IN 2025, WE SERVED OUR  
CLIENTS WELL**



BROKERED OVER **114** REAL  
ESTATE TRANSACTIONS



CLOSED LAND AND COMMERCIAL  
DEALS TOTALLING OVER  
**223,000,000**



SOLD OVER **3,851.5±** ACRES  
OF LAND IN SOUTHWEST FLORIDA



**389,087±** SQ. FT. OF COMMERCIAL  
BUILDINGS BROKERED

**EST. 2000**

**\$3.0 BILLION+**

Total Brokered

**894+**

Transactions

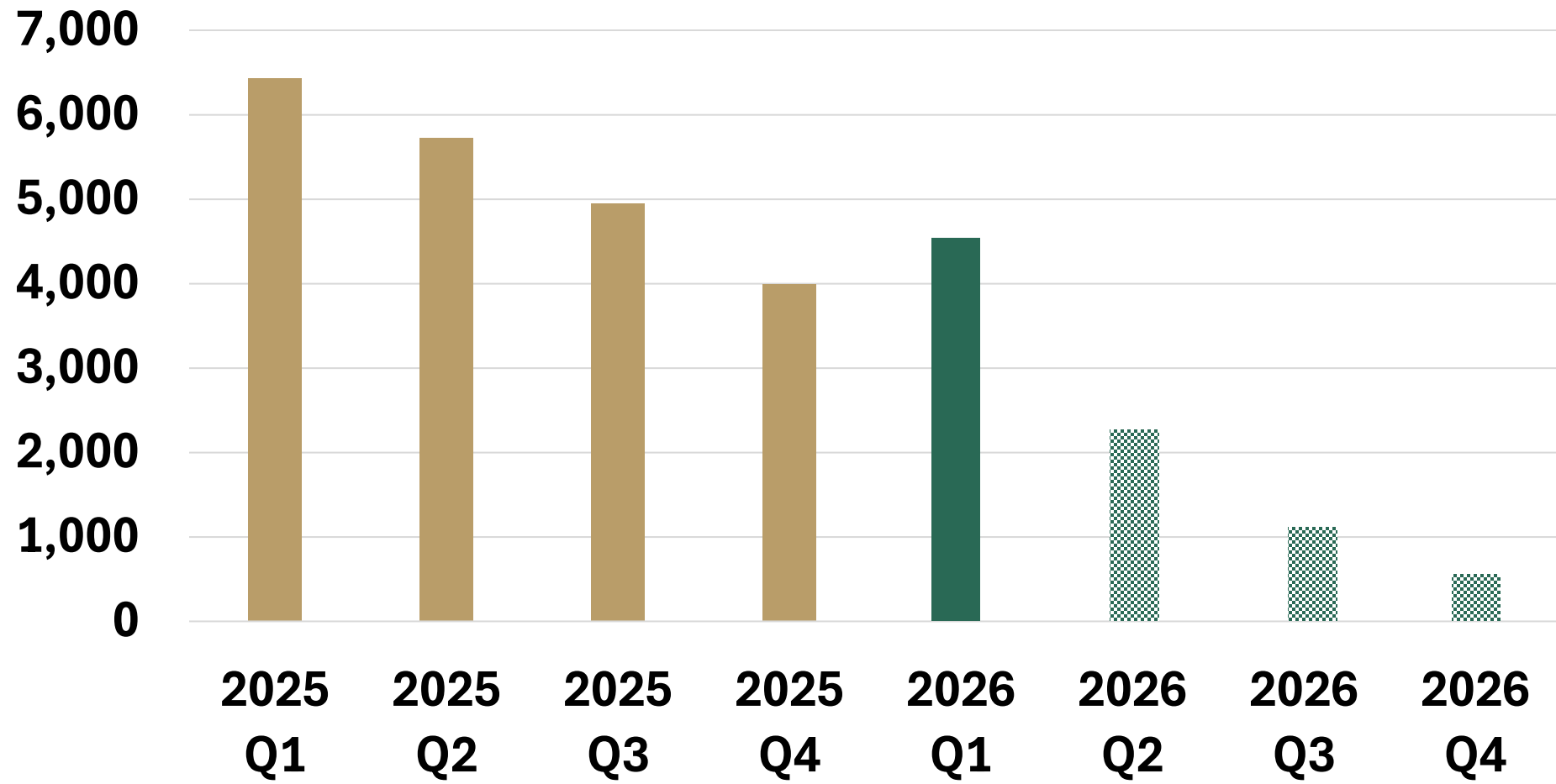
**39+**

Specialists

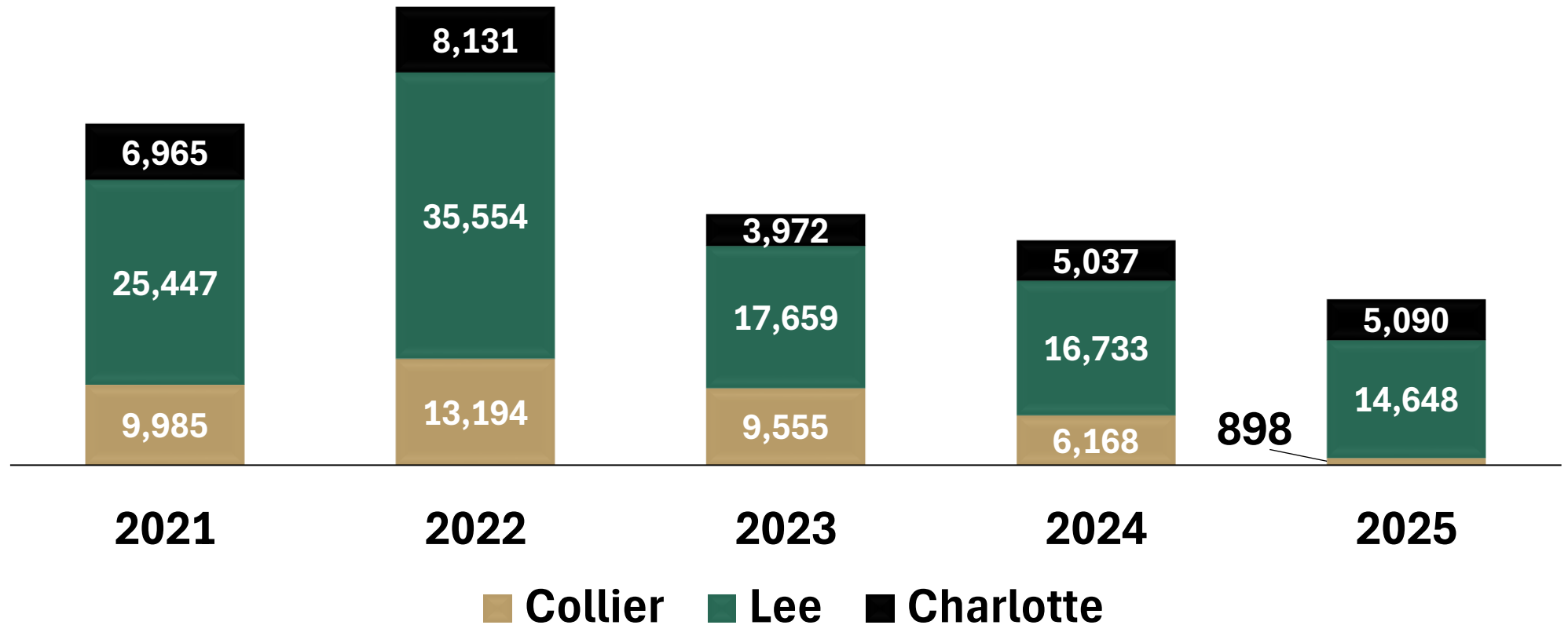
## **MOST ACTIVE AREAS**

- **Daniels & S.R. 82**
- **951/Collier Boulevard**
- **S.R. 80/Palm Beach**
- **Burnt Store Road**

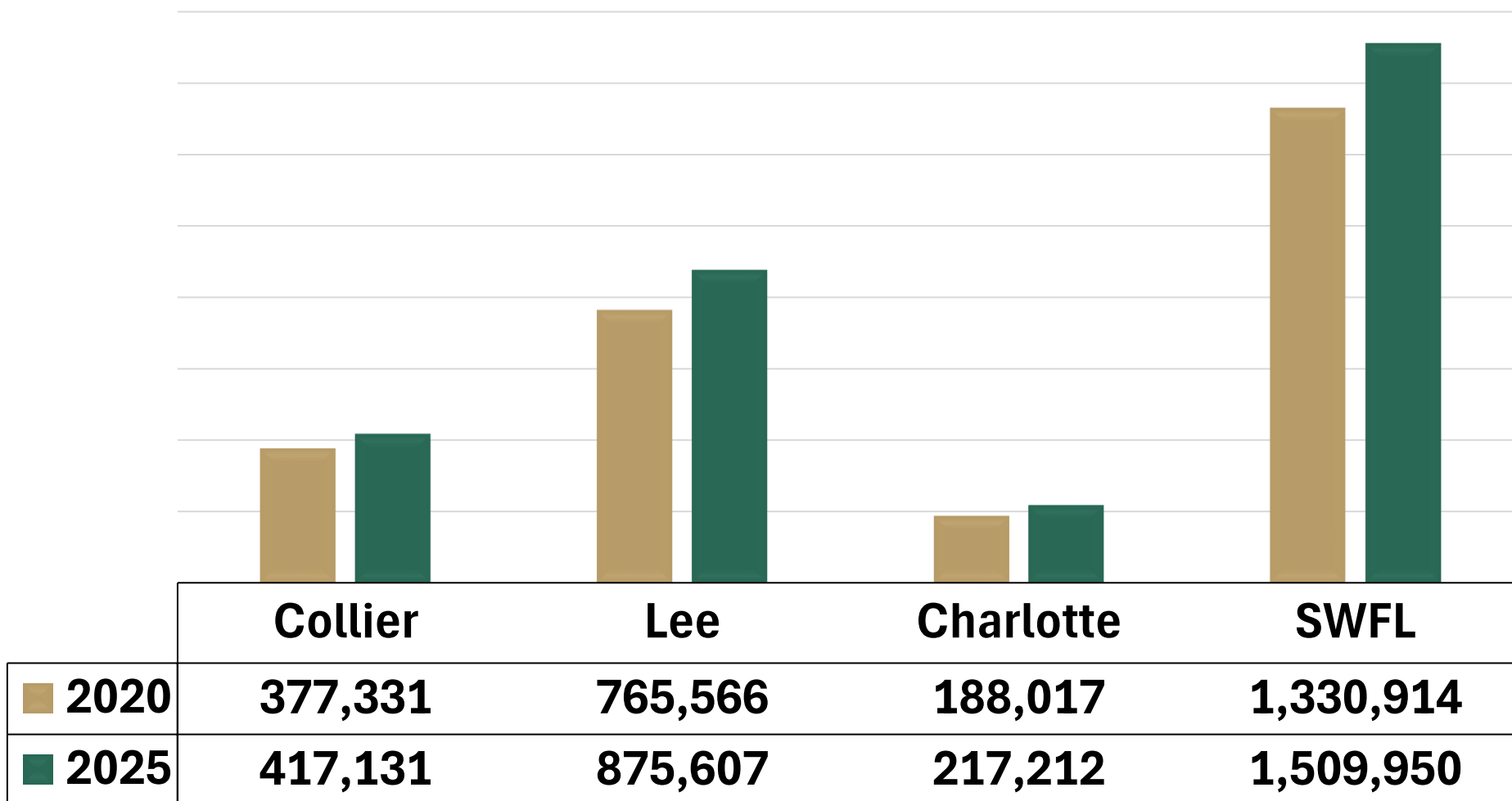
## Justin's Permit Predictions



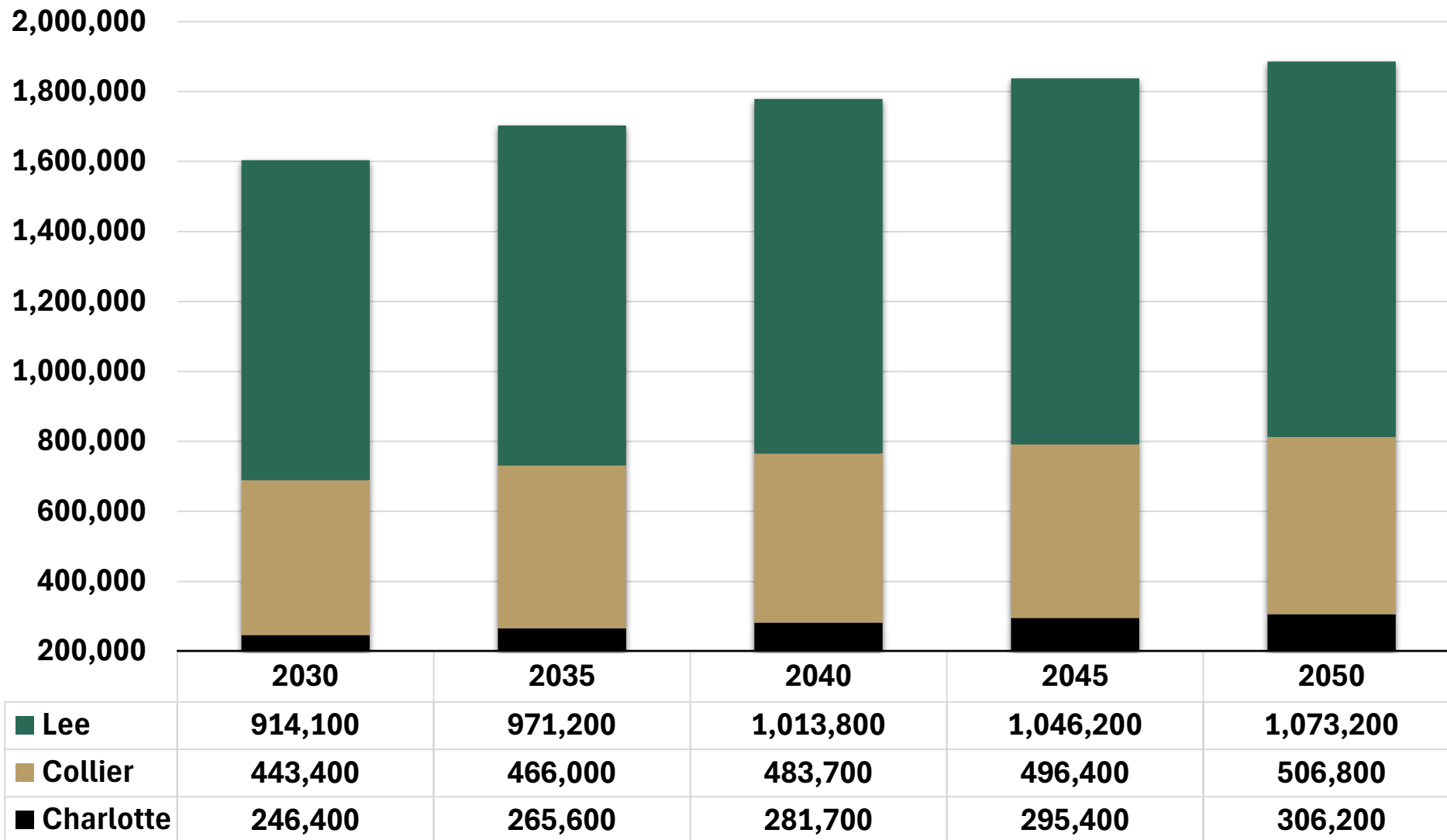
## SWFL Population Gain Year Over Year 2020 - 2025



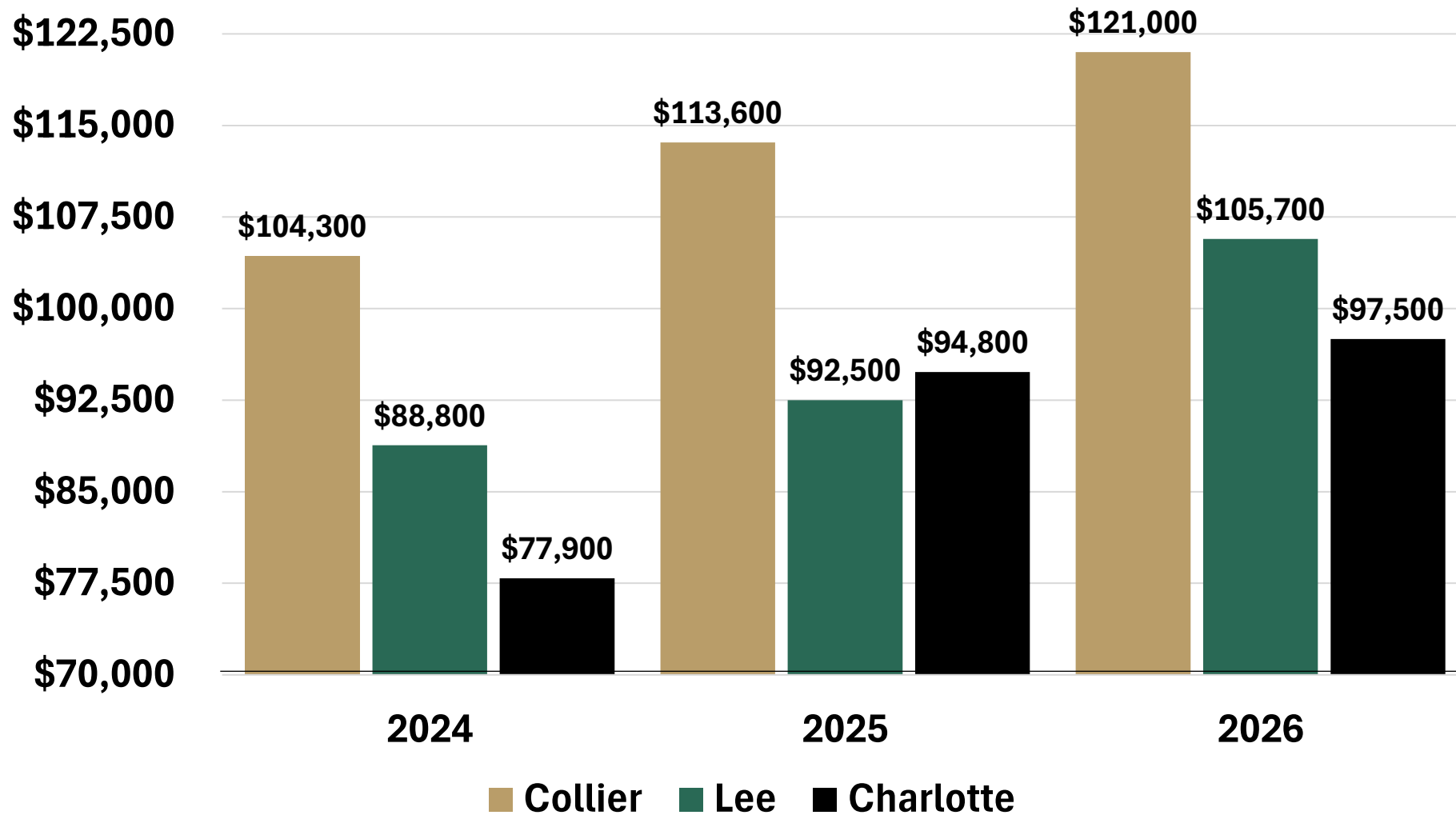
## SWFL Population Change 2020 to 2025



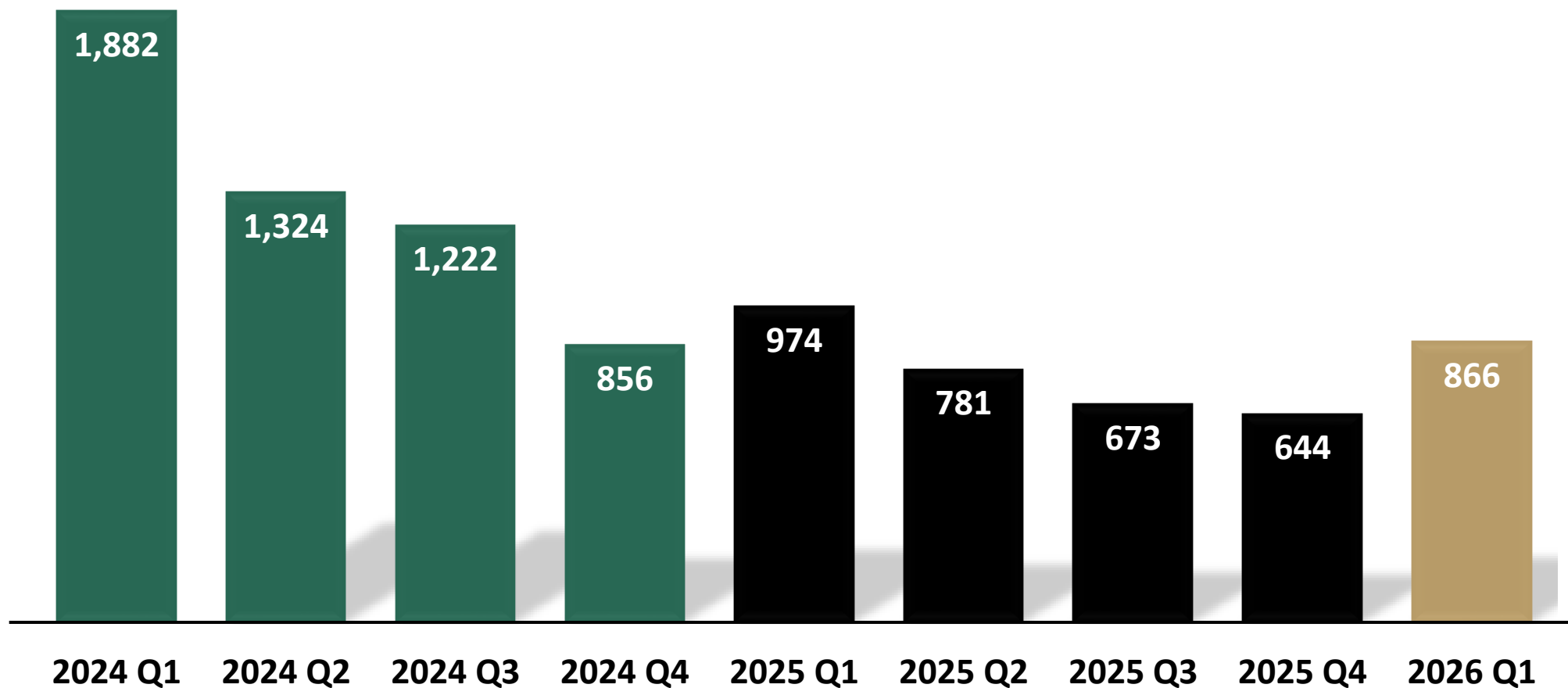
# SWFL Population Projections BEBR



## HUD Median Income Limits

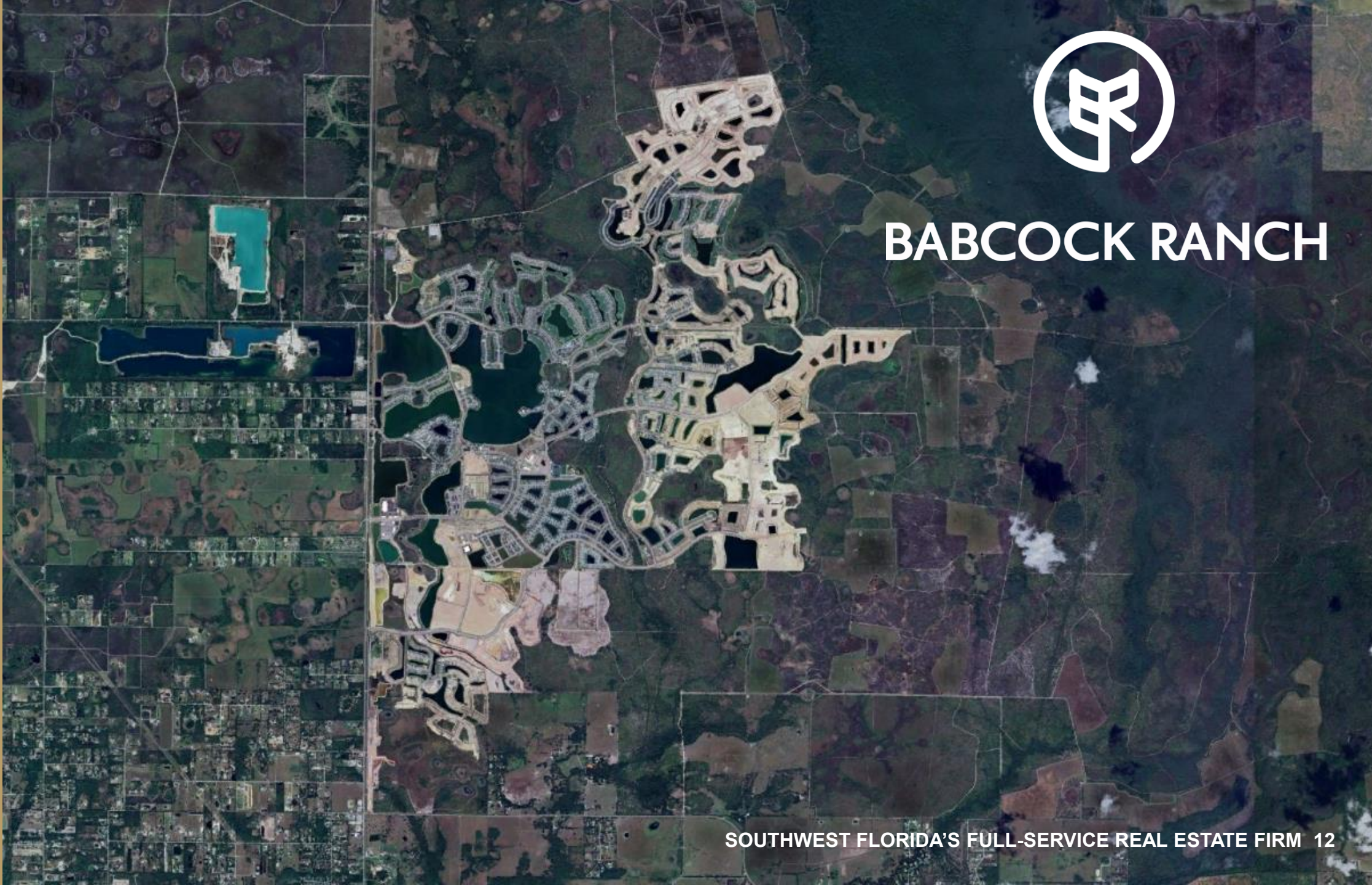


## Charlotte County Quarterly Permit Totals

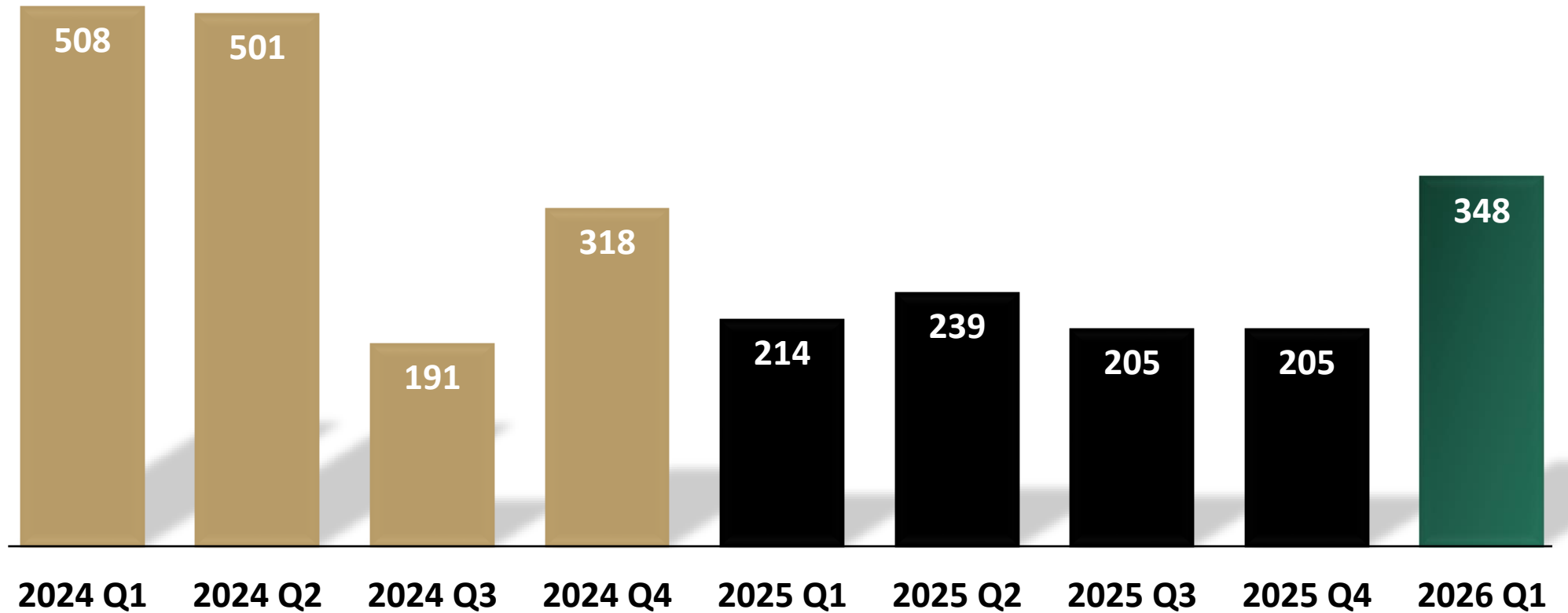




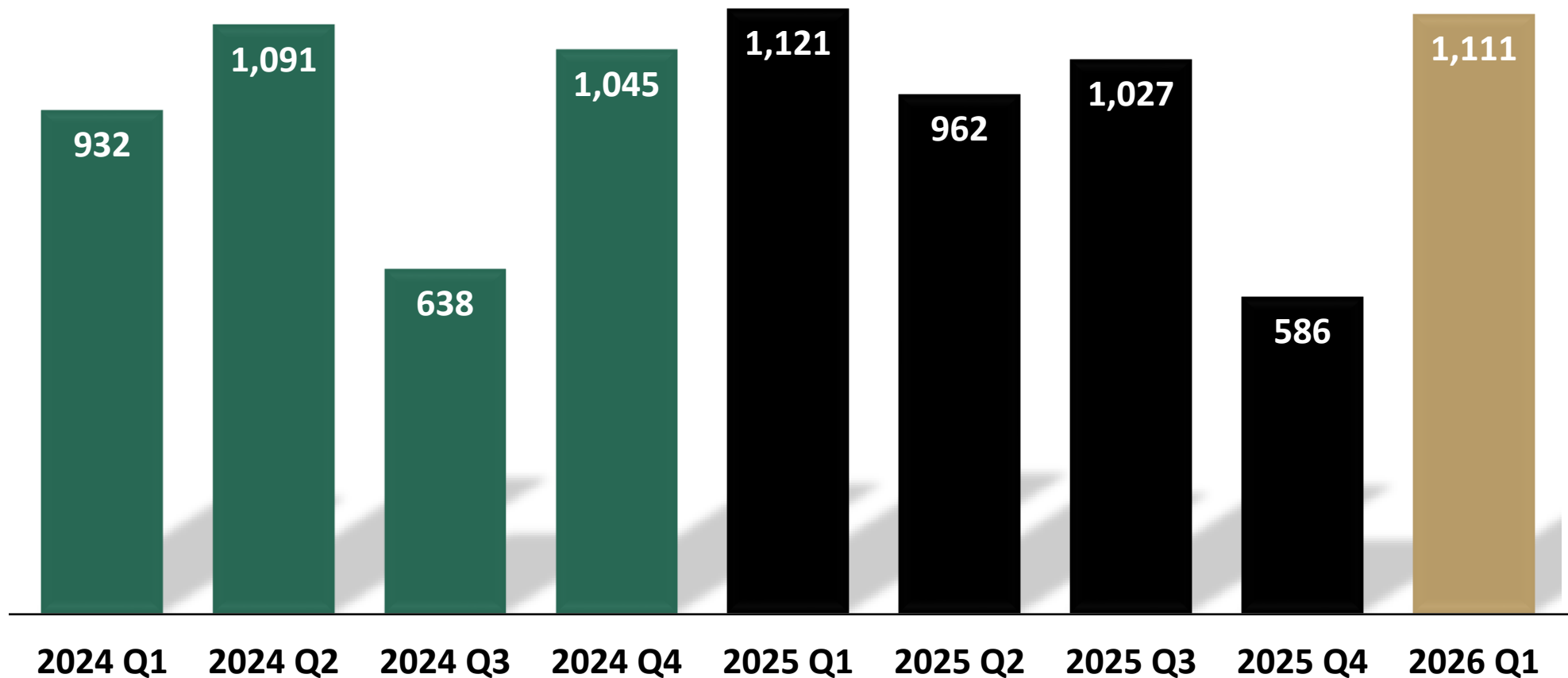
# BABCOCK RANCH



## Babcock Ranch Quarterly Permit Totals



## Collier County Quarterly Permit Totals



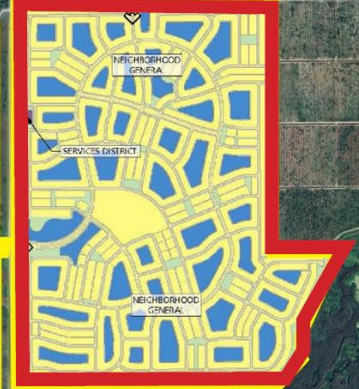
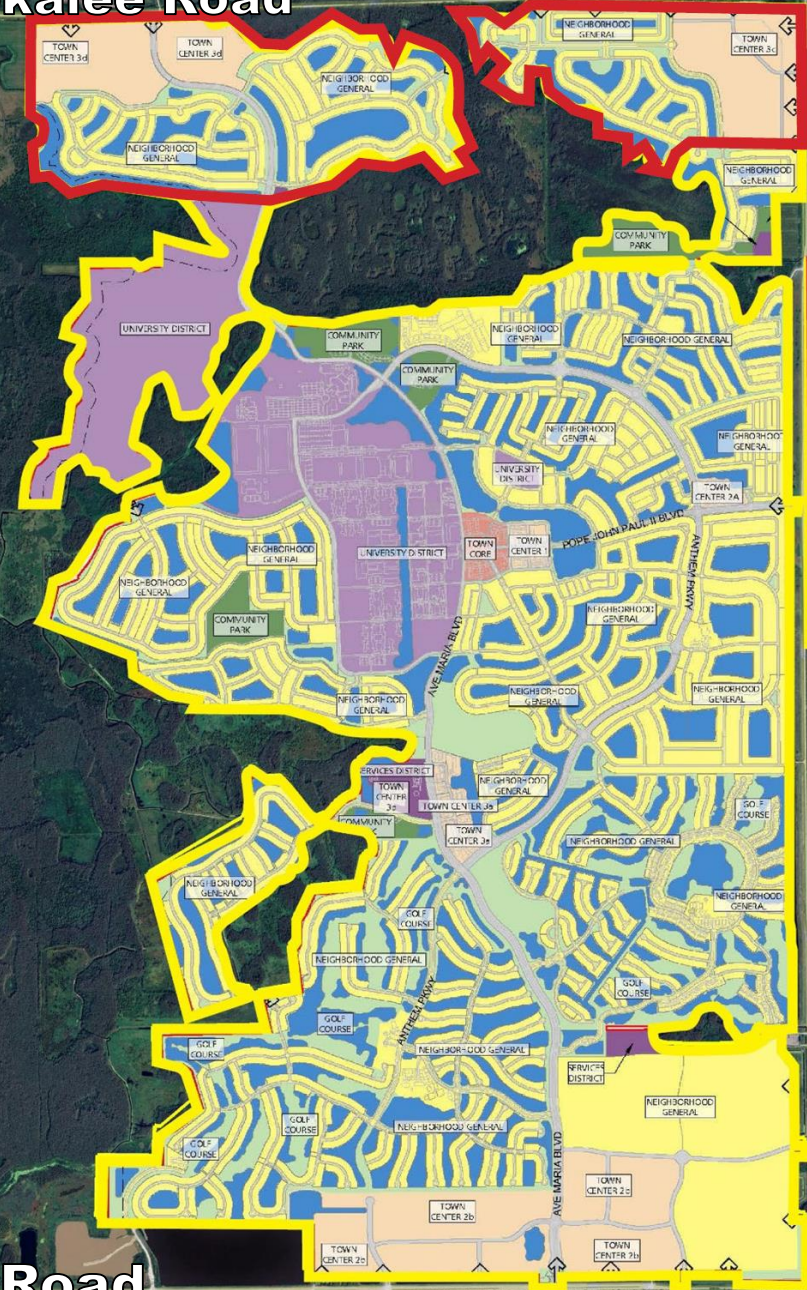
# AVE MARIA

Collier County

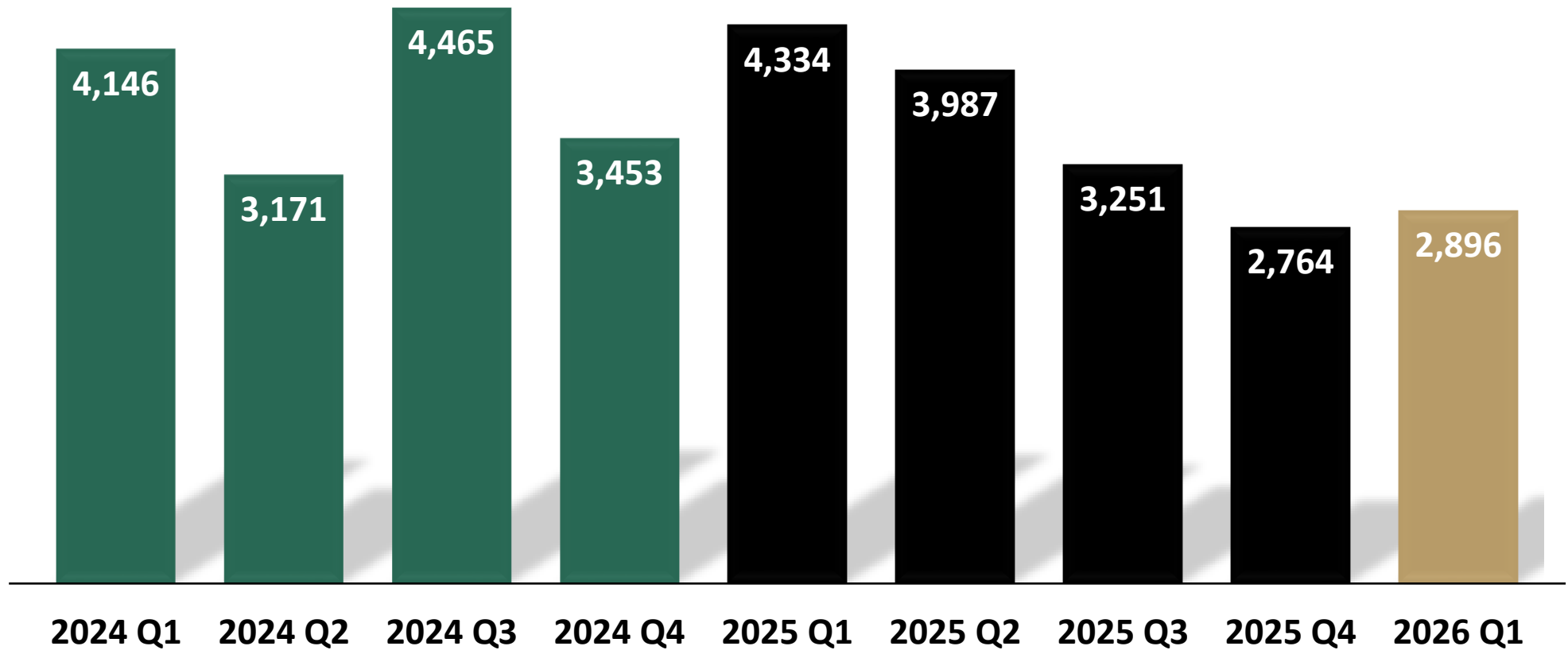
Immokalee Road



Oil Well Road



## Lee County Quarterly Permit Totals



# VERDANA VILLAGE

Lee County



CAMERATTA  
COMPANIES

Corkscrew Rd.



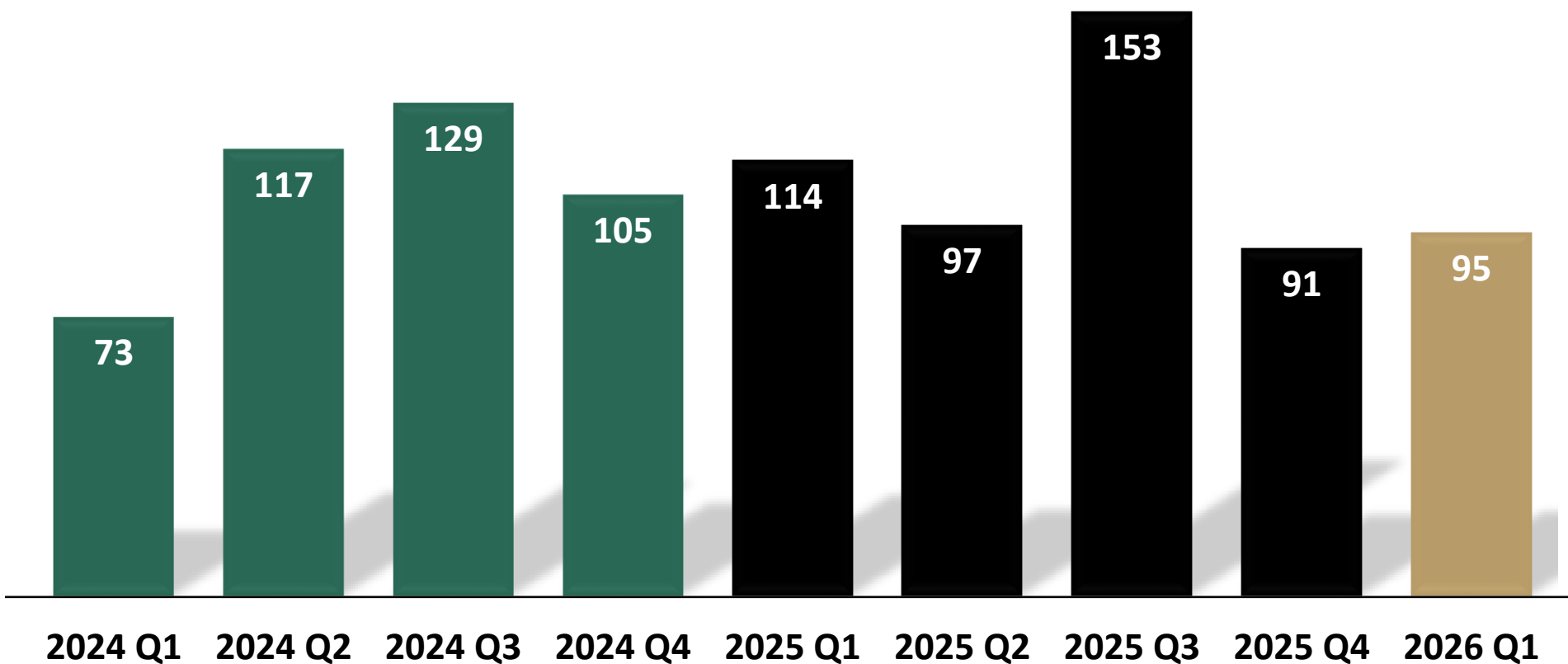
**KINGSTON**  
Lee County



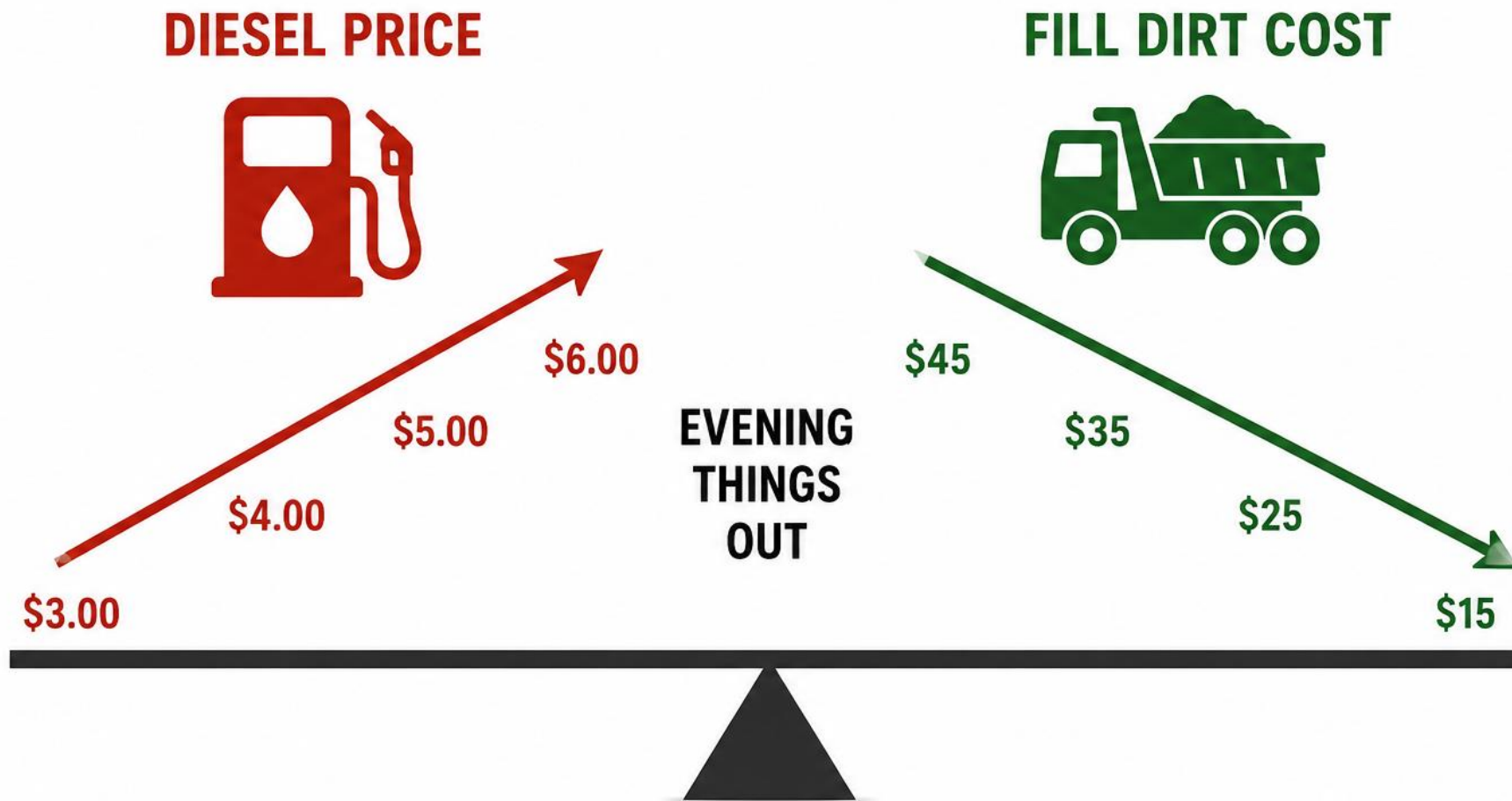
Corkscrew Rd.



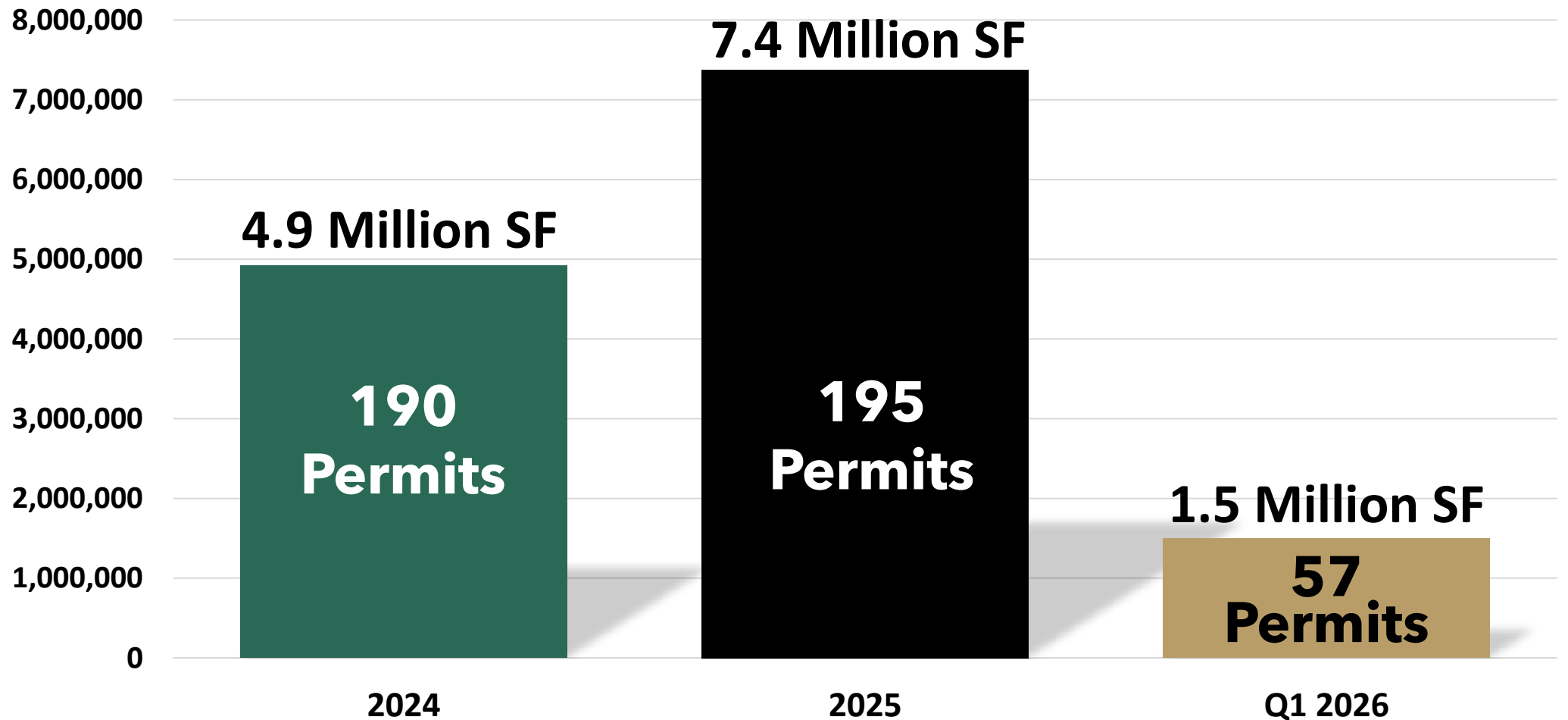
## Verdana Quarterly Permit Totals



## DIESEL PRICES VS FILL DIRT COSTS



# SWFL COMMERCIAL PERMIT ACTIVITY



## Commercial Permit Value & SF (2024 - Present)

Year	2024	2025	2026 Q1
<b>Total Permit Value</b>	\$1.8B	\$1.6B	\$370M
<b>Total SF Permitted</b>	4.9M	7.4M	1.5M
<b>Leading Sector (SF)</b>	Industrial	Industrial	Hotels
<b>Leading Sector (Permit Value)</b>	Medical	Industrial	Hotels

**Amazon**  
Charlotte County

Jones Loop Road



PRICE

\$20,150,100

PRODUCT

Warehouse

ACRES

235

\$/ACRE

\$87,120

**WMG - Lehigh**  
Lee County

PRICE	PRODUCT	ACRES	\$/ACRE
\$8,360,000	Mixed Use	33.31	\$250,000

# Wave at Chana

Lee County



DANIELS PKWY.

PRICE	PRODUCT	UNITS	\$/ACRE
\$7,250,000	Apartment	378	\$19,120

# Gulf Point Square

Lee County

PRICE

TBD

PRODUCT

Apartment

UNITS

350

\$/UNIT

TBD



# Seven Shore Multi-Family

Collier County

PRICE	PRODUCT	UNITS	\$/UNIT
\$21,000,000	Apartment	300	\$70,000

# Leetana

Lee County

**D·R·HORTON**  
*America's Builder*



BRIGHTWATER

**LENNAR**

1,500 Residential Units - Under Construction



RICH ROAD

LEETANA ROAD

**PRICE**

**\$10,500,000**

**PRODUCT**

**Single-Family**

**UNITS**

**196**

**\$/UNIT**

**\$53,500**

## 2026 OUTLOOK

- **Non-Residential Uses**
- **Development East of I-75**
- **Homebuilder Woes**
- **Moderation**

THANK YOU!

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