

4381 Winkler Ave,  
Fort Myers, FL 33916

FOR SALE

Hodges University - Ft. Myers Campus Excess Land



# Disclaimer

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Investment Properties Corporation of Naples (“Broker”) and Keen -Summit Capital Partners LLC (“Special Real Estate Advisors”) (jointly “Advisors”) have been engaged by Hodges University (“Client”), as exclusive advisor for this offering.

Client is seeking to sell its real estate holdings, which includes extensive improved and unimproved real property assets (which shall hereinafter be referred to, individually and collectively, as the “Property”).

By receiving this Information Memorandum and/or participating in the sales process and/or contacting the Client and/or Advisors, you (“Prospect” or “you”) agree to the following terms and conditions. If you do not agree to these terms and conditions, immediately return this Information Memorandum to Advisors and do not participate in the sales process. Your participation in the sales process shall constitute your express agreement to the following terms and conditions.

In connection with your request for information (“Information”) related to the Property and the sales process and your interest in purchasing all or a portion of the Property (a “Transaction”), the Client hereby agrees to disclose information to Prospect and to engage in conversations and negotiations with you, subject to the understandings, terms and conditions set forth below.

1. The Property in whole or in parts, is being offered AS-IS, WHERE-IS, with ALL FAULTS.
2. The Information:
  - a. has been prepared for informational purposes only, and
  - b. has been prepared from materials supplied by the Client, local municipalities and other sources deemed reliable.
3. Although the Client and Advisors will endeavor for the Information to contain data known to them which they believe to be relevant for the purpose of Prospect’s investigation, Prospect understands and agrees that, except pursuant to the APA to be entered into between the Client and Prospect in connection with a Transaction, none of the Client, Advisors or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives:
  - a. have made or make and expressly disclaim making any written or oral statements, representations, warranties, promises or guarantees, whether express or implied or by operation of law or otherwise, with respect to the Property or with respect to the accuracy, reliability or completeness of the Information, or
  - b. shall have any liability whatsoever to Prospect or any of Prospect’s Representatives relating to or resulting from the use of the Information, alleged acts or omissions, or any errors or omissions in the Information.
4. Without limiting the generality of the immediately preceding paragraph, the Information may include certain statements, estimates and projections with respect to the Property. Such statements, estimates and projections reflect various assumptions made by the Client, and/or Advisors, which assumptions may or may not prove to be correct. No representations are made as to the accuracy of such assumptions, statements, estimates or projections. The only information that will have any legal effect will be specifically represented in the APA.
5. The Information has been prepared to assist Prospects in making their own evaluation of the offering and does not purport to be all-inclusive or to contain all of the information that interested parties may desire. Advisors have not assumed responsibility for independent verification of any of the information contained herein and has not in fact in any way audited such Information. In all cases, interested parties should conduct their own investigation and analysis of the offering, conduct site inspections and scrutinize the Information. Prospects should engage legal counsel, accountants, engineers and/or such other professional advisors as Prospects deem appropriate for evaluating the Property.

# Disclaimer

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6. Prospect agrees that no contract or agreement providing for any Transaction shall be deemed to exist between Prospect and Company unless and until Prospect and the Company execute and deliver a final definitive APA, and Prospect hereby waives, in advance, any claims (including, without limitation, breach of contract) in connection with any Transaction unless and until Prospect and the Company shall have executed and delivered an APA. Prospect also agrees that unless and until Prospect and the Company shall have executed and delivered an APA, neither Prospect nor the Company will be under any legal obligation of any kind whatsoever with respect to a Transaction by virtue of this document except for the matters specifically agreed to herein. Prospect further acknowledges and agrees that the Company reserves the right, in their sole discretion, to reject any and all proposals made by Prospect or Prospect's Representatives with regard to a Transaction, and to terminate discussions and negotiations with Prospect at any time. Prospect further understands that the Company shall be free to establish and change any process or procedure with respect to a Transaction as the Company in their sole discretion shall determine (including, without limitation, negotiating with any other interested party and entering into a final definitive agreement relating to a Transaction with any other party without prior notice to Prospect or any other person).
7. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without regard to conflict of law principles (that might dictate the application of the laws of another jurisdiction). Prospect hereby irrevocably and unconditionally consents to submit to the exclusive jurisdiction of the State of Florida for any lawsuits, claims or other proceedings arising out of or relating to the Property, the sales process, the Information, this Confidential Information Memorandum and/or the alleged acts or omissions of Company, Advisors or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives. Prospect hereby further irrevocably and unconditionally waives the right to, and agrees not to plead or claim that any such lawsuit, claim or other proceeding brought, has been brought in an inconvenient forum. Prospect expressly waives all right to trial by jury in any action or proceeding arising out of or relating to the Property, the sales process, the Information, this Confidential Information Memorandum, and/or the alleged acts or omissions of Company, Advisors or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives..
8. It is understood that Advisors will arrange for appropriate contacts for due diligence purposes. All:
  - a. communications regarding a possible Transaction,
  - b. requests for additional information,
  - c. requests for inspections,
  - d. discussions regarding making an offer and/or participating in the sales process, and/or
  - e. discussions or questions regarding procedures in connection with any possible Transaction,

must be submitted or directed exclusively to Advisors. Neither Prospect nor Prospect's Representatives will initiate or cause to be initiated any communication with any employee or representative of the Company including the managing agent concerning the Information or a Transaction.

# Contact Information

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All communications, inquiries and requests for information relating to these materials should be addressed to the persons listed below, as representative of the seller.

Please do not conduct a site inspection without prior approval and appointment.

Under no circumstances should you contact Hodges University.

## IPC Naples, Broker

**Clint L. Sherwood, CCIM**  
Principal  
239-261-3400 x179 Direct  
clint@ipcnaples.com

**David J. Stevens, CCIM**  
Principal  
239-261-3400 x160 Direct  
david@ipcnaples.com

## Keen-Summit Capital Partners LLC, Special Real Estate Advisor

**Harold Bordwin**  
Principal and Managing Director  
646-381-9201 Direct  
hbordwin@keen-summit.com

**Matt Bordwin**  
Principal and Managing Director  
646-381-9202 Direct  
mbordwin@keen-summit.com

**Chris Mahoney**  
Director  
646-381-9205 Direct  
cmahoney@keen-summit.com

**Heather Milazzo**  
Vice President  
646-381-9207 Direct  
hmilazzo@keen-summit.com



# Excess Property Highlights

Excess Lot  
4381 Winkler Ave

Land: 3.21 Acres

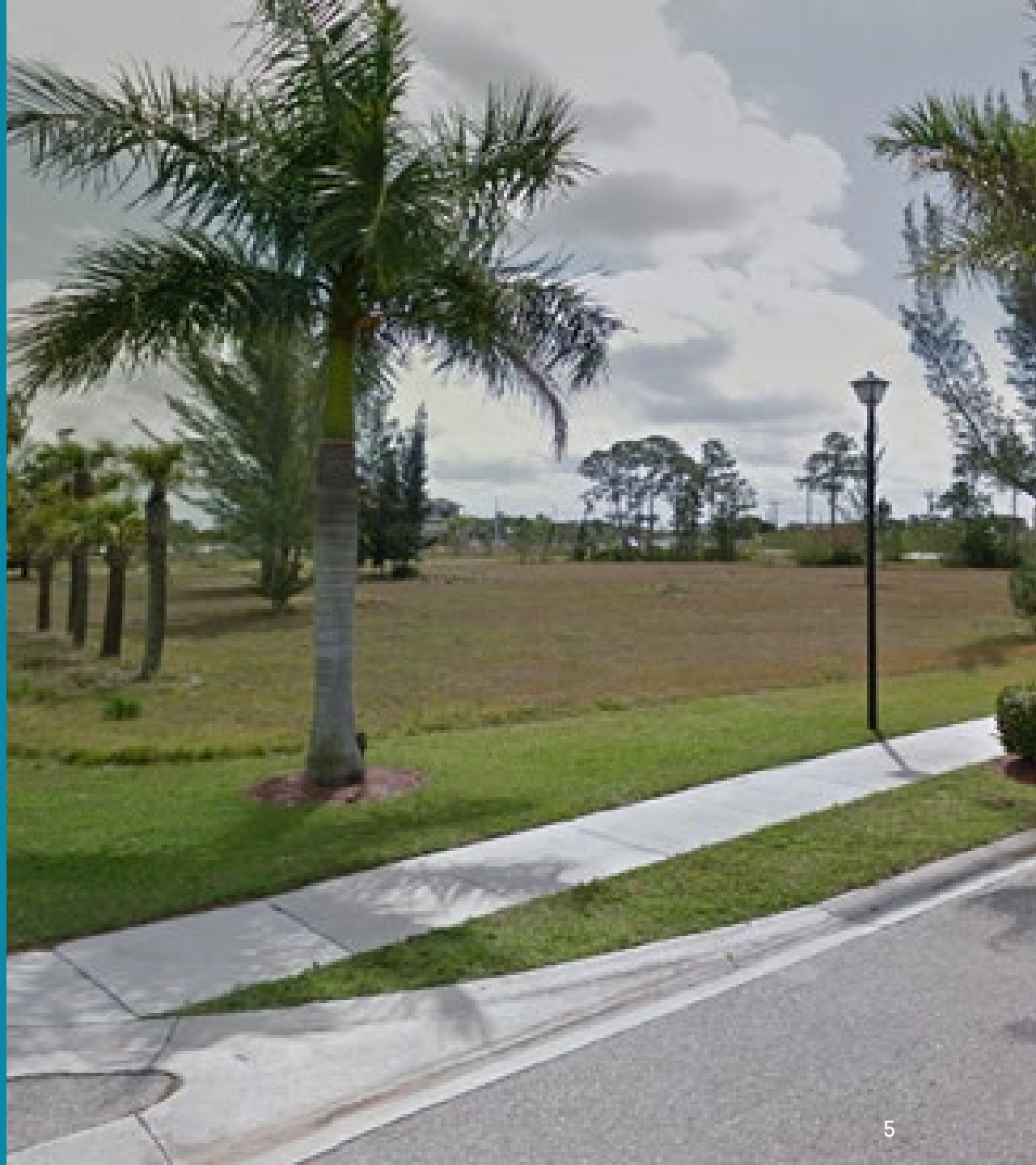
Frontage: 351' on Winkler Ave

Zoning for Both Properties:  
CG, General Commercial

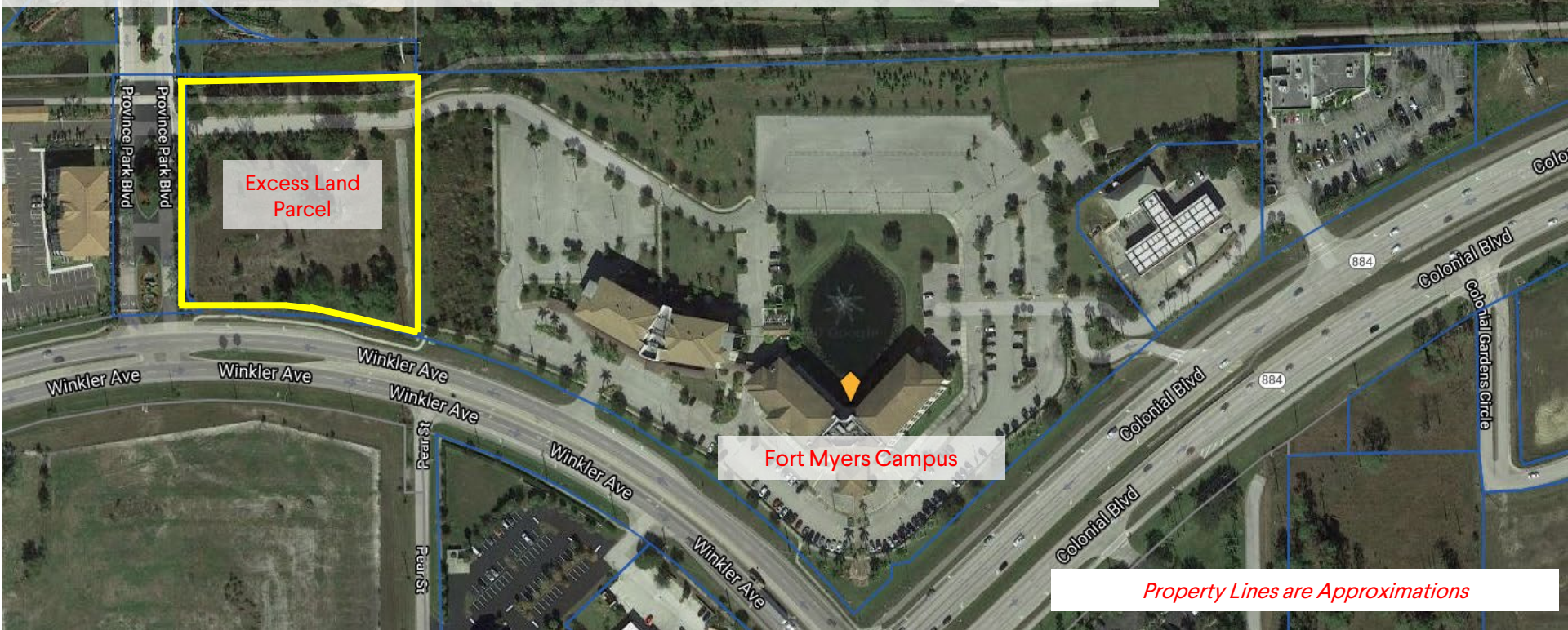
- [Link to Ft Myers Zoning Map](#)
- [Link to Ft Myers Zoning Definitions and Permitted Uses](#)

Easy Access to I-75

Area Attractions Include:  
Johns Hopkins All Children's  
Outpatient Care; Colonial  
Outpatient Surgery Center;  
Head & Neck Surgical Cancer  
Specialist of SW Florida;  
WoodSpring Suites; Colonial  
Center Shopping Center;  
Eastwood Golf Course and  
several apartment complexes



# Ft Myers Campus: 4501 Colonial Boulevard



Excess Land Parcel

Fort Myers Campus

Property Lines are Approximations



Excess Land Parcel

# Demographics & Traffic Count



2020 Population  
13,485



Annual Growth  
5.2%



Median HH  
Income \$52,741



Median Home  
Value \$262,218

## Population

	2 mile	5 mile	10 mile
2010 Population	13,485	105,678	359,792
2020 Population	20,505	131,548	431,487
Annual Growth 2010-2020	5.2%	2.4%	2.0%
Median Age	37	40.6	45.8
Ave Household Size	2.4	2.4	2.3

## Housing

	2 mile	5 mile	10 mile
Median Home Value	\$262,218	\$231,780	\$214,899

## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$72,664	\$71,032	\$71,558
Median Household Income	\$52,741	\$49,317	\$52,435

## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Winkler Ave	Arcadia St NW	13,163	2018	0.07 mi
Colonial Blvd	Walmart Plz E	81,624	2018	0.24 mi
Colonial Boulevard	Walmart Plz E	79,139	2020	0.24 mi
Winkler Ave	Colonial Blvd NW	2,334	2018	0.28 mi
Colonial Blvd	Colonial Blvd NE	55,359	2020	0.34 mi
Colonial Blvd	Challenger Blvd SW	52,087	2020	0.49 mi
Challenger Blvd	Challenger Blvd NE	2,461	2020	0.57 mi

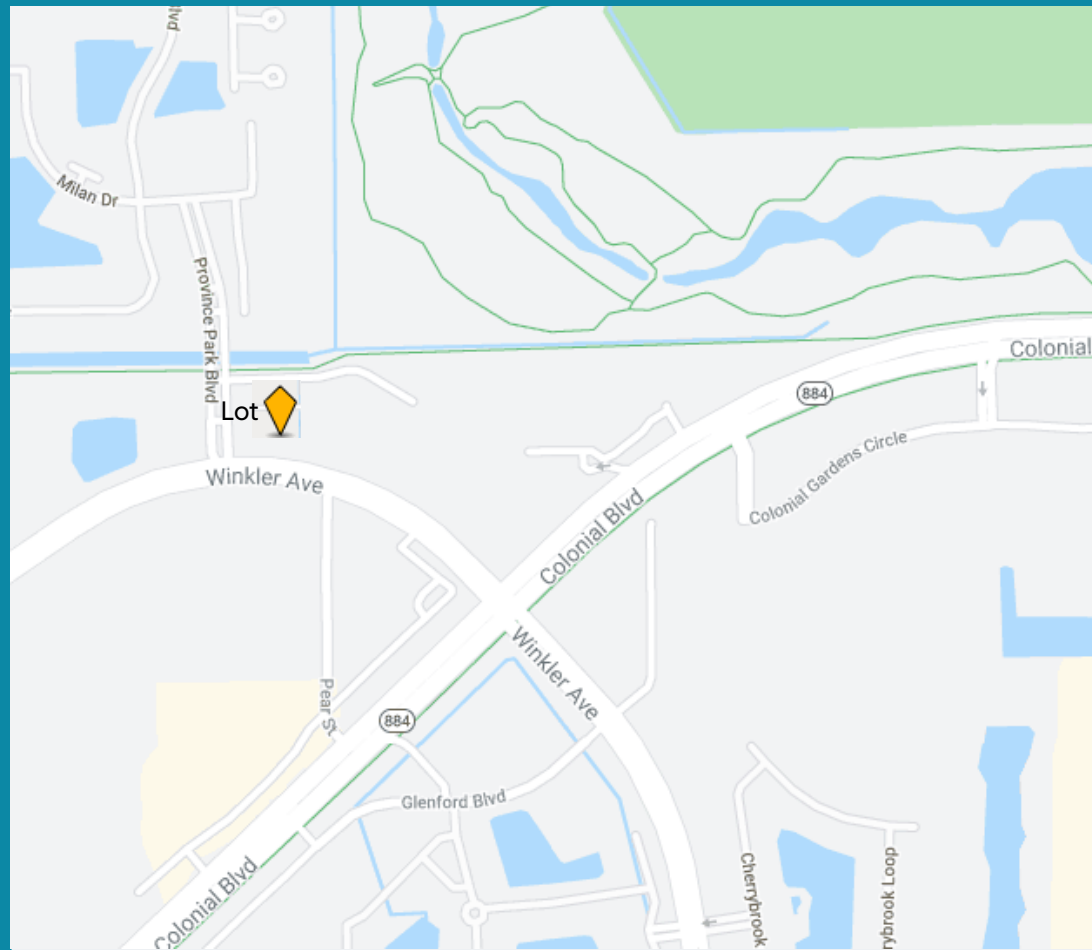
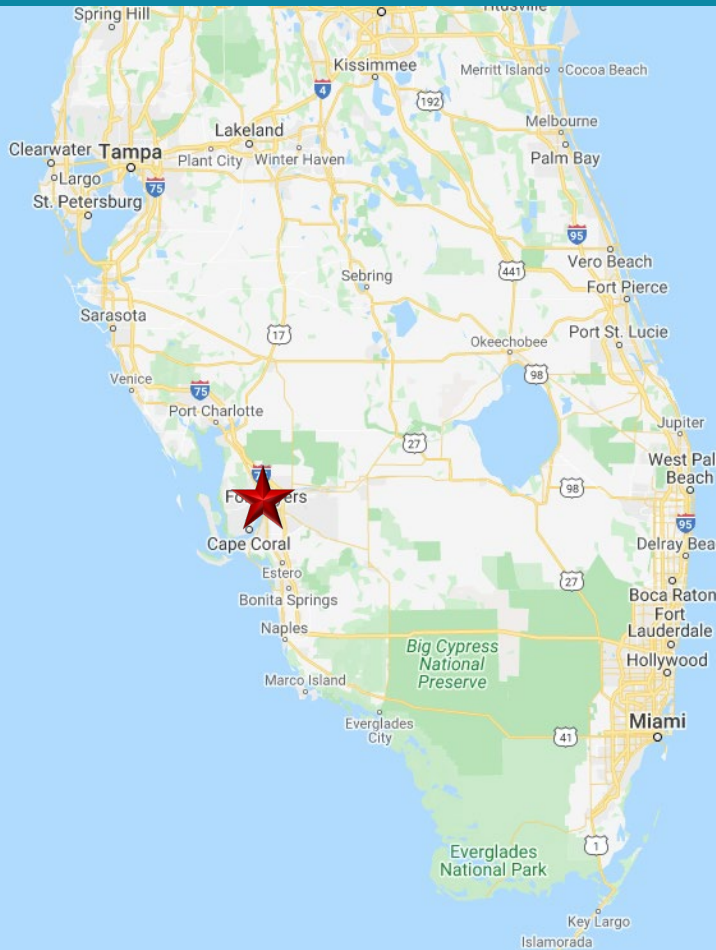
# Area Map



Source: Google & CoStar



# Location, Transportation & Access



## Airports:

Southwest Florida  
International Airport: 14 Miles



## Roadway Access:

Interstate 75 – 1.5 mile



## Public Transportation:

Lee Tran

- 5 Line – 0.1 miles
- 110 Line – 1.0 mile



## Distances to Major Cities:

- Naples – 32 miles
- Sarasota – 82 miles
- Fort Lauderdale – 137 miles
- Miami – 152 miles
- Tampa – 132 miles

# Contact Information

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All communications, inquiries and requests for information relating to these materials should be addressed to the persons listed below, as representative of the Seller.

## [INSPECTIONS ARE BY APPOINTMENT ONLY](#)

Interested parties must contact IPC or Keen to schedule access and not visit the premises on their own.

### IPC Naples, Broker

**Clint L. Sherwood, CCIM**  
Principal  
239-261-3400 x179 Direct  
clint@ipcnaples.com

**David J. Stevens, CCIM**  
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**Matt Bordwin**  
Principal and Managing Director  
646-381-9202 Direct  
mbordwin@keen-summit.com

**Chris Mahoney**  
Director  
646-381-9205 Direct  
cmahoney@keen-summit.com

**Heather Milazzo**  
Vice President  
646-381-9207 Direct  
hmilazzo@keen-summit.com