



FOR SALE

2615 NE 22nd Place

2615 NE 22nd Place, Cape Coral, FL 33909

PROPERTY LINES APPROXIMATE

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

Jesse Spencer

855.452.0263 x247

jesse.spencer@expcommercial.com

Jerad Graham

305.874.0835

jerad.graham@expcommercial.com

FOR SALE | Table of Contents

2615 NE 22nd Place, Cape Coral, FL 33909

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
LOCATION INFORMATION	6	
DEMOGRAPHICS	10	
ADVISOR BIOS	12	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non- infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

Jesse Spencer

855.452.0263 x247

jesse.spencer@expcommercial.com

Jerad Graham

305.874.0835

jerad.graham@expcommercial.com





1

PROPERTY INFORMATION

PROPERTY LINES APPROXIMATE

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

Jesse Spencer

855.452.0263 x247

jesse.spencer@expcommercial.com

Jerad Graham

305.874.0835

jerad.graham@expcommercial.com

FOR SALE | Property Description

2615 NE 22nd Place, Cape Coral, FL 33909



PROPERTY DESCRIPTION

Perfectly positioned in Southwest Florida, the location of the property presents an exceptional opportunity for commercial development. Surrounded by the natural allure of the Caloosahatchee River and the Gulf of Mexico, the area provides a picturesque backdrop for a variety of commercial ventures. Nearby, the Sun Splash Family Waterpark offers entertainment options, while the Coral Oaks Golf Course and Pine Island Sound Aquatic Preserve provide recreational opportunities. The area's growing retail and dining scene, combined with its proximity to waterfront attractions, makes it an ideal location for commercial development. This presents an enticing prospect for commercial developers seeking to capitalize on the dynamic Southwest Florida market.

LOCATION DESCRIPTION

Nestled within Southwest Florida, the area surrounding 2615 NE 22nd Place offers a myriad of opportunities for prospective investors. Situated in close proximity to the Caloosahatchee River and the Gulf of Mexico, the location provides an attractive setting for investment in both commercial and residential real estate. Nearby, the Sun Splash Family Waterpark, Coral Oaks Golf Course, and Pine Island Sound Aquatic Preserve contribute to the area's appeal, offering recreational opportunities and potential draw for future tenants or buyers. The location is also in close proximity to the Veterans Affairs hospital and the new development of a 125-room Wyndham Garden hotel, adding to the area's commercial and hospitality appeal. With a burgeoning retail and dining scene reflecting the region's growth, this area presents an enticing prospect for investors seeking to capitalize on the dynamic Southwest Florida market.

Jesse Spencer

855.452.0263 x247

jesse.spencer@expcommercial.com

Jerad Graham

305.874.0835

jerad.graham@expcommercial.com

expTM
COMMERCIAL

Integrity^{1ST}
GROUP COMMERCIAL
PROCESSED BY
exp
COMMERCIAL

FOR SALE | Additional Photos

2615 NE 22nd Place, Cape Coral, FL 33909



*PROPERTY LINES



*PROPERTY LINES APPROXIMATE

Jesse Spencer

855.452.0263 x247

jesse.spencer@expcommercial.com

Jerad Graham

305.874.0835

jerad.graham@expcommercial.com

expTM
COMMERCIAL

Integrity 1ST
GROUP COMMERCIAL
PROPERTIES
exp
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

2

LOCATION INFORMATION

PROPERTY LINES APPROXIMATE

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

Jesse Spencer

855.452.0263 x247

jesse.spencer@expcommercial.com

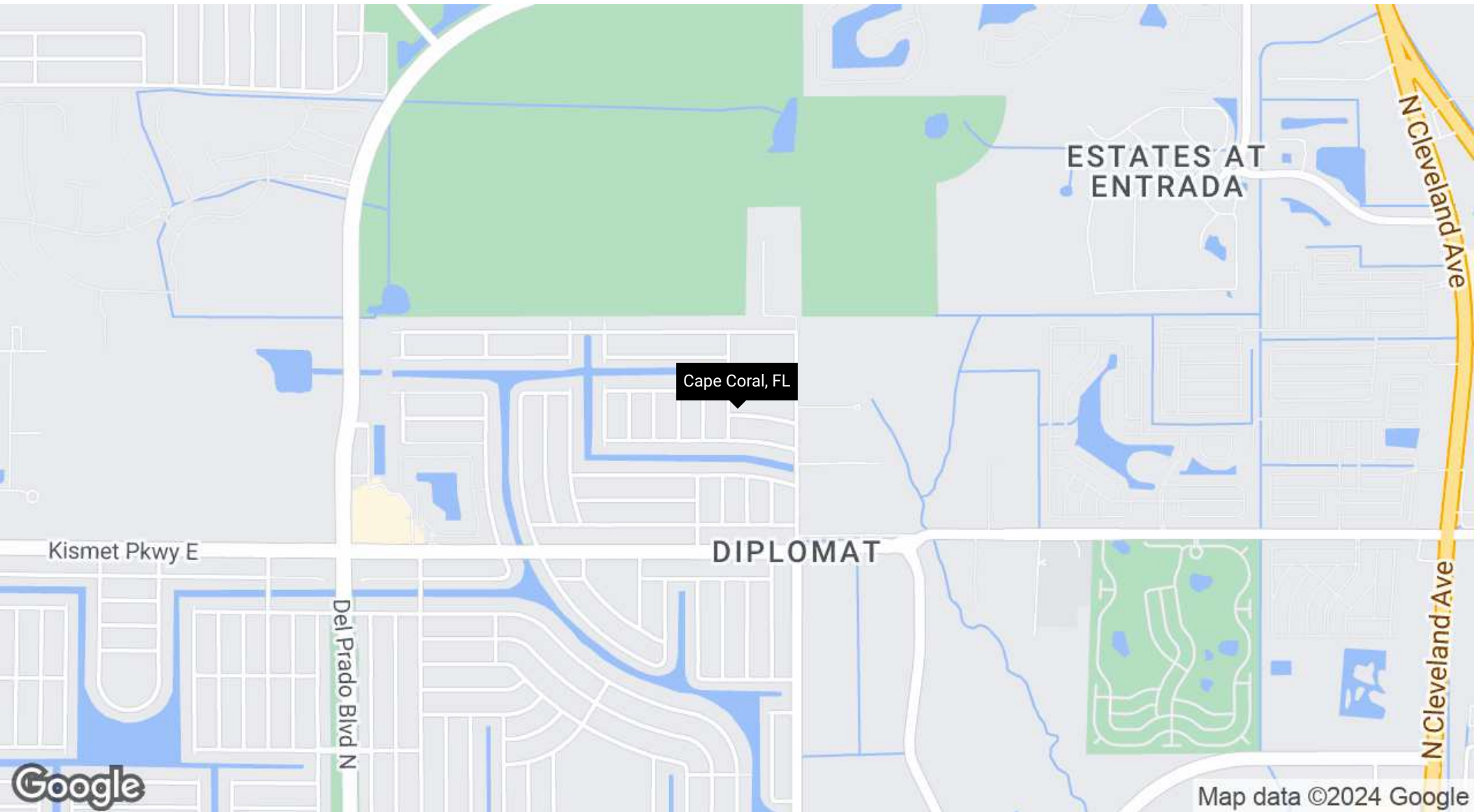
Jerad Graham

305.874.0835

jerad.graham@expcommercial.com

FOR SALE | Regional Map

2615 NE 22nd Place, Cape Coral, FL 33909



Jesse Spencer

855.452.0263 x247

jesse.spencer@expcommercial.com

Jerad Graham

305.874.0835

jerad.graham@expcommercial.com

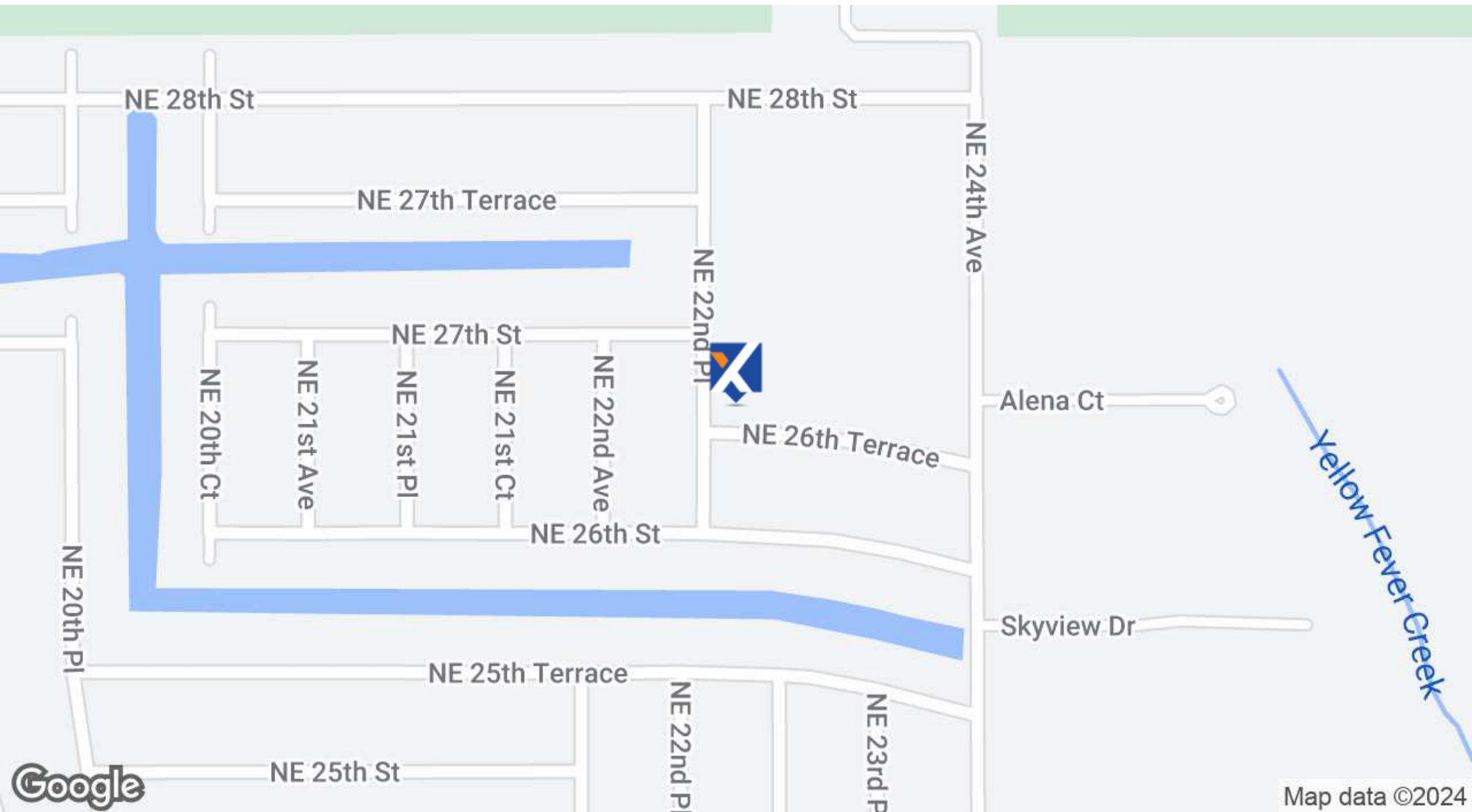
expTM
COMMERCIAL

Integrity 1ST
GROUP COMMERCIAL
exp
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Location Map

2615 NE 22nd Place, Cape Coral, FL 33909



Jesse Spencer

855.452.0263 x247

jesse.spencer@expcommercial.com

Jerad Graham

305.874.0835

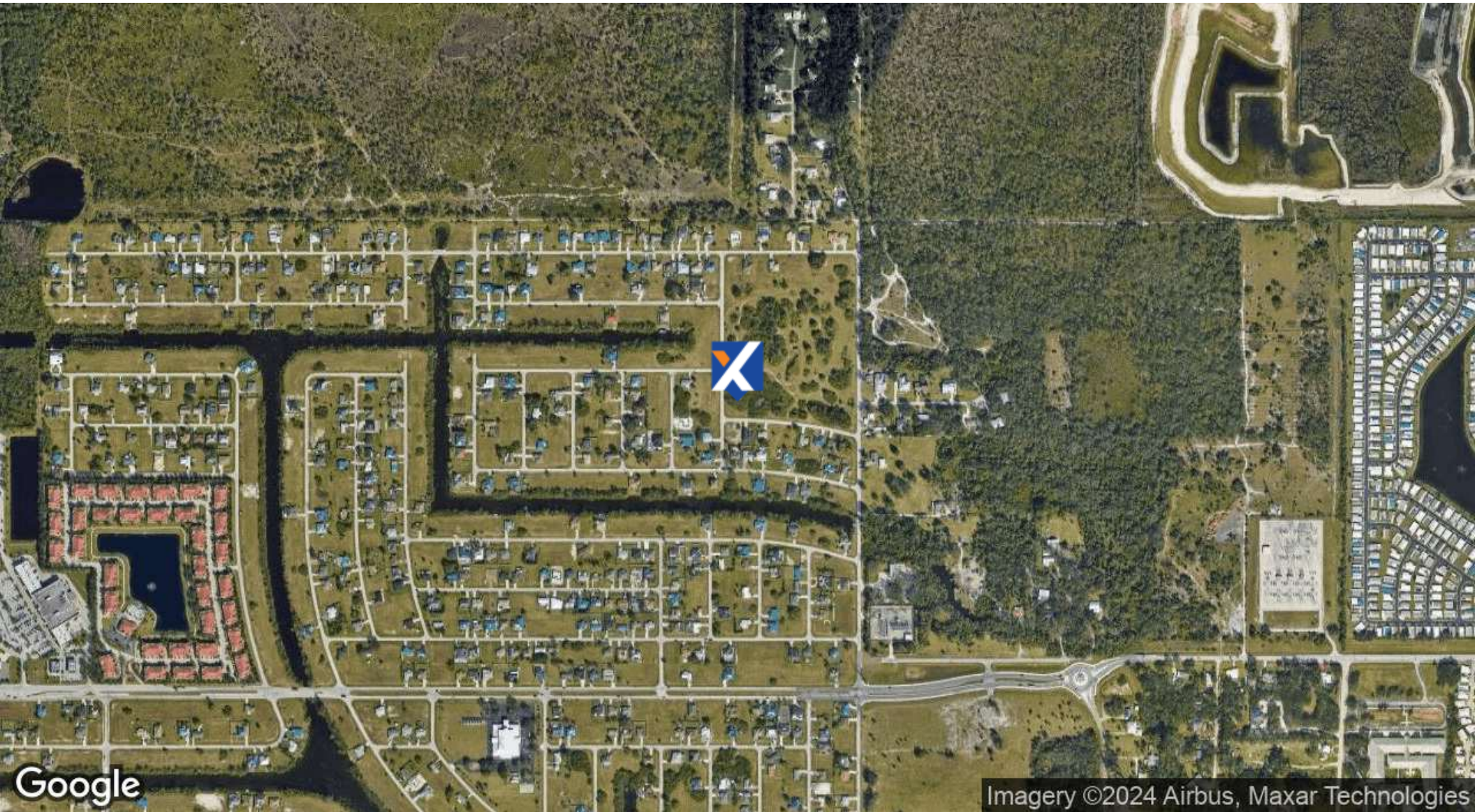
jerad.graham@expcommercial.com

expTM
COMMERCIAL

Integrity 1ST
GROUP COMMERCIAL
PROPERTIES BY
exp
COMMERCIAL

FOR SALE | Aerial Map

2615 NE 22nd Place, Cape Coral, FL 33909



Jesse Spencer

855.452.0263 x247

jesse.spencer@expcommercial.com

Jerad Graham

305.874.0835

jerad.graham@expcommercial.com

expTM
COMMERCIAL

Integrity 1ST
GROUP COMMERCIAL
PROPERTIES
exp
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



3

DEMOGRAPHICS



PROPERTY LINES APPROXIMATE

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

Jesse Spencer
855.452.0263 x247
jesse.spencer@expcommercial.com

Jerad Graham
305.874.0835
jerad.graham@expcommercial.com

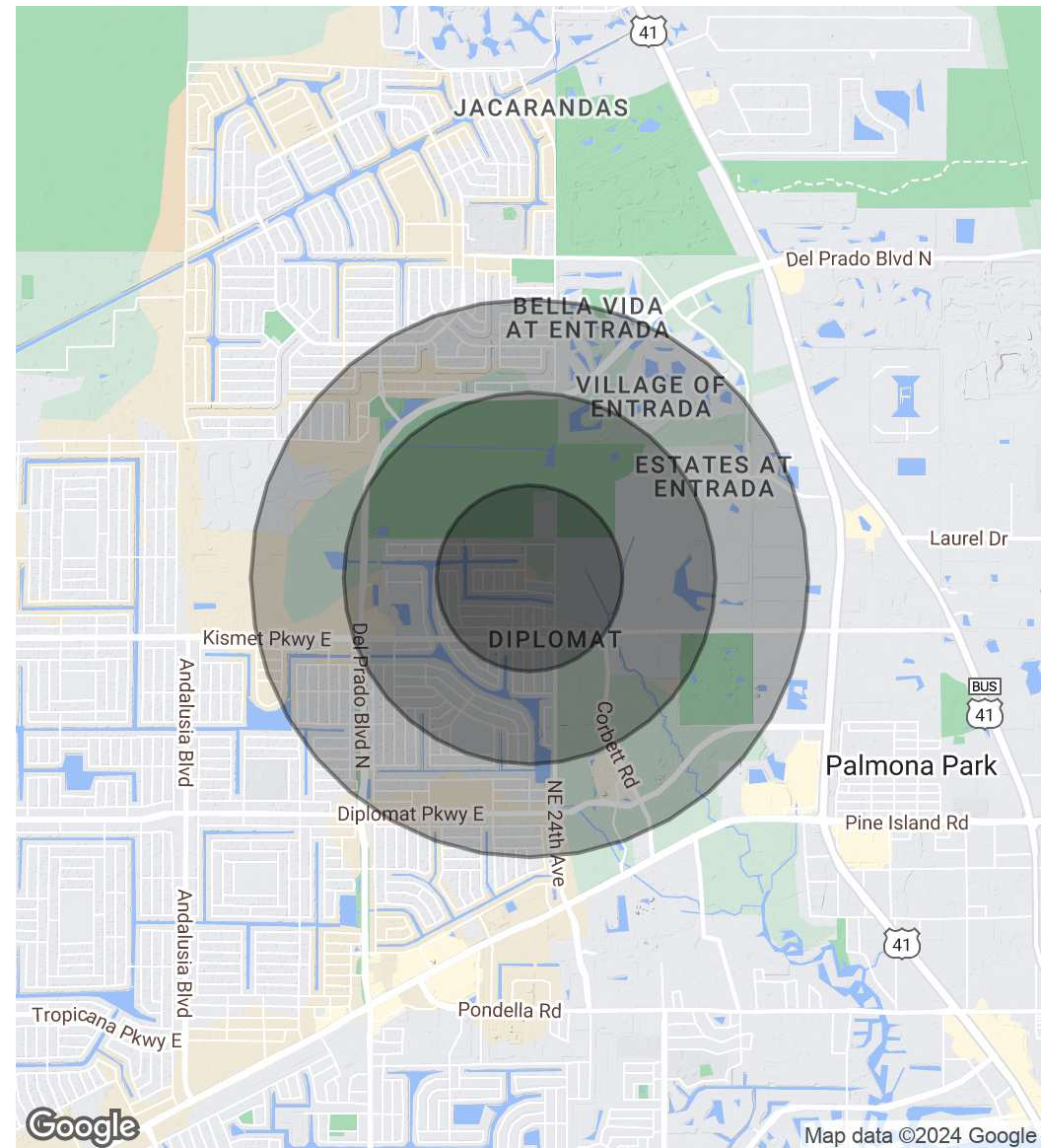
FOR SALE | Demographics Map & Report

2615 NE 22nd Place, Cape Coral, FL 33909

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,327	4,782	9,580
Average Age	40.9	41.1	44.8
Average Age (Male)	39.9	39.8	44.1
Average Age (Female)	41.0	41.8	45.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	608	2,279	4,976
# of Persons per HH	2.2	2.1	1.9
Average HH Income	\$44,532	\$46,196	\$45,150
Average House Value	\$152,952	\$155,596	\$149,933

2020 American Community Survey (ACS)



Jesse Spencer

855.452.0263 x247

jesse.spencer@expcommercial.com

Jerad Graham

305.874.0835

jerad.graham@expcommercial.com





4

ADVISOR BIOS

PROPERTY LINES APPROXIMATE

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

Jesse Spencer

855.452.0263 x247

jesse.spencer@expcommercial.com

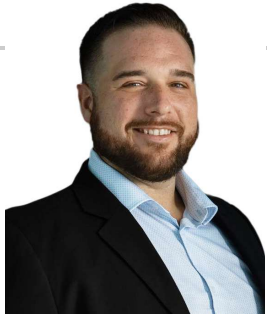
Jerad Graham

305.874.0835

jerad.graham@expcommercial.com

FOR SALE | Advisor Bio 1

2615 NE 22nd Place, Cape Coral, FL 33909



JESSE SPENCER

Commercial Broker Associate

jesse.spencer@expcommercial.com

Direct: 855.452.0263 x247 | Cell: 239.788.7820

FL #BK3384974

PROFESSIONAL BACKGROUND

Jesse is a seasoned professional with a diverse background in the real estate industry, specializing in land acquisitions, retail, and industrial leasing. Currently, he is actively engaged in land development acquisitions, demonstrating his expertise in identifying and securing valuable properties for development purposes. Recognizing the importance of continuous learning and professional development, Jesse has proactively pursued educational opportunities to enhance his expertise in commercial real estate. He has completed several courses on his path to earning the esteemed CCIM designation, further solidifying his knowledge and proficiency in the field.

EDUCATION

CCIM 101, CCIM 102, CCIM 104, CCIM Negotiations

MEMBERSHIPS

CCIM Member

eXp Commercial
10752 DEERWOOD PARK BOULEVARD SUITE 100
Jacksonville, FL 32256
855.452.0263

Jesse Spencer

855.452.0263 x247

jesse.spencer@expcommercial.com

Jerad Graham

305.874.0835

jerad.graham@expcommercial.com



FOR SALE | Advisor Bio 2

2615 NE 22nd Place, Cape Coral, FL 33909



JERAD GRAHAM

Commercial Advisor

jerad.graham@expcommercial.com

Direct: 305.874.0835

FL #SL3474730

PROFESSIONAL BACKGROUND

Jerad's experience includes land acquisitions, retail and office leasing, negotiation of management agreements, entitlements, permitting, raising capital, recapitalization, and disposition of assets. Prior to joining EXP Commercial Jerad worked at Nolan Reynolds International as the Director of Development. He was responsible for everything from development feasibility analysis to recapitalization upon completion for more than 700 multifamily units, 150,000 SF of retail, and 400 hotel rooms. He brings this deep understanding of what's required of owners and investors to his role as an agent at EXP Commercial.

EDUCATION

B.A. from Vanguard University of Southern California

J.D. from the University of Tulsa College of Law

M.B.A. from the University of Miami

MEMBERSHIPS

California Lawyers Association: Real Property Law Section
Urban Land Institute

eXp Commercial

10752 DEERWOOD PARK BOULEVARD SUITE 100

Jacksonville, FL 32256

855.452.0263

Jesse Spencer

855.452.0263 x247

jesse.spencer@expcommercial.com

Jerad Graham

305.874.0835

jerad.graham@expcommercial.com

