

FOR SALE - DEVELOPMENT | MARINA SITE

MAUREEN MORAN MARINA

3200 San Marco Road, Marco Island, FL 34145



OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	3.6 Acres
Zoning:	C-4

PROPERTY OVERVIEW

The subject property is located at the foot of the Goodland Bridge, on the Marco, NW side. The Environmental work Phases 1 & 2 are completed, dredging was just completed Nov 2019. Development/Marina C-4 Land with over 2,000 ft. of Bellingham concrete floating docks, 1.92 Acres 84150 square feet of upland with 10,420 Conservation Easement with mangroves. 1.68 Acres or 73,046 square feet of Submerge Land State Lease. 58 slips with 1428' of dock space. 580 ft. of shore line with 277' of concrete seawall and ramp and another 303' of Rip Rap. Plans available for a 52 unit complex over 120,000 square foot 9 story building, approved with the city til 6/2020. Adjacent parcel is included in the 1.92 acres of upland. Parcel id # is 58420200005, .52 Acres or 22,500 Square feet. Taxes on this parcel are approximately \$675.00 per year. Marco Island City water and Sewer. Great opportunity in SW FL.

PROPERTY HIGHLIGHTS

Market:	Marco Island/ Naples Area
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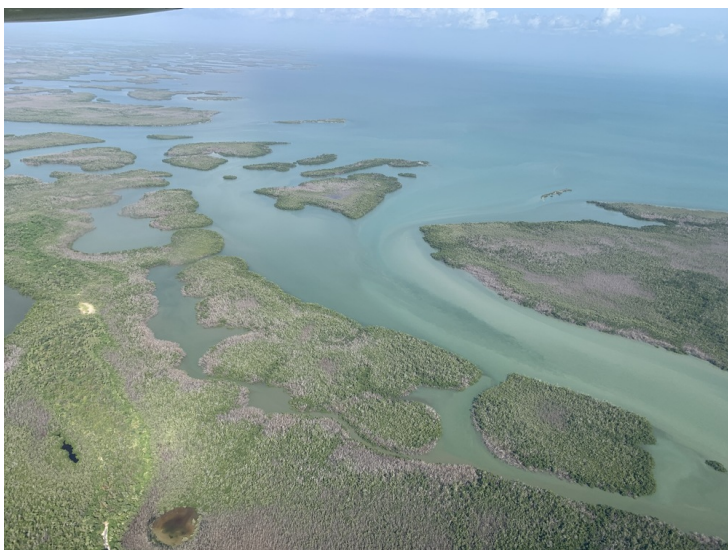
- Gulf Access with 55-60 foot height for Bridges to open water 72 miles to Marathon, FL
- 58 Boat Slips
- Marco Island City Water and Sewer
- Aerial and Survey Documents Available

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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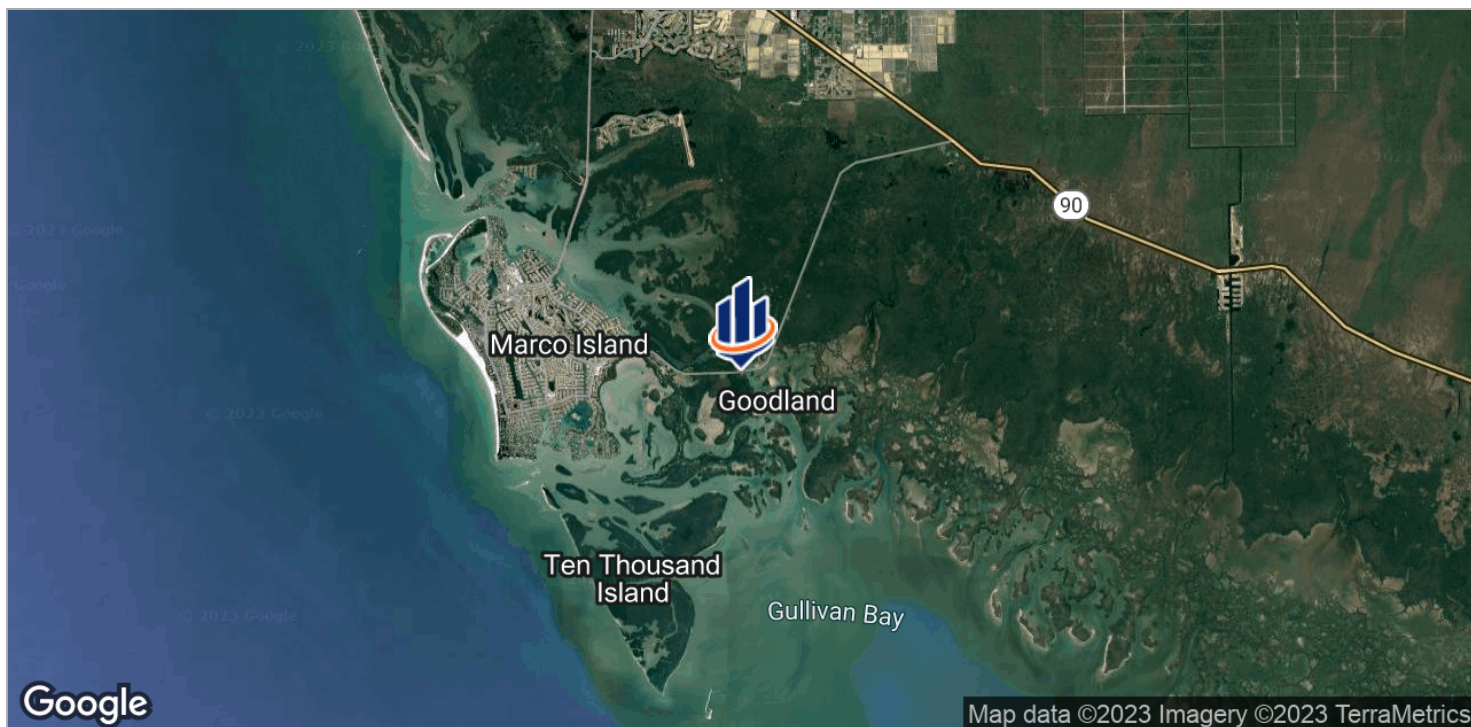


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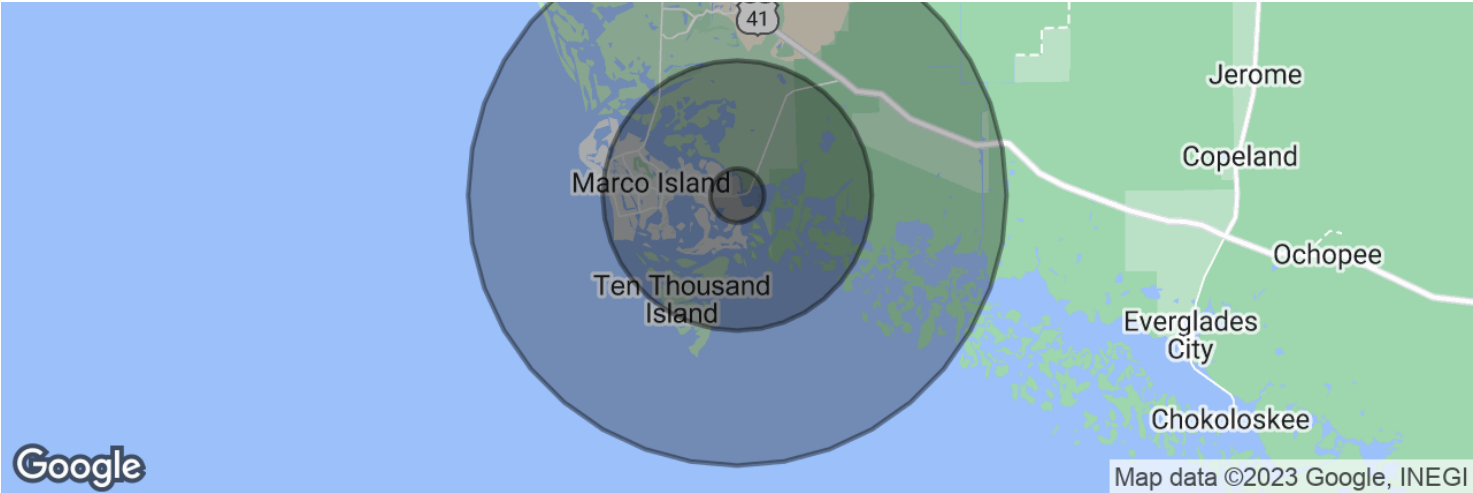


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	862	12,491	27,010
Median age	53.0	56.7	57.1
Median age (Male)	50.2	55.5	54.8
Median age (Female)	55.0	56.8	57.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	372	5,560	11,870
# of persons per HH	2.3	2.2	2.3
Average HH income	\$107,462	\$100,317	\$96,269
Average house value	\$704,093	\$629,581	\$571,028

** Demographic data derived from 2020 ACS - US Census*

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