



CONFIDENTIAL OFFERING MEMORANDUM

Waterfront Residential And Commercial/Marina Development Opportunity!

8421 Main Street, Bokeelia, FL 33922

Michael Saunders & Company
Licensed Real Estate Broker
TCN
WORLDWIDE
REAL ESTATE SERVICES

1605 Main Street Suite 500 | Sarasota, FL
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Commercial

WATERFRONT RESIDENTIAL DEVELOPMENT OPPORTUNITY!

LAND

8421 MAIN STREET, BOKEELIA, FL

SECTION 1:	PROPERTY INFORMATION	3
	Executive Summary	
	Property Description	
	Complete Highlights	
	Additional Photos	
SECTION 2:	LOCATION INFORMATION	8
	Regional Map	
	Location Maps	
	Aerial Map	

SECTION I

Property Information



1605 MAIN STREET SUITE 500 | SARASOTA, FL | 941.957.3730



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OFFERING SUMMARY

Sale Price: \$8,900,000

Price / SF: \$25.41

Lot Size: 8.04 Acres

Zoning: C-2 COMMERCIAL

Market: Cape Coral-Fort
Myers

PROPERTY HIGHLIGHTS

- 8.04 Acres of beautiful waterfront property.
- 660' of waterfront on Charlotte Harbor.
- 735' of seawalled waterfront on Black Bay.
- 85 Vested wet slips.
- 375' Fishing Pier.
- 5,000 Square Foot Restaurant.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	47	148	210
Total Population:	100	329	468
Average HH Income:	\$58,705	\$50,906	\$50,052

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PROPERTY OVERVIEW

8.04 Acres of generally vacant land zoned C-2 (Lee County) located at the northern end of Pine Island known as Bokeelia. Fantastic waterfront property! The property has about 660' of frontage on Charlotte Harbor along Main Street to the north and about 735' of seawalled waterfront on Black Bay with 85 vested wet slips. The property includes a 375' fishing pier into Charlotte Harbor and has three slips and about 8' water at low tide. The property includes about 8,497 SF of submerged land owned by the seller beneath the fishing pier. A 5,000 square foot restaurant is on the north end of this property and is leased. A 1,000 square foot single family home and a 1,440 square foot metal shed is located on the southeastern portion of the property.

LOCATION OVERVIEW

South side of Main Street at the very Northern tip of Pine Island. One of the most beautiful waterfront properties in Southwest, FL.

DEVELOPMENT OPPORTUNITIES

This is one of the few large parcels of land with vested development rights on Pine Island. Existing Development Order for 27 condos/townhomes in 22 buildings, 1,000 sf clubhouse, swimming pool, 20,241 sf 150-seat restaurant and bar, 12 room hotel.



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SECTION 2

Location Information



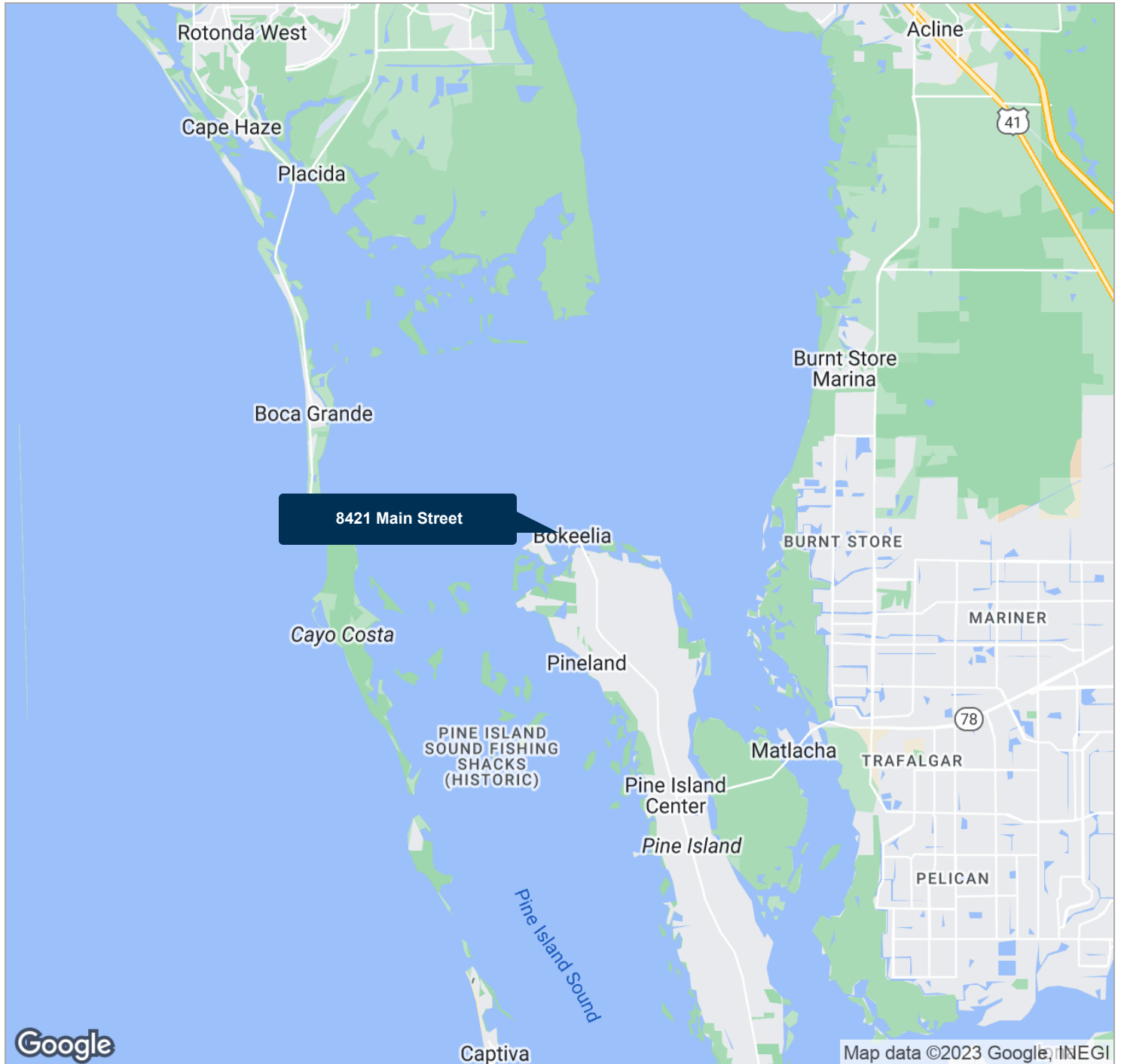


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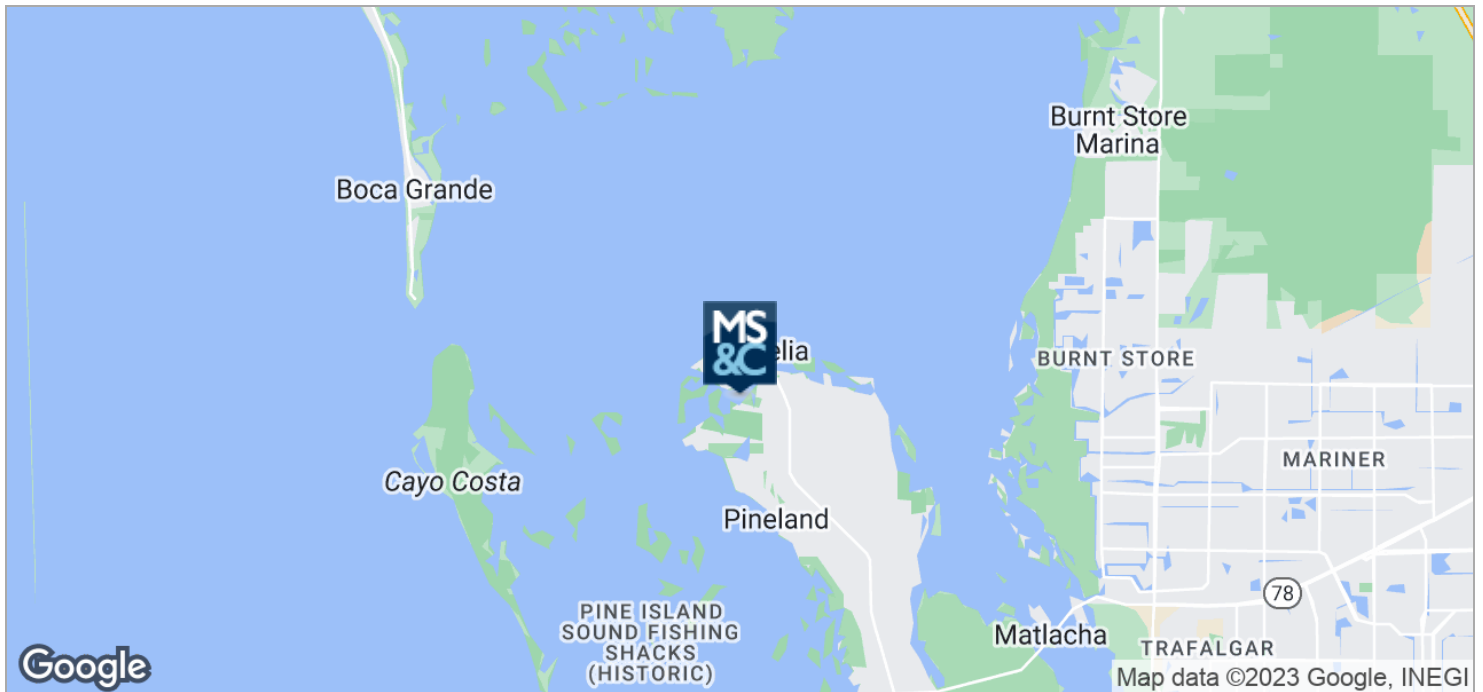


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