

Get in Touch

Mario Susi Real Estate Advisor John R Wood Properties | Christies International RE Direct: 239-919-4164 Mario@MarioSusi.com www.mariosusi.com

YOUR VISION CAN BE REALITY

Overview

Subject parcels consist of about 5 acres of land located within the Moderate Desity Mixed Use / Planned Development category which offers a FULL range of uses including residential, residential amenities, limited commerical and light industrial.

Location

The Bonita Springs booming community consists of many country clubs, resorts, state parks and of course the world famous gulf coast beaches. These parcels are in very close proximity to the latest Mid-Town Bonita project, a short drive to renowned down town bonita & high way access.

Utilities Present

Water, sewer, drainage and electricity are all present at these parcels.

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PROPERTY PHOTOS









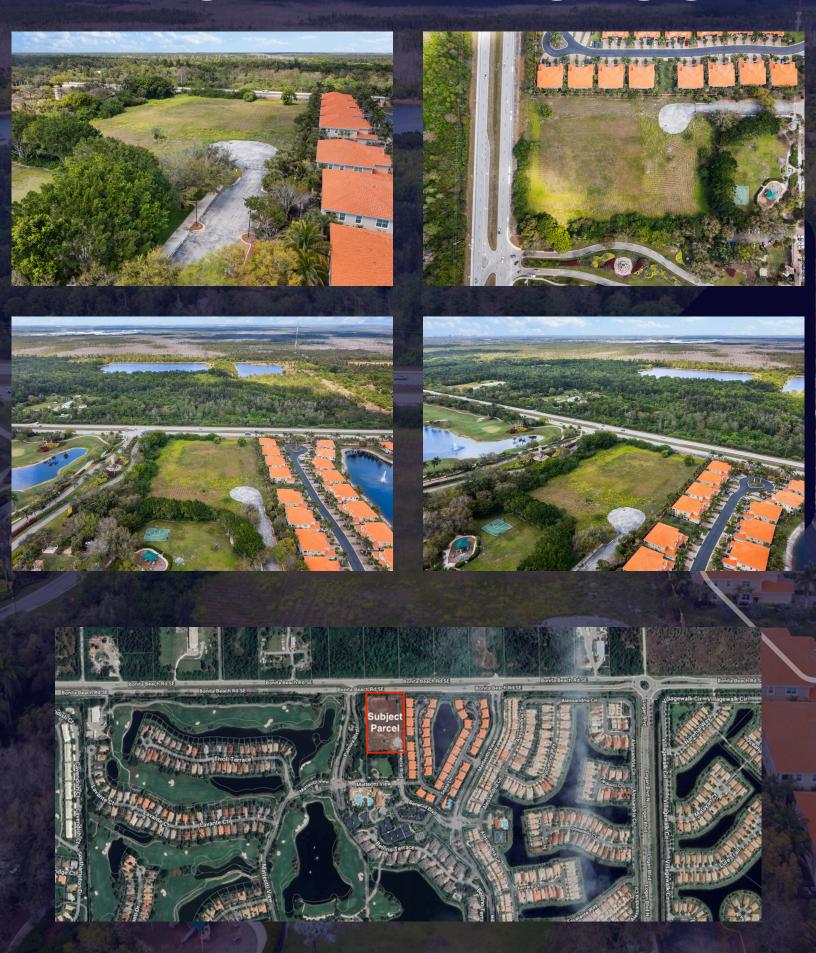




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PROPERTY PHOTOS



SCHEDULE OF USES

CPD

- Accessory uses and structures
- Administrative Offices
- Animal Clinic (no outside runs)
- ATM (automatic teller machine)
- Banks and financial establishments, Group I
- Business services, Groups I and II
- Clothing stores, general
- Clubs, commercial and private
- Consumption on premises in compliance with LDC 34-1262
- Day care center, adult, child
- Drive through facility, limited to pharmacy & bank uses only
- Dwelling Unit:
 - Multiple Family Building (Subject to Condition #4)
- Essential Services
- Essential Services Facilities, Group 1
- Excavation, water retention
- Fences, walls
- Food Store, Group I
- Health Care Facilities, Group III
- Laundry and Dry Cleaning, Group I
- Medical office
- Package Store
- Parking lot, accessory
- Personal Services, Groups I, II and IV
- Pet shop
- Pharmacy
- Place of Worship
- Real Estate Sales Office
- Restaurants, Groups I, II and III
- Signs, in compliance with LDC Chapter 30
- Specialty retail shops, Groups I and II
- Storage, indoor
- Studios
- Temporary Uses (LDC Section 30-3041)

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OPPORTUNITY SUMMERY

- 1.) \$5.9M Entitled to Multifamily or Commercial Use 5 Acres +/-
- 2.) Egress and ingress permitted on a portion of the land
- 3.) Priced to Sell High Growth Rate & Limited Available Lots on Bonita Beach Road

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