



5 ACRES

**ENTITLED TO MULTIFAMILY
OR COMMERCIAL USE**



At a Glance

- Price: \$5,900,000
- Site: 5 Acres +/-
- Location: City of Bonita Springs, Southern side of SE Bonita Beach Road, 3 miles east of I-75 Between Palmira Golf & Country Club and Sorrento (town home community)
- Zoning: Moderate Density Mixed Use / Planned Development

Get in Touch

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Overview

Subject parcels consist of about 5 acres of land located within the Moderate Density Mixed Use / Planned Development category which offers a FULL range of uses including residential, residential amenities, limited commercial 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 downtown Bonita & highway access.

Utilities Present

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

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PROPERTY PHOTOS



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An aerial photograph showing a large, open, grassy field, possibly a golf course or park, surrounded by dense tropical vegetation and palm trees. A paved road or path runs along the right side of the field, and a large, curved concrete structure is visible in the foreground.



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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