



San Carlos Bay - Bunche Beach Preserve


THE DUNES
OPEN TO THE PUBLIC

SANIBEL CAUSEWAY

SANIBEL
BOAT RAMP

CAUSEWAY BLVD.

**LIGHTHOUSE
CAFE**


Sanibel Captiva
COMMUNITY BANK

Lazy Flamingo


TUTTI PAZZI
ITALIAN KITCHEN
SANIBEL ISLAND

CIELO

Periwinkle Way


THE SHACK


HUSKY'S
MARKET DELI & MORE

LSI
COMPANIES

Premier
Sotheby's
INTERNATIONAL REALTY

OFFERING MEMORANDUM

FORMER ICONIC JACARANDA

SANIBEL ISLAND COMMERCIAL REDEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 1223 Periwinkle Way
Sanibel, Florida, 33957

County: Lee

Property Type: Partially Improved Land

Property Size: 2.29± Acres | 99,752± Sq. Ft.

Building Size: 7,796± Sq. Ft.

Zoning: Commercial

Future Land Use: General Commercial (GC) &
D-2 Wetland Uplands

Tax Information: \$40,513.72 (2024)

STRAP Number: 19-46-23-T3-00014.0010

LIST PRICE:

\$2,999,000

\$30.06 PSF | \$1.3M PER ACRE

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SALES EXECUTIVES



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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not be limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

LSI Companies Inc. and the Burns Family Team of Premier Sotheby's International Realty is pleased to present a rare and highly sought-after commercial development opportunity in the heart of Sanibel Island.

Boasting an expansive 200 feet of frontage on Periwinkle Way, Sanibel's primary commercial corridor, the site spans roughly 2.29 acres of developable land, zoned General Commercial and D-2 Upland Wetlands. With this prime zoning and generous land area, preliminary estimates suggest the property can support 8 to 9 residential units, making it ideal for a boutique residential development or luxury villas.

Alternatively, the zoning allows for a flexible mixed-use configuration, combining both residential living and commercial space, perfect for retail, dining, or hospitality ventures that complement island living. The number of residential units in this scenario would be determined by the scale and footprint of the commercial element.

With its rich legacy, unmatched visibility, and zoning versatility, this is an extraordinary opportunity to create a destination that serves both the community and its visitors for generations to come.

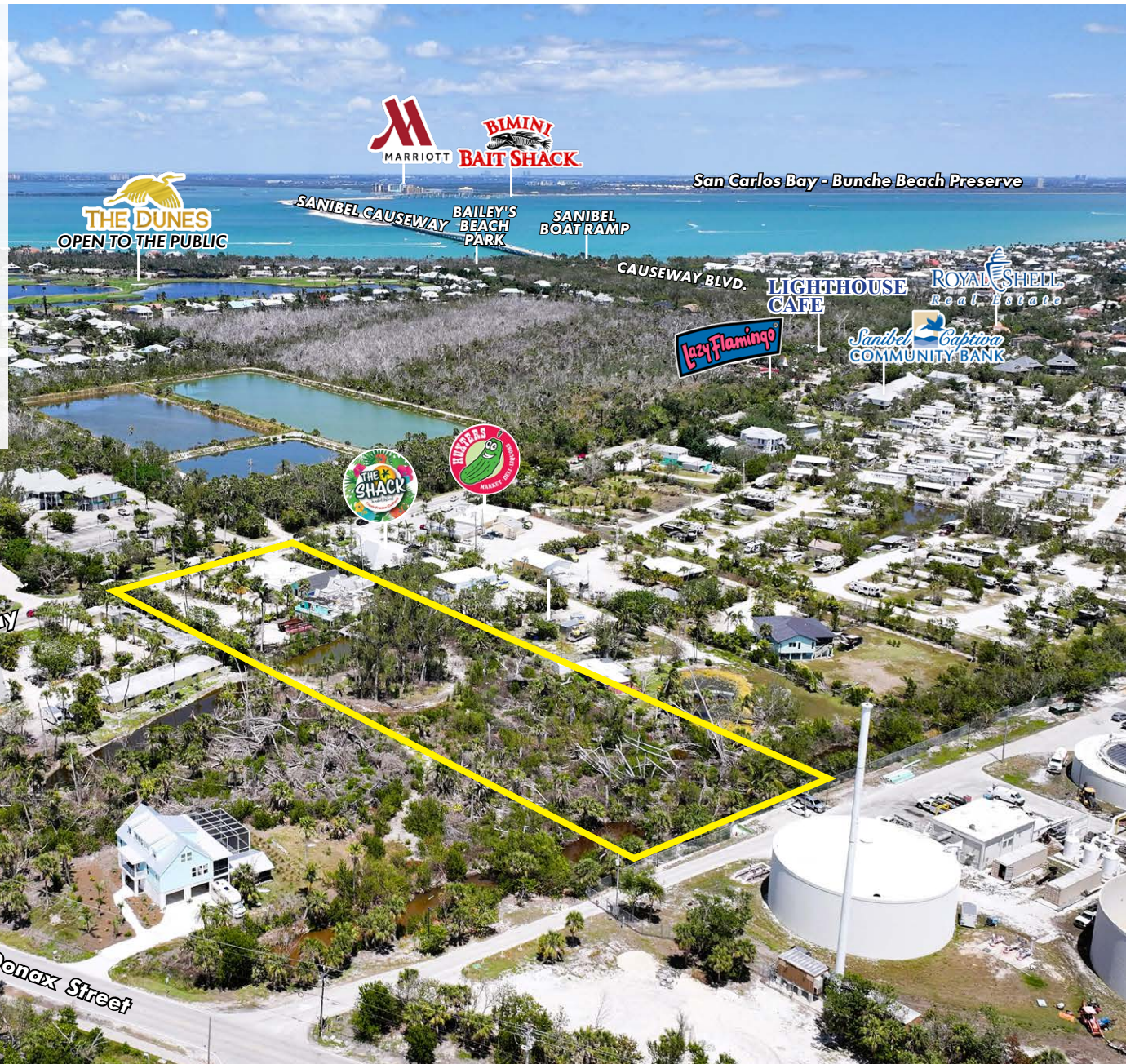
Ownership recently obtained a feasibility study inclusive of in-depth redevelopment information that can be shared with potential buyers.

Don't miss the chance to shape the next chapter of this iconic Sanibel address.



PROPERTY HIGHLIGHTS

- 2.29± acres of commercial land
- Zoned General Commercial (GC) & D-2
- Mixed Use Opportunity
- Formerly the iconic Jacaranda restaurant and more recently the Topsy Turtle.
- 200' of prime Periwinkle frontage
- Lake with fountain (no longer operational) in center of parcel
- Near the historic Bailey Homestead Preserve
- Just over ½ mile to the beach



PROPERTY OVERVIEW



1223 Periwinkle Way in Sanibel, Florida presents a compelling opportunity for commercial and mixed-use redevelopment in proximity to the Causeway Bridge. Periwinkle Way serves as Sanibel's main thoroughfare, channeling all traffic from the mainland via the Causeway Bridge. This ensures maximum visibility and accessibility for any commercial redevelopment venture. The property is well-positioned to serve both the local community and the steady stream of visitors, benefits from consistent vehicular traffic, and offers strategic advantages due to tremendous frontage, active city support for redevelopment, and a resilient market. Contact listing agents for additional information regarding redevelopment.

Sanibel Island is undergoing a significant period of reinvestment and renewal, with more than 80% of businesses now reopened. Visitor activity has reached its strongest levels since Hurricane Ian, and approximately 74% of hotel and vacation rental inventory on the island have returned to service.

Extensive rebuilding efforts have resulted in upgraded properties, improved infrastructure, and enhanced storm resilience throughout the island.

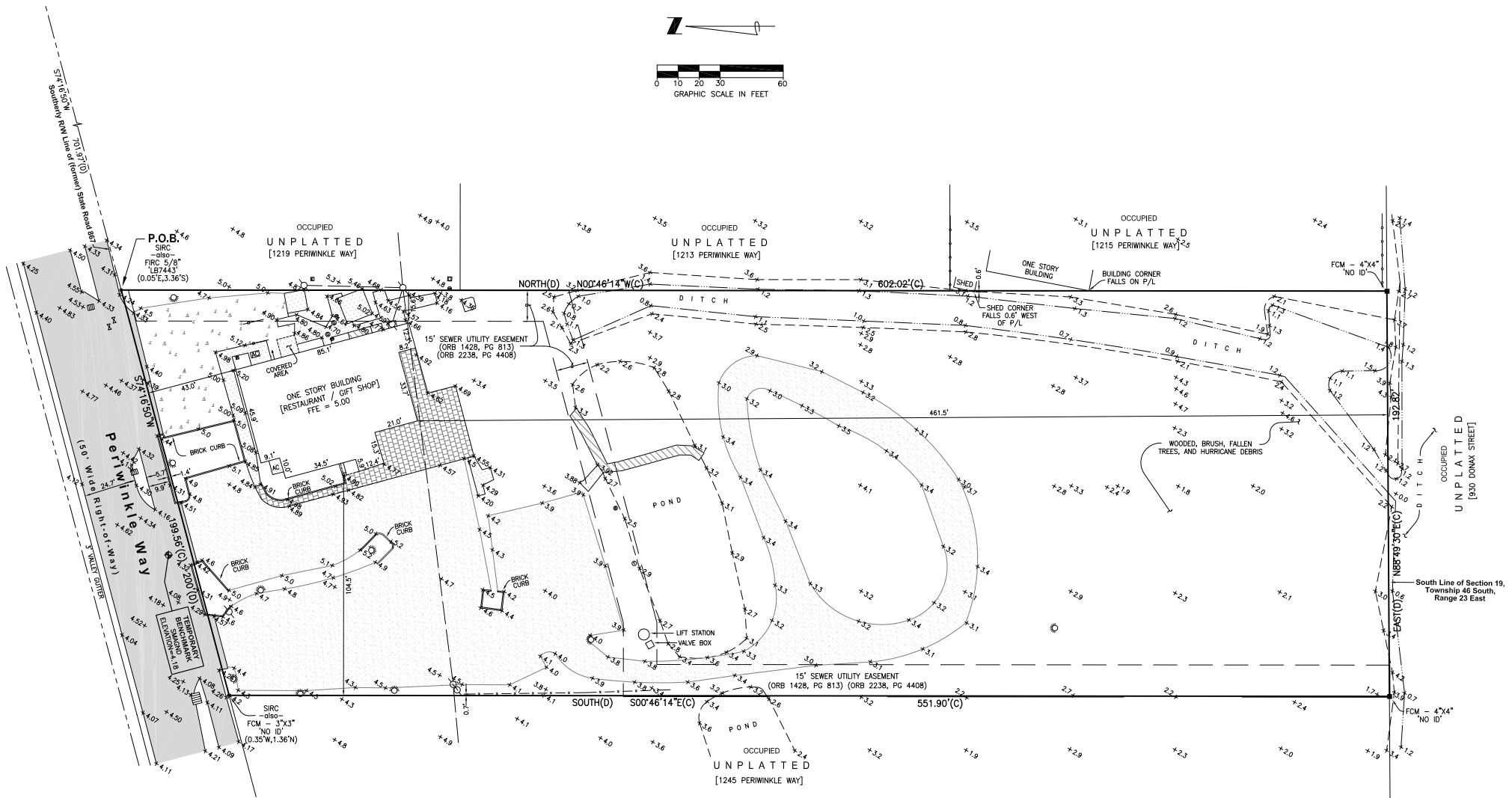
The island's renowned beaches, shelling, wildlife preserves, bike trails, and outdoor recreation continue to attract visitors, while renewed tourism activity and national media recognition are helping drive increased interest in the market. Infrastructure improvements, including the reconstruction of the Sanibel Causeway, have strengthened access and connectivity.

As redevelopment and investment continue, Sanibel remains a highly desirable, supply-constrained coastal market characterized by strong visitor demand, limited development opportunities, and substantial private capital investment. The combination of recovering commercial activity, modernized assets, and the island's enduring natural appeal positions Sanibel for long-term growth and value creation.

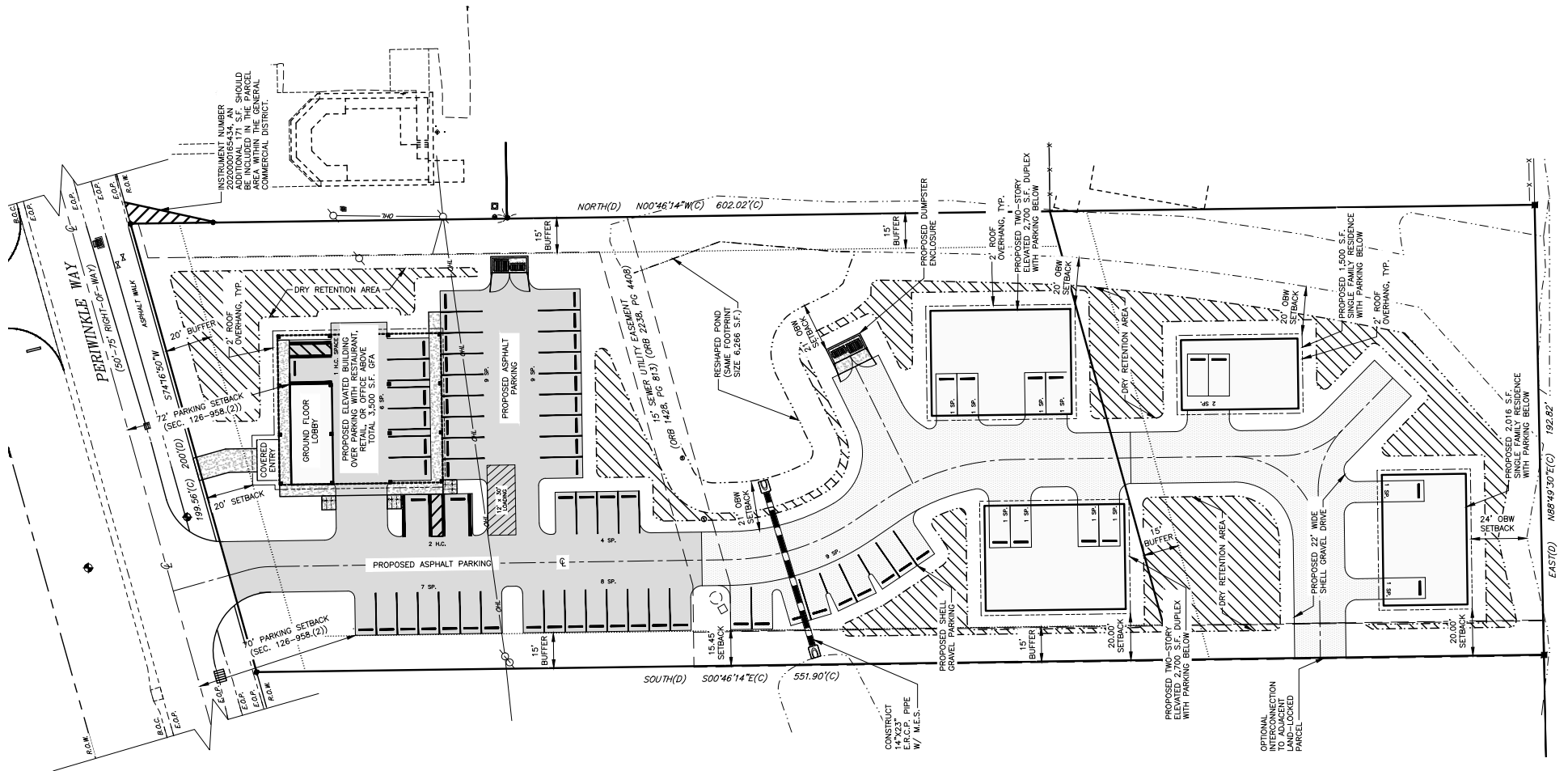


PROPERTY AERIAL





SAMPLE CONCEPT PLAN



RETAIL & NEARBY ATTRACTIONS

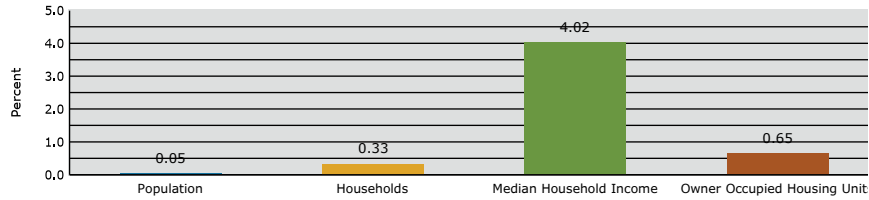
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|--------------------------------|--------------------------------|-------------------------------|--|
| 1. Lighthouse Beach Park | 7. She Sells Sea Shells | 13. Island Gifts | 19. Commodore Kayak Trail |
| 2. Sanibel Boat Dock | 8. Huxters Market & Deli | 14. Jerry's Shopping Center | 20. Doc Ford's Rum Bar & Grille |
| 3. Pond Apple Park & Trail | 9. Tutti Pazzi Italian Kitchen | 15. Angliers Beach | 21. Bailey-Mathews National Shell Museum |
| 4. The Dune Golf & Tennis Club | 10. Cielo Restaurant | 16. Periwinkle Place | 22. J.N. Ding Darling National Wildlife Refuge |
| 5. The Lighthouse Cafe | 11. MudBugs Cajun Kitchen | 17. The Village Shops | 23. Bowman's Beach |
| 6. Lazy Flamingo | 12. Traders Restaurant | 18. Sanibel Historical Museum | 24. Blind Pass Beach |



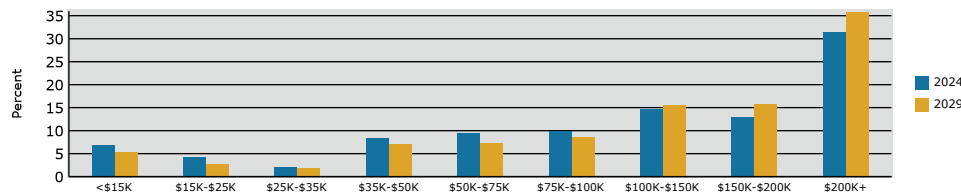
DRIVE TIME MAP &

AREA DEMOGRAPHICS (10 MI RADIUS)

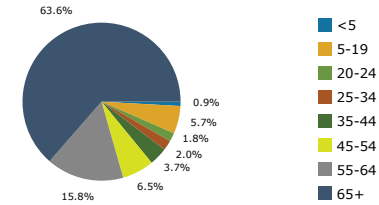
2024-2029 Annual Growth Rate



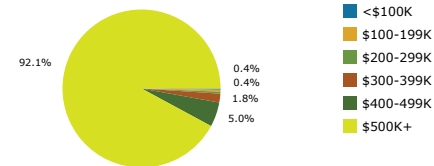
Household Income



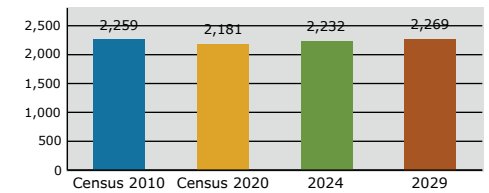
2024 Population by Age



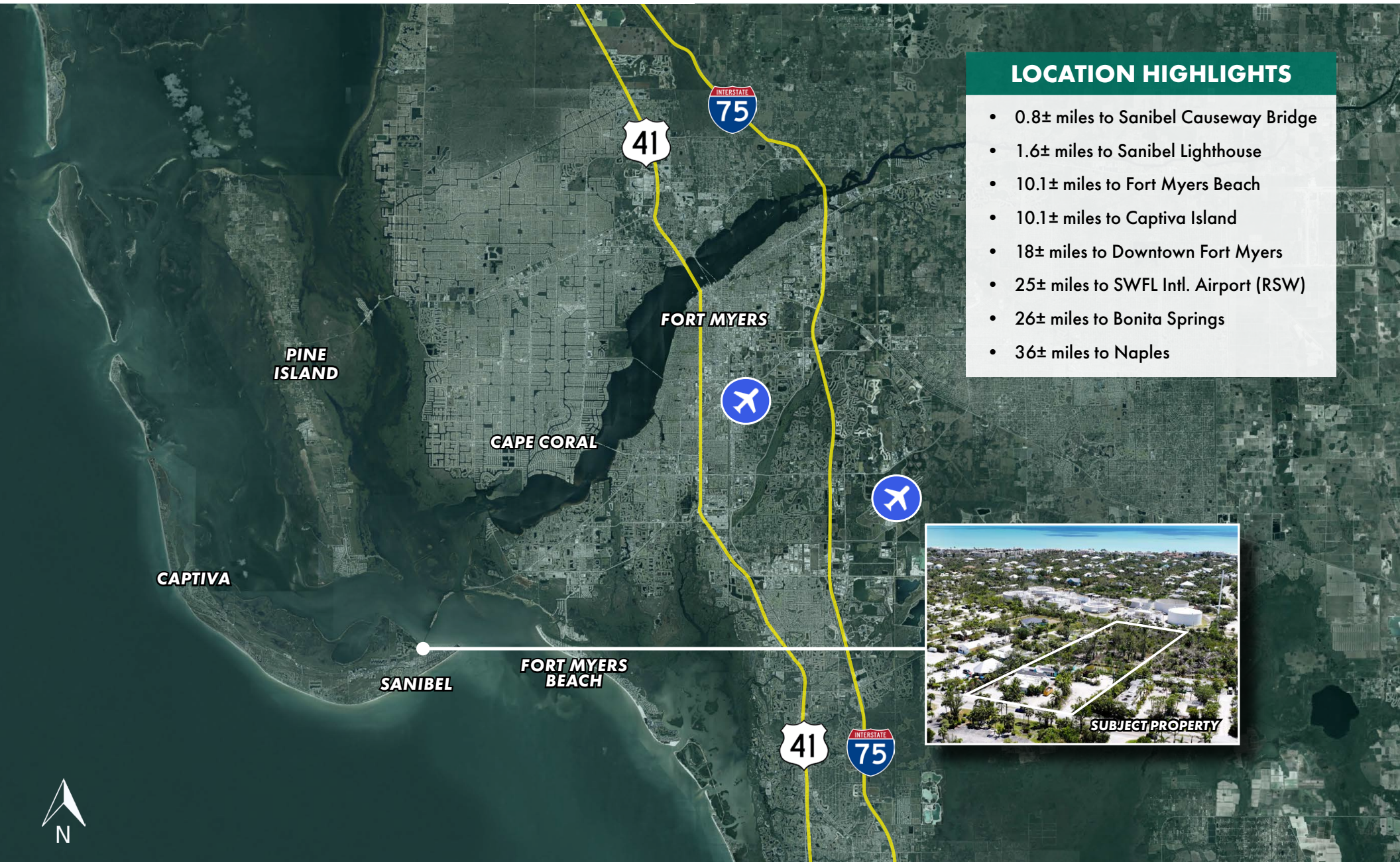
2024 Home Value



Households



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.8± miles to Sanibel Causeway Bridge
- 1.6± miles to Sanibel Lighthouse
- 10.1± miles to Fort Myers Beach
- 10.1± miles to Captiva Island
- 18± miles to Downtown Fort Myers
- 25± miles to SWFL Intl. Airport (RSW)
- 26± miles to Bonita Springs
- 36± miles to Naples





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