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OFFERING MEMORANDUM

# CARIBE BEACH RESORT

2.8± ACRES - SANIBEL, FL

## PROPERTY SUMMARY

**Property Address:** 2667 & 2669 W. Gulf Drive  
Sanibel, FL 33957

**Municipality:** Sanibel

**County:** Lee County

**Property Type:** Residential

**Property Size:** 2.86± Acres

**Zoning:** Gulf Ridge Eco Zone E-2-5

**Future Land Use:** Resort Housing District

**Sanibel Density Map:** 5.0 Units Per Acre

**STRAP Number(s):** 35-46-22-T1-02000.00CE

35-46-22-T1-02000.01A0

LIST PRICE:

**\$11,000,000**

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## SALES EXECUTIVE



**Billy Rollins, CCIM, ALC**  
Senior Broker



**DIRECT ALL OFFERS TO:**

**Billy Rollins, CCIM, ALC**  
wrollins@lsicompanies.com  
(239) 489-4066

### OFFERING PROCESS

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

## EXECUTIVE SUMMARY

- This remarkable 2.86 +/- acre beach-front property sits along the Gulf of Mexico, boasting 200 feet of pristine white sand beach.
- The 1978 Coastal Construction Line allows 1.7 acre of net buildable land. Per *Sanibel Density Map*, the property is located in the 5.0 units per acre allowing for development of up to 14 residential units.
- The property presents an exceptional opportunity for a buyer interested in developing a high-end luxury 14-unit condominium project.
- The property is primed for a visionary buyer to create a state-of-the-art destination on Sanibel Island.

### THE OPPORTUNITY

- Poised for a 3-story over parking, 14 unit luxury condominium project.
- The property is located within the Gulf Ridge Eco Zone which allows a maximum impermeable coverage of 25% for building, sidewalks, pool decking, etc.
- Strategically located in close proximity to other notable islands in Southwest Florida, such as Captiva, Pine Island, Fort Myers Beach, and various local attractions such as Captiva, Pine Island, Fort Myers Beach, and various local attractions.



# PROPERTY AERIAL



**M**  
MARRIOTT

**BIMINI  
BAIT SHACK**

*Anthoni Harbour*  
YACHT CLUB  
PRIVATE YACHT & DRY DOCK FACILITIES

W. GULF DRIVE

TARPON BAY ROAD

FORT MYERS  
BEACH



CAPTIVA

JN Ding Darling National Wildlife Refuge

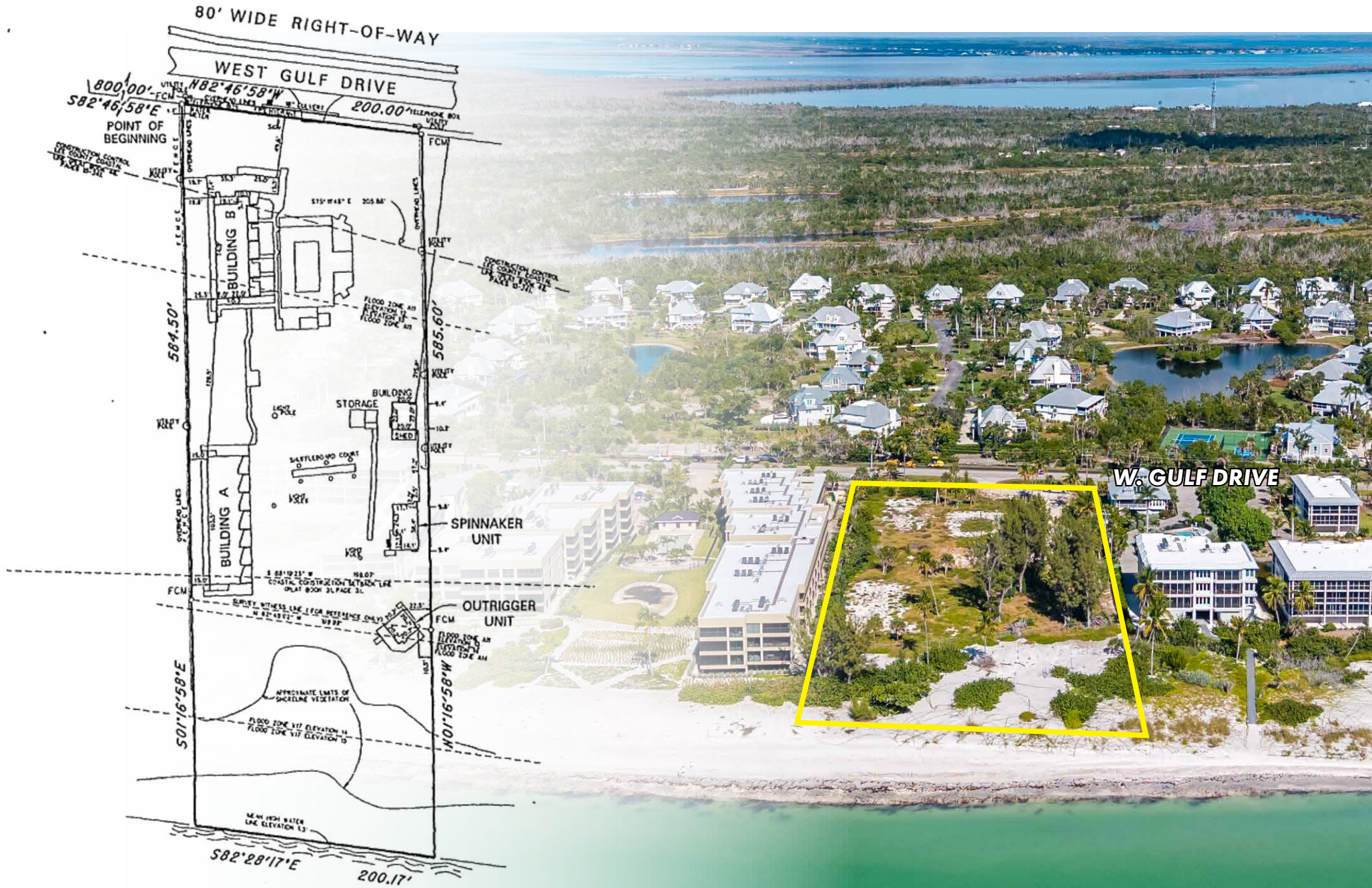


W. GULF DRIVE

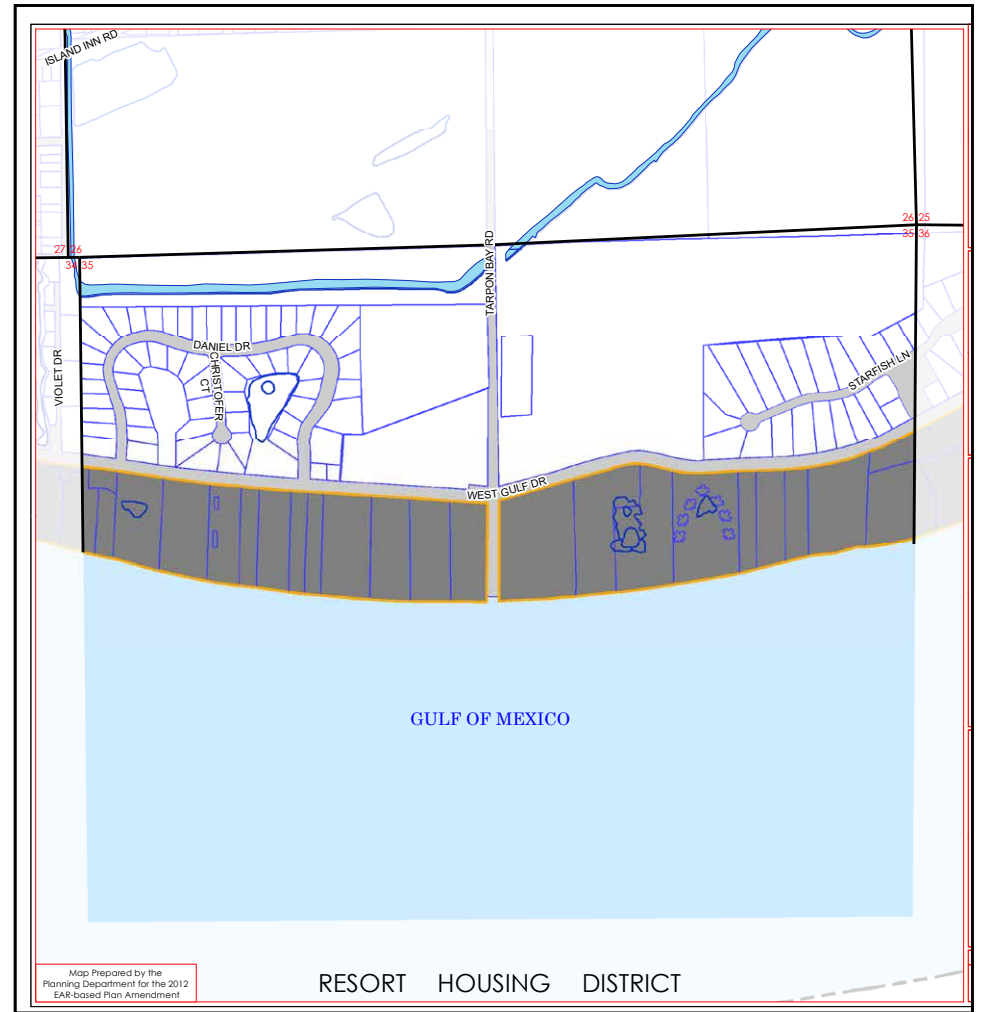
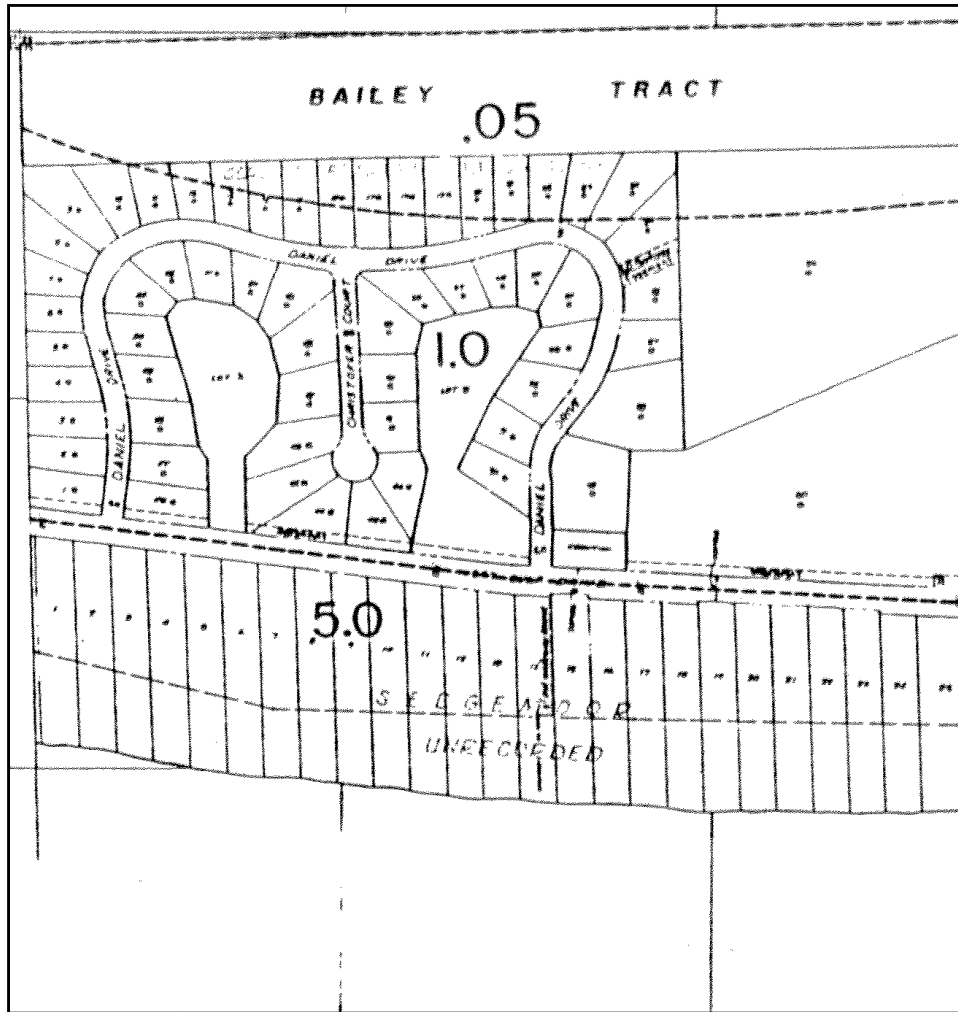


# PROPERTY AERIAL





# RESORT HOUSING DENSITY MAP



# SANIBEL ISLAND ATTRACTIONS

- |                                |                                |                               |  |
|--------------------------------|--------------------------------|-------------------------------|--|
| 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                           |

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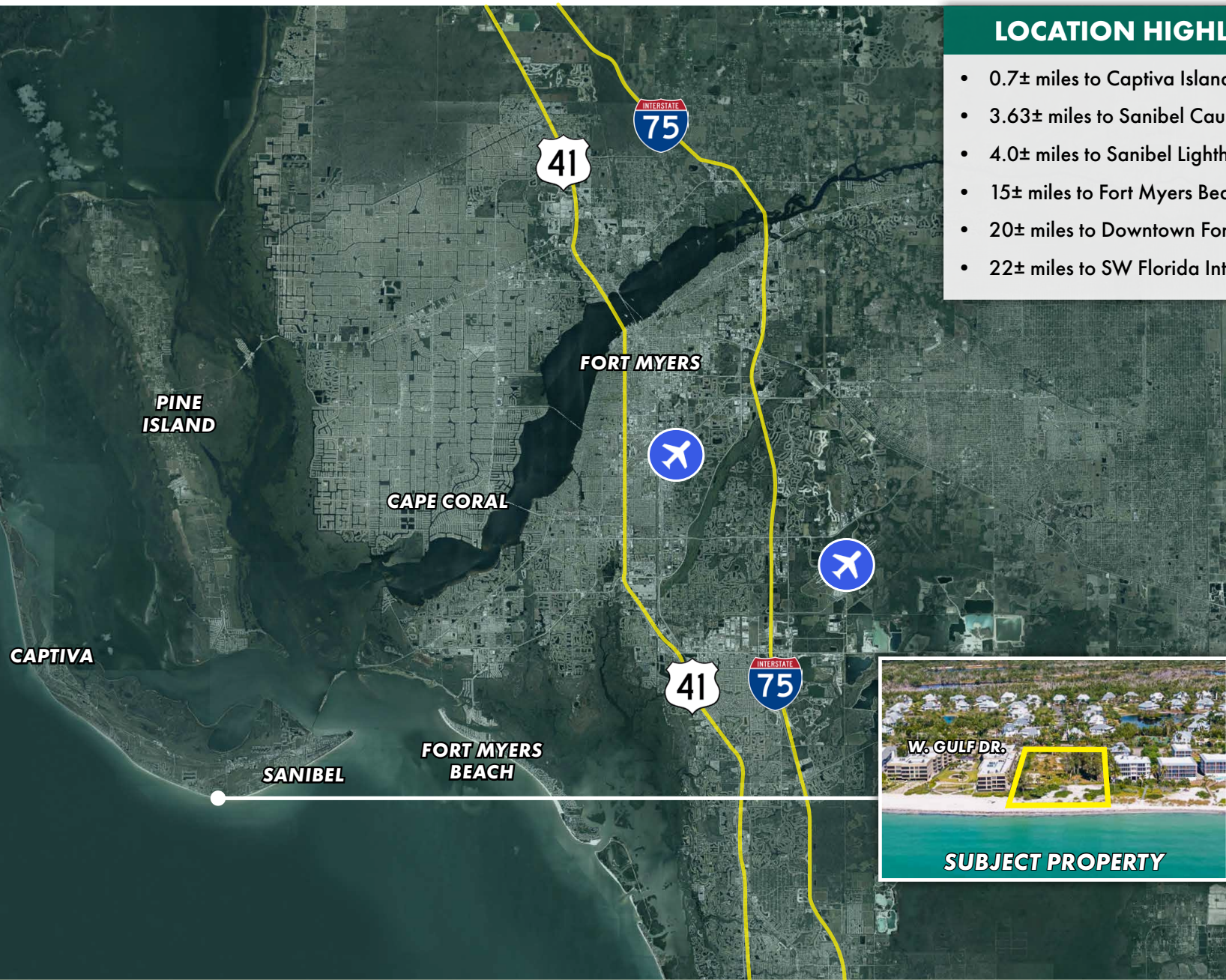
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## LOCATION MAP

### LOCATION HIGHLIGHTS

- 0.7± miles to Captiva Island
- 3.63± miles to Sanibel Causeway Bridge
- 4.0± miles to Sanibel Lighthouse
- 15± miles to Fort Myers Beach
- 20± miles to Downtown Fort Myers
- 22± miles to SW Florida Intl. (RSW)





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