



PINE ISLAND ROAD AADT 13,000+

PINE ISLAND ROAD COMMERCIAL

LAND DEVELOPMENT OPPORTUNITY - MATLACHA, FLORIDA

LSI
COMPANIES

OFFERING MEMORANDUM | LSI COMPANIES, INC.

PROPERTY SUMMARY

Property Address: 4521 Pine Island Road NW
Matlacha, FL 33993

County: Lee

Property Type: Vacant Commercial

Property Size: 0.85± Acres | 3,602± Sq. Ft.

Zoning: C-1

Future Land Use: Urban Community

Parcel ID: 24-44-22-00-00023.0000

Tax Information: \$9,471.48 (2023)

LIST PRICE:

\$995,000 | \$27.52 PSF

LSI

COMPANIES



SALES EXECUTIVES



Christi Pritchett, CCIM
Sales Associate



Justin Milcetic
Sales Associate



DIRECT ALL OFFERS TO:

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Justin Milcetic | jmilcetic@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.



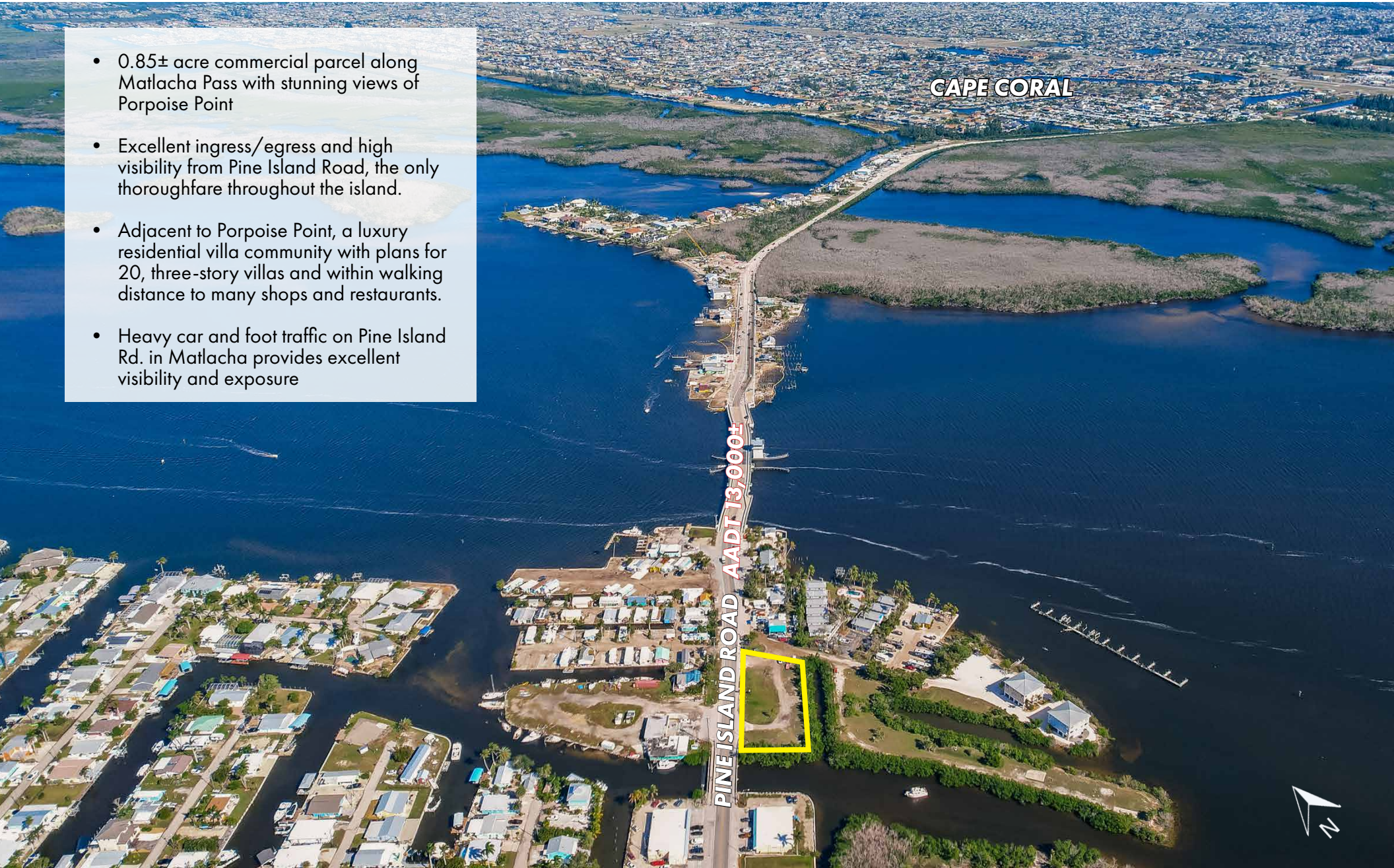
LSI Companies is pleased to present a rarely available commercial land development opportunity on Pine Island Road NW in Matlacha, Florida.

This 0.85± acre property is highly suitable and zoned for a variety of commercial uses. This property offers a rare chance to invest in a prime waterfront site with diverse development potential.

The subject parcel is located in the heart of Matlacha Island and is within walking distance of many retail shops and restaurants.

The parcel features 290 linear feet of frontage on Pine Island Road NW, making this a highly coveted opportunity for development.

- 0.85± acre commercial parcel along Matlacha Pass with stunning views of Porpoise Point
- Excellent ingress/egress and high visibility from Pine Island Road, the only thoroughfare throughout the island.
- Adjacent to Porpoise Point, a luxury residential villa community with plans for 20, three-story villas and within walking distance to many shops and restaurants.
- Heavy car and foot traffic on Pine Island Rd. in Matlacha provides excellent visibility and exposure



MATLACHA ISLAND

Matlacha is a small, 427-acre island located offshore between North Cape Coral and Pine Island. Matlacha is a bright and lively town with a historical love of fishing.

The eccentric city is home to mostly long-term residents, but experiences many tourists visiting short-term. Matlacha is within 15 miles of Pine Island, Cape Coral, Sanibel, Captiva, Fort Myers, North Fort Myers, and Fort Myers Beach offering easy and quick access to the surrounding cities.



APPROVED USES

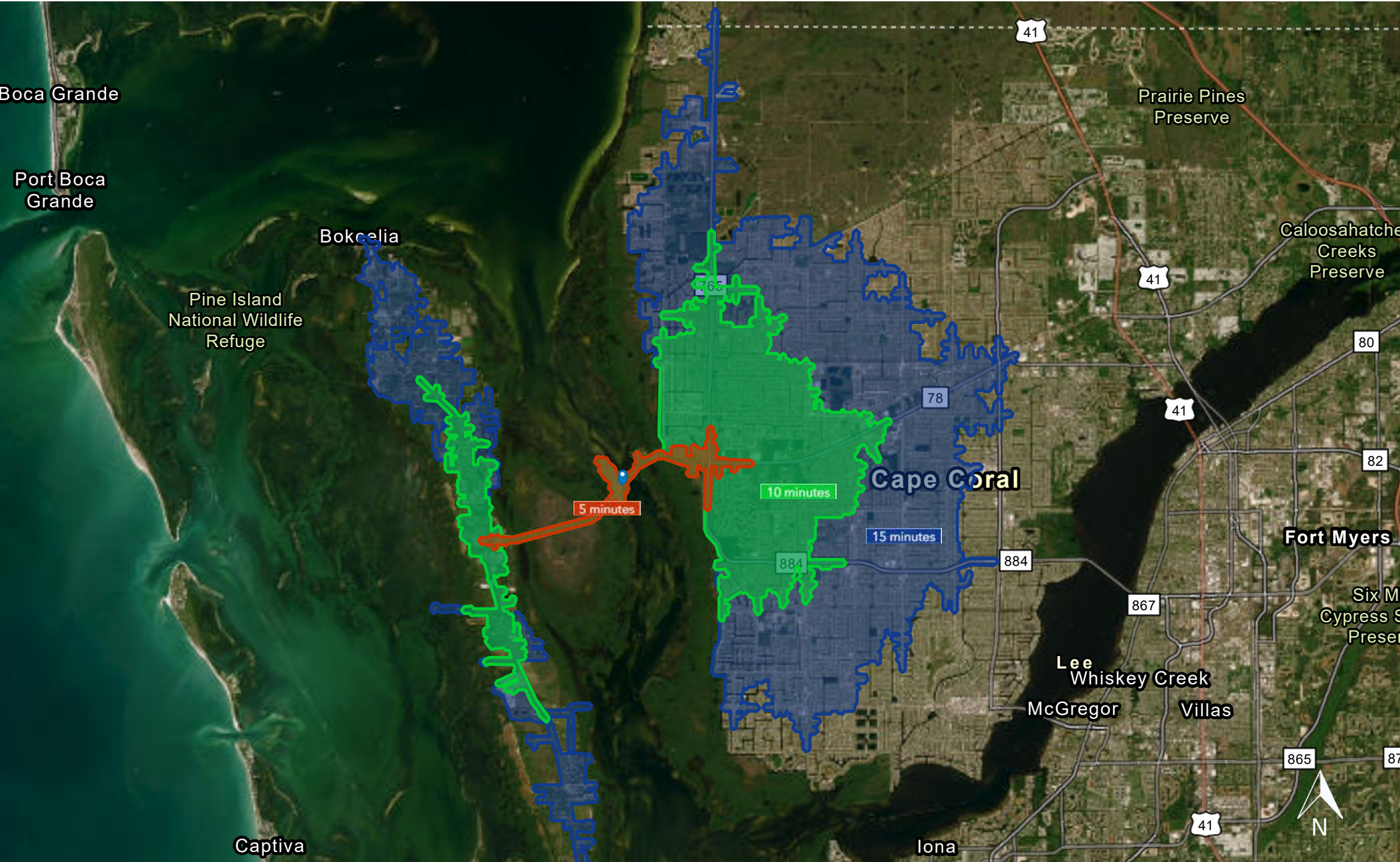
Maximum Lot Coverage	40%
Maximum Building Height	35 Feet
Maximum Building Footprint	14,800 Square Feet

Notable Approved Uses:

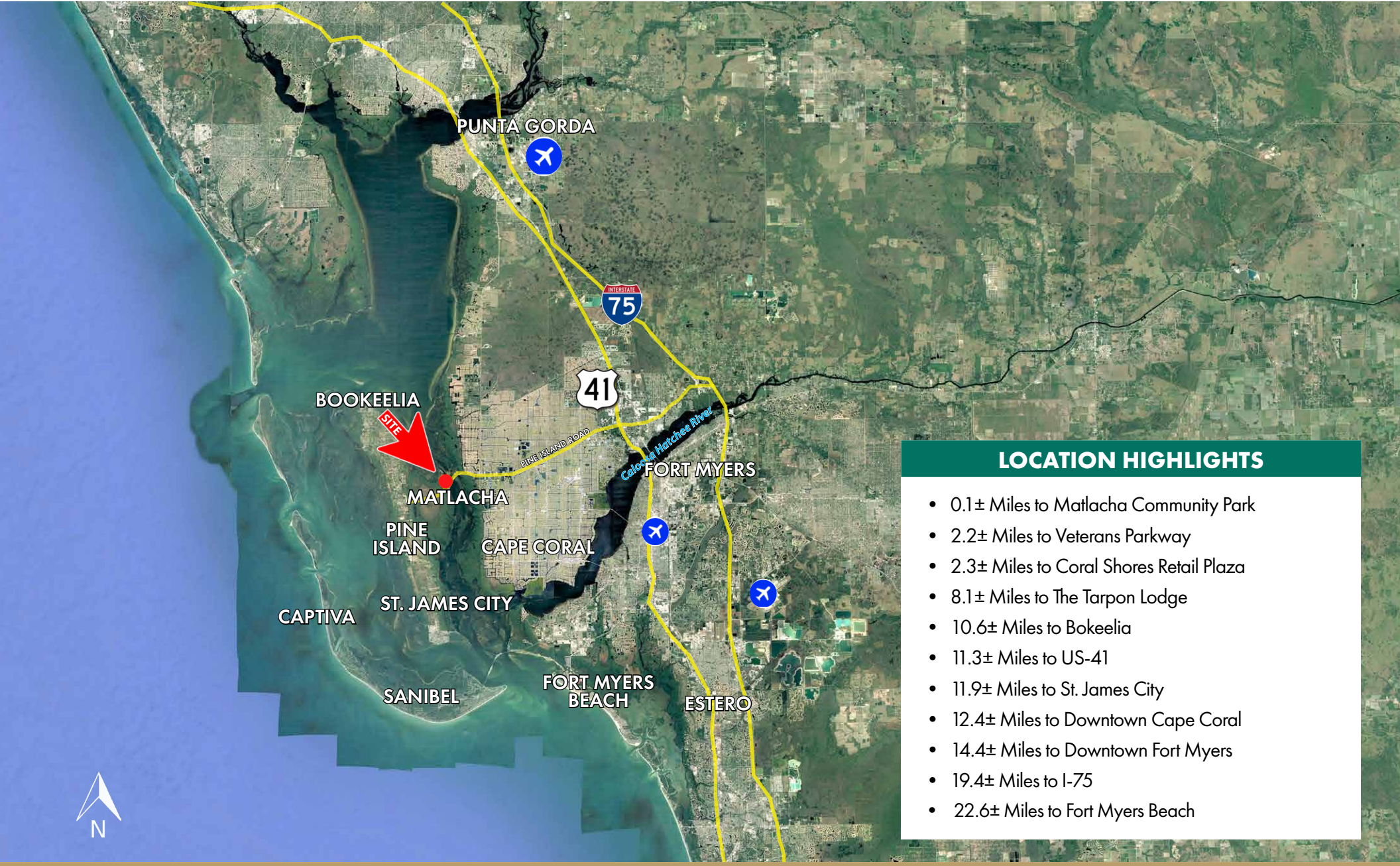
- Retail
- Restaurant
- Recreation
- Boat Sales/Rental
- Storage
- Office



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.1± Miles to Matlacha Community Park
- 2.2± Miles to Veterans Parkway
- 2.3± Miles to Coral Shores Retail Plaza
- 8.1± Miles to The Tarpon Lodge
- 10.6± Miles to Bokeelia
- 11.3± Miles to US-41
- 11.9± Miles to St. James City
- 12.4± Miles to Downtown Cape Coral
- 14.4± Miles to Downtown Fort Myers
- 19.4± Miles to I-75
- 22.6± Miles to Fort Myers Beach



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.