

# Waterfront Development Site with Marina Near Boca Grande, FL



## 12+ AC WATERFRONT MIXED-USE DEVELOPMENT SITE

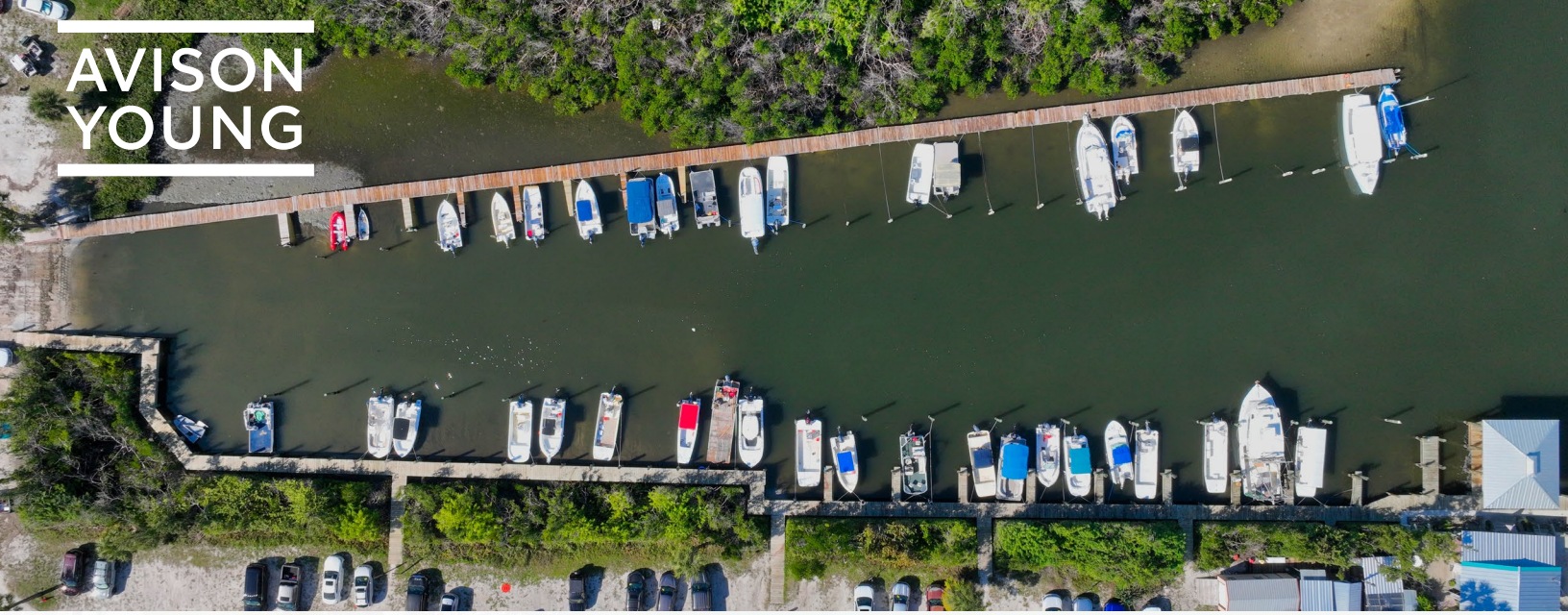
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## Property overview

Avison Young is pleased to exclusively offer for sale **Eldred's Marina (the "Property")**, a  $\pm 12.1$  acre ( $\pm 8.6$  AC Upland,  $\pm 3.5$  AC Lagoon) waterfront redevelopment opportunity with an on-site marina located just north of Gasparilla Island causeway, at the gateway to the timeless elegance of the exclusive Boca Grande community. With an enormous footprint, more than half a mile of direct linear waterfront, flexible in-place zoning and positioning adjacent to one of Florida's most luxurious communities, the Property represents a generational opportunity to create an iconic mixed-use waterfront development.

[Click here to view the Property Website](#)

## Direct Waterfront Positioning

The Property boasts a prime waterfront location on the Boca Grande Causeway, offering unobstructed panoramic views of the surrounding waters. This direct waterfront positioning not only ensures a serene and picturesque setting but also provides a marina and boat slips, an extremely rare existing feature for development opportunities of this scale. Further, the submerged land for the marina is included in the deed, and was dredged and filled with all proper permits.

## Southwest Florida is Booming

Southwest Florida is experiencing a remarkable surge in growth and development. The region's booming economy, driven by an influx of new residents and businesses drawn by lower cost of living and higher quality of life, offers a robust market for high-end residential and commercial developments.

## Property stats

<b>Address</b>	6301 Boca Grande Causeway Placida, FL 33946
<b>Folios</b>	422012351003; 42201351002
<b>Land Area</b>	$\pm 12.10$ Acres - Total $\pm 8.60$ Acre - Uplands $\pm 3.50$ Acre - Lagoon
<b>Boat Slips</b>	75'
<b>Linear Waterfront</b>	$\pm 2,650$ feet (est.)
<b>In-Place Zoning</b>	CT - Commercial Tourist
<b>Permitted Uses</b>	Residential*, Hospitality, Retail, Marina

\*Conditionally Permitted

## Gateway to Luxury

Situated near the prestigious Gasparilla Island and Boca Grande, the Property serves as a gateway to one of the most luxurious and sought-after destinations in Southwest Florida. Boca Grande is synonymous with upscale coastal living, offering access to high-end amenities, exclusive clubs, and some of the best dining and hospitality experiences in the region. Investing in this property means aligning with a locale that epitomizes elegance and exclusivity.

## Impressive Scale

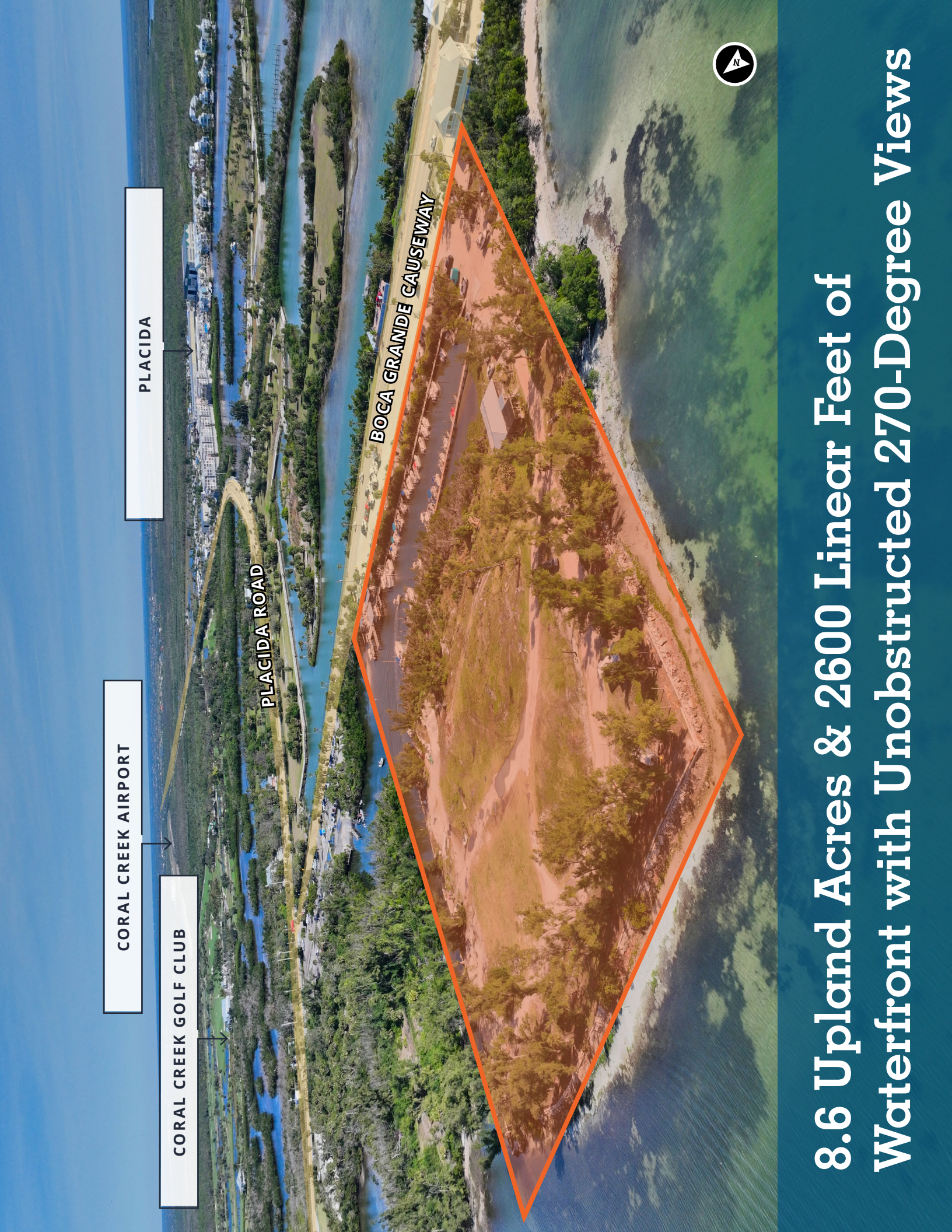
With a substantial footprint of  $\pm 12$  acres, this redevelopment opportunity on the Boca Grande Causeway stands out due to its impressive scale. The expansive property allows for a wide range of development possibilities, from high-end residential units to mixed-use spaces that can include retail, dining, and entertainment facilities.

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PLACIDA

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**If you would like more information about this offering,  
please get in touch.**

## **The Team**

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