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OFFERING MEMORANDUM
PEACE HARBOR
SANIBEL ISLAND DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: Bailey Road
Sanibel, FL 33957

County: Lee

Property Type: Land for Development

Property Size: 34.93± Acres | 1,521,550± Sq. Ft.

Zoning: D1, D2

Tax Information: \$17,242.64

STRAP Number: 194623T3011020000 (31.62± Acres)
194623T3011010000 (4.30± Acres)

LIST PRICE:

\$3,950,000

\$2.60 PSF

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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.

04

EXECUTIVE SUMMARY

05

PROPERTY HIGHLIGHTS

06

PROPERTY AERIAL

09

DEVELOPMENT
INTENSITY MAP

10

PROPERTY SURVEY

11

CONSERVATION
EASEMENT

12

THE ECO ZONES

13

NEARBY RETAIL &
ATTRACTIONS

14

LOCATION MAP

TABLE OF CONTENTS



EXECUTIVE SUMMARY

Peace Harbor Sanibel offers an exceptional opportunity with 34.93± acres of prime, developable land. Ideally located north of Periwinkle Way and west of Causeway Boulevard, providing convenient access via Bailey Road.

As outlined in the City of Sanibel Comprehensive Plan Maps, the property spans two development intensity zones, allowing for the potential development of up to 24 residential units. This represents a unique opportunity for a developer to create an exclusive community of ±24 high-end residences on spacious lots in the highly sought-after Sanibel area.



PROPERTY HIGHLIGHTS

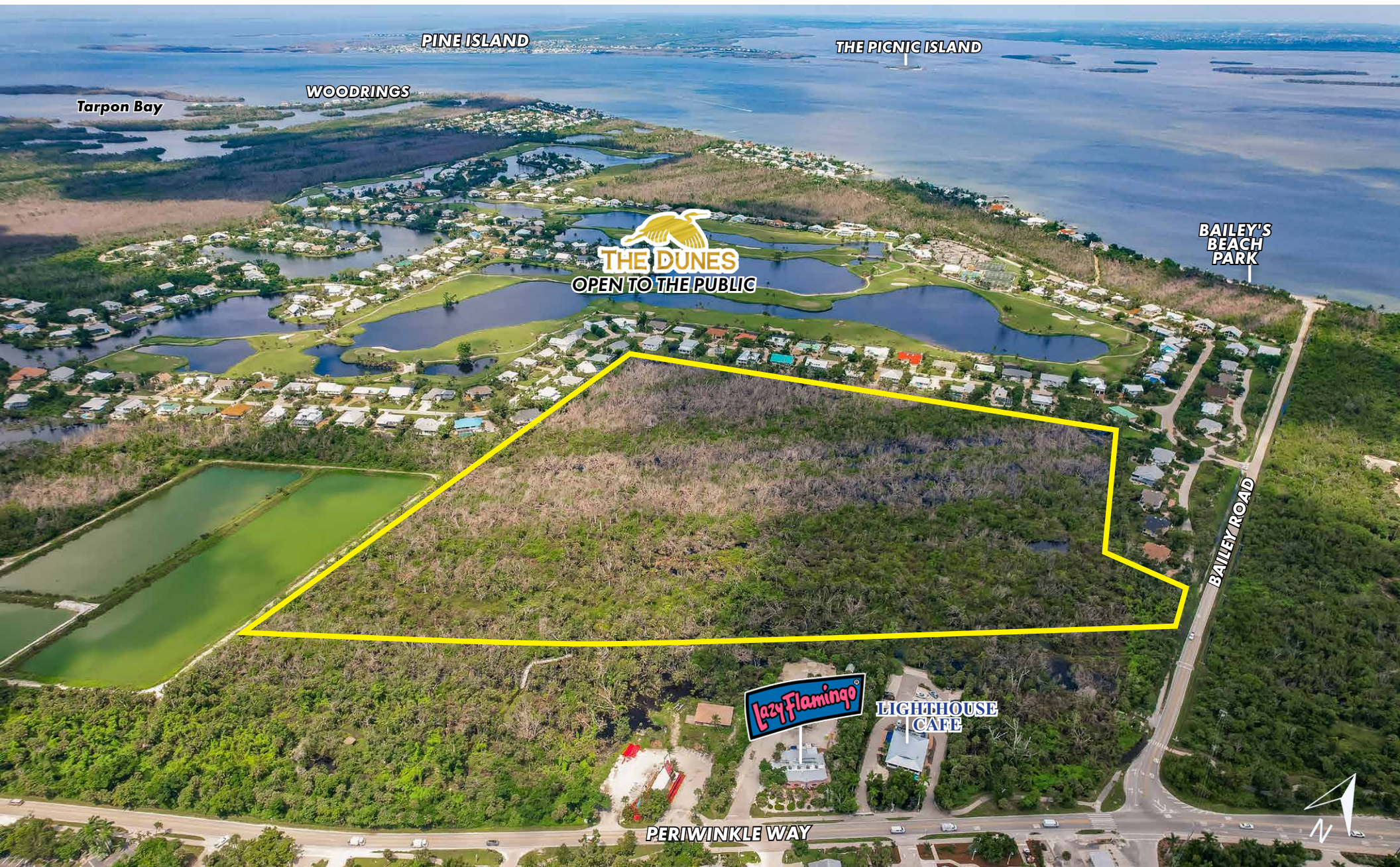


- Situated on the east side of Sanibel, just past the Causeway Bridge, with easy access from Periwinkle Way, one of the island's main thoroughfares
- 2.7 wetland credits were purchased from the Little Pine Island Mitigation bank to offset additional wetland impacts
- In place zoning allows for 24 residential units with minimum lot areas ranging from 15,000± Sq. Ft. and 20,000± Sq. Ft. and a max height of 45'
- Close connectivity to Sanibel Beach and Fort Myers Beach

PROPERTY AERIAL



PROPERTY AERIAL



PROPERTY AERIAL



DEVELOPMENT INTENSITY MAP

RESIDENTIAL DENSITY

| Development Intensity Map | Acres | Residential Units |
|---------------------------|-------|-------------------|
| 2.2 | 6.9 | 15.2 |
| 0.3 | 29.03 | 8.7 |
| Total Units | | 24 |

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PEACE HARBOR – SANIBEL ISLAND, FL | 9

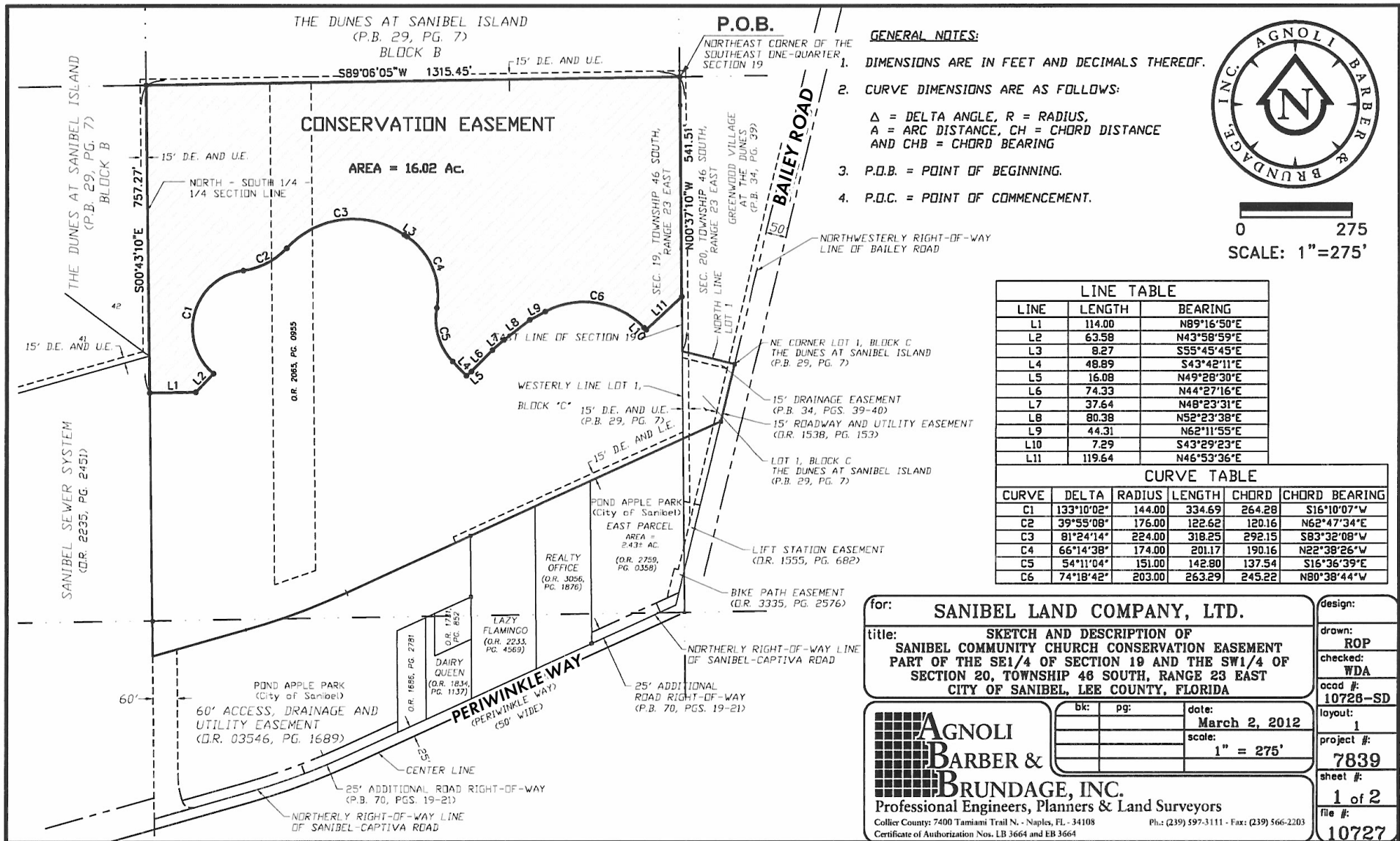
DEVELOPMENT INTENSITY MAP

RESIDENTIAL DENSITY

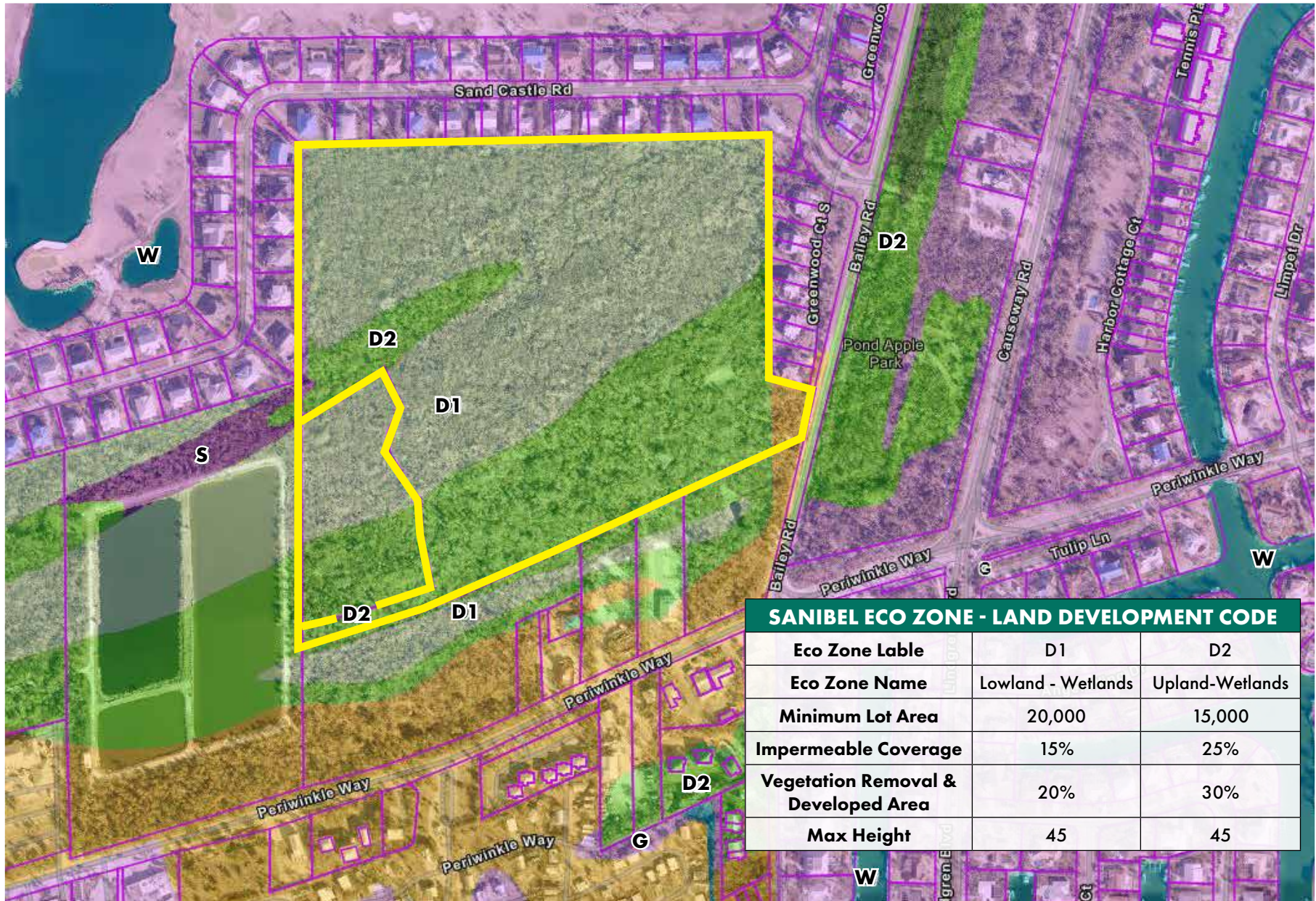
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PEACE HARBOR – SANIBEL ISLAND, FL | 10





THE ECO ZONES



CONCEPTUAL SITE PLAN

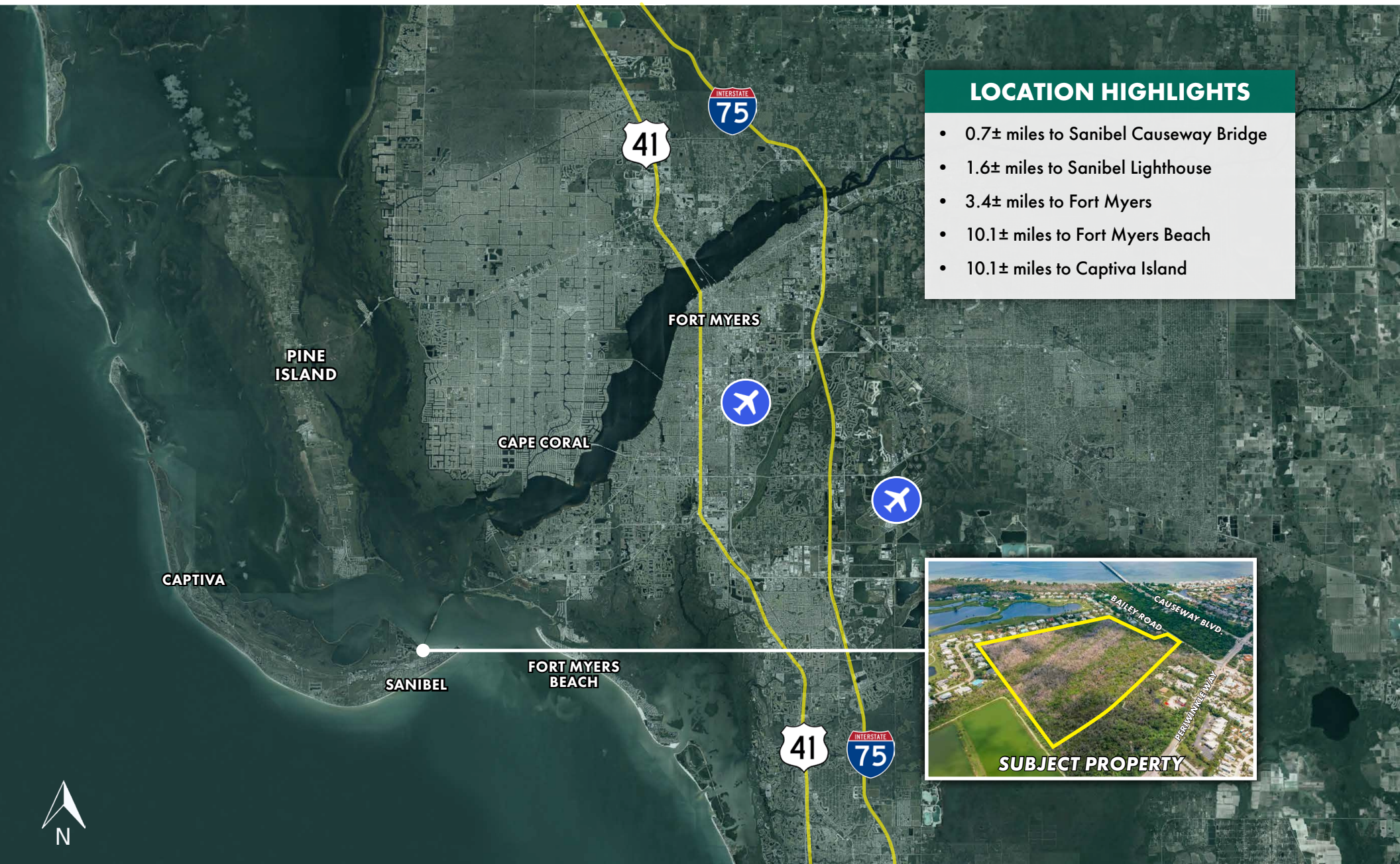


RETAIL & NEARBY ATTRACTIONS

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



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.7± miles to Sanibel Causeway Bridge
- 1.6± miles to Sanibel Lighthouse
- 3.4± miles to Fort Myers
- 10.1± miles to Fort Myers Beach
- 10.1± miles to Captiva Island





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.