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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.

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LOCATION MAP

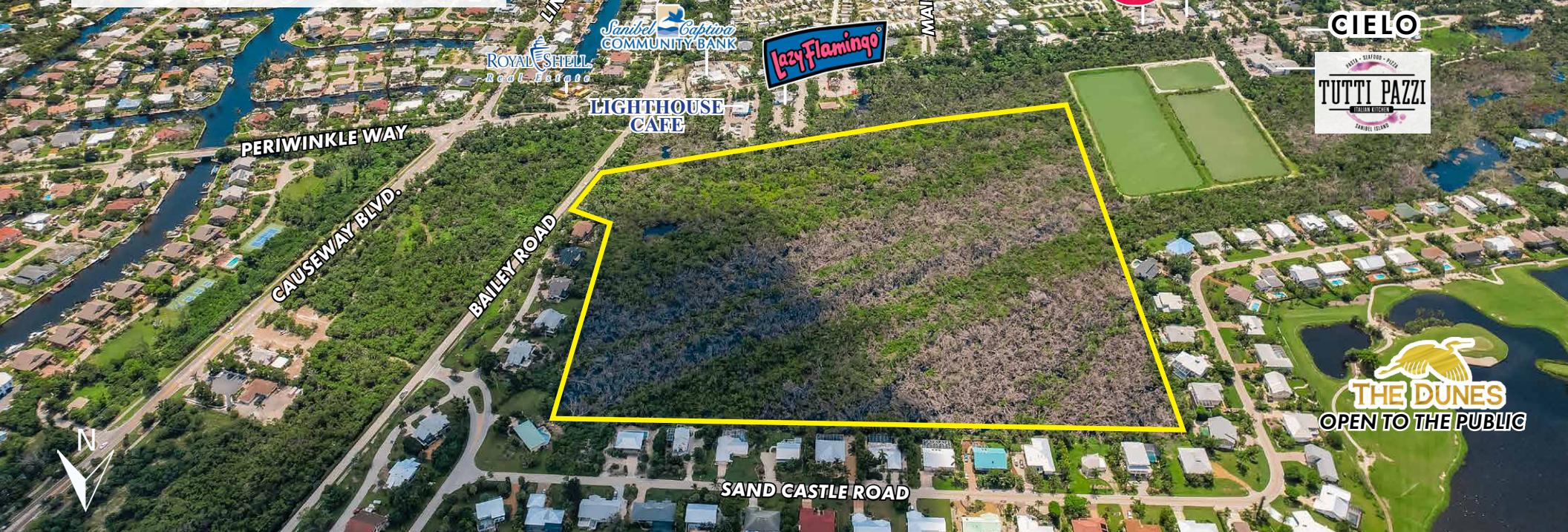
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EXECUTIVE SUMMARY

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

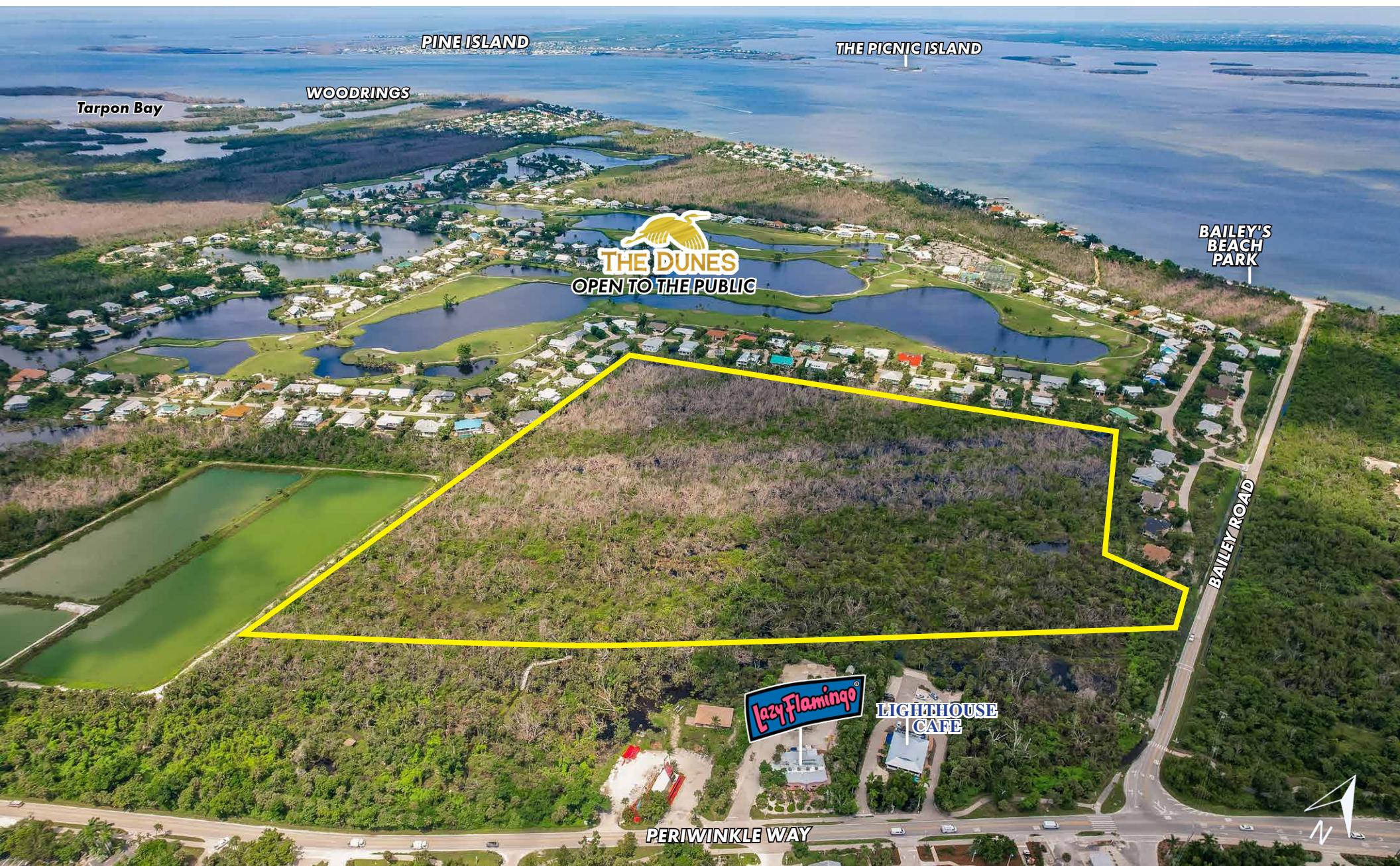


- Situated on the east side of Sanibel, just past the Causeway Bridge, with easy access from Periwinkle Way, one of the island's main thoroughfares
- 2.7 wetland credits were purchased from the Little Pine Island Mitigation bank to offset additional wetland impacts
- In place zoning allows for 24 residential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

PROPERTY AERIAL



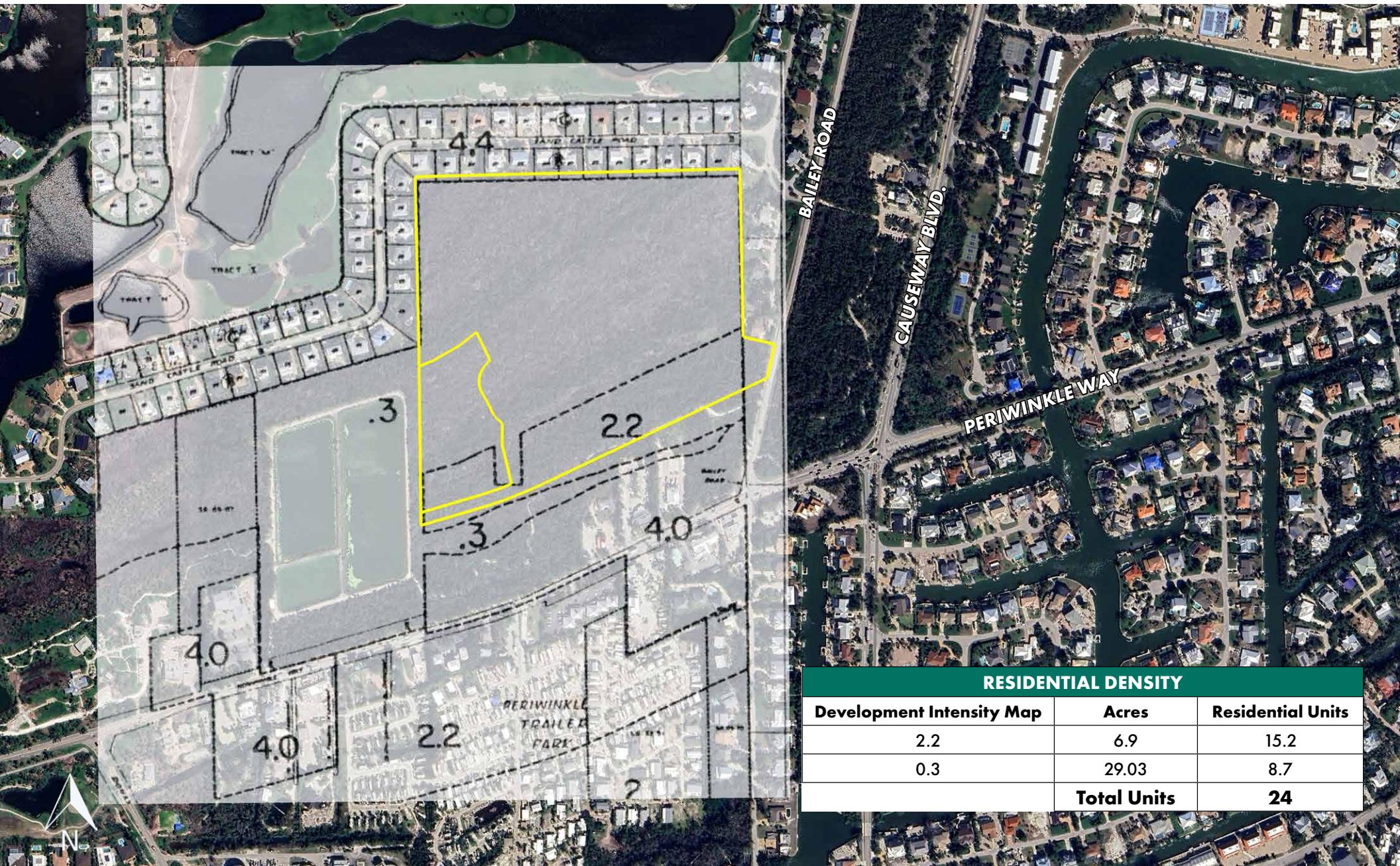
PROPERTY AERIAL



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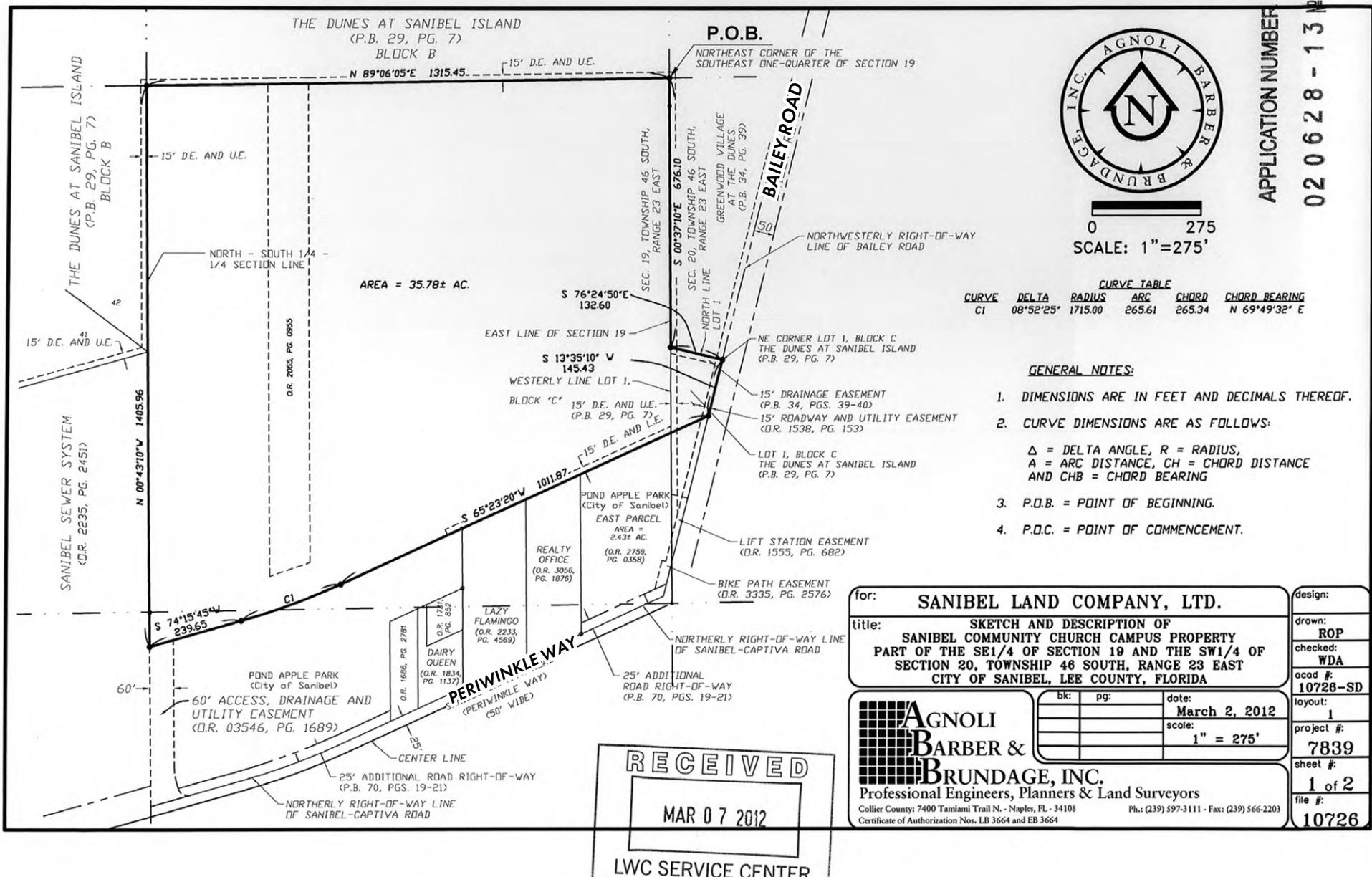


DEVELOPMENT INTENSITY MAP



PROPERTY SURVEY

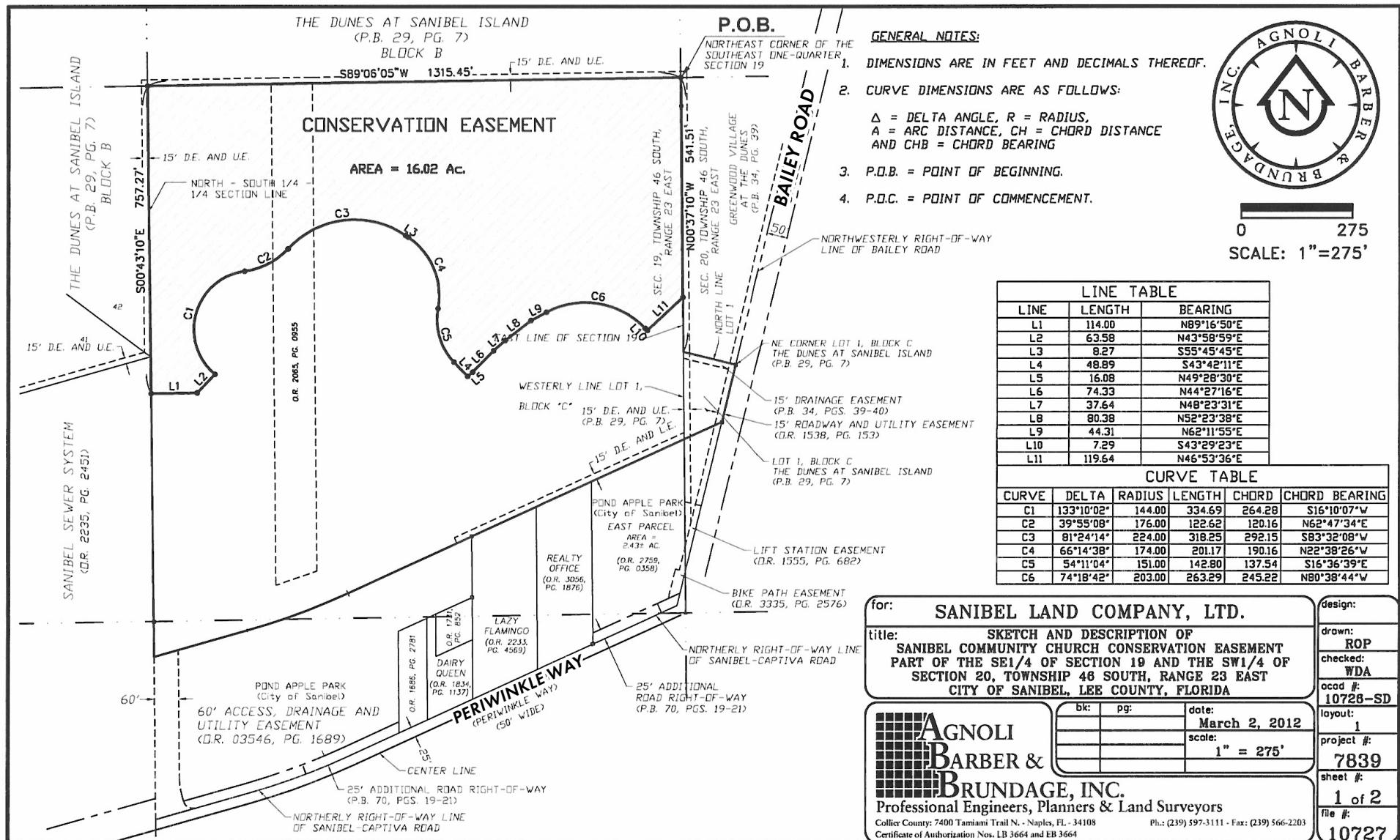
APPLICATION NUMBER
020628-13



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CONSERVATION EASEMENT



THE ECO ZONES



CONCEPTUAL SITE PLAN

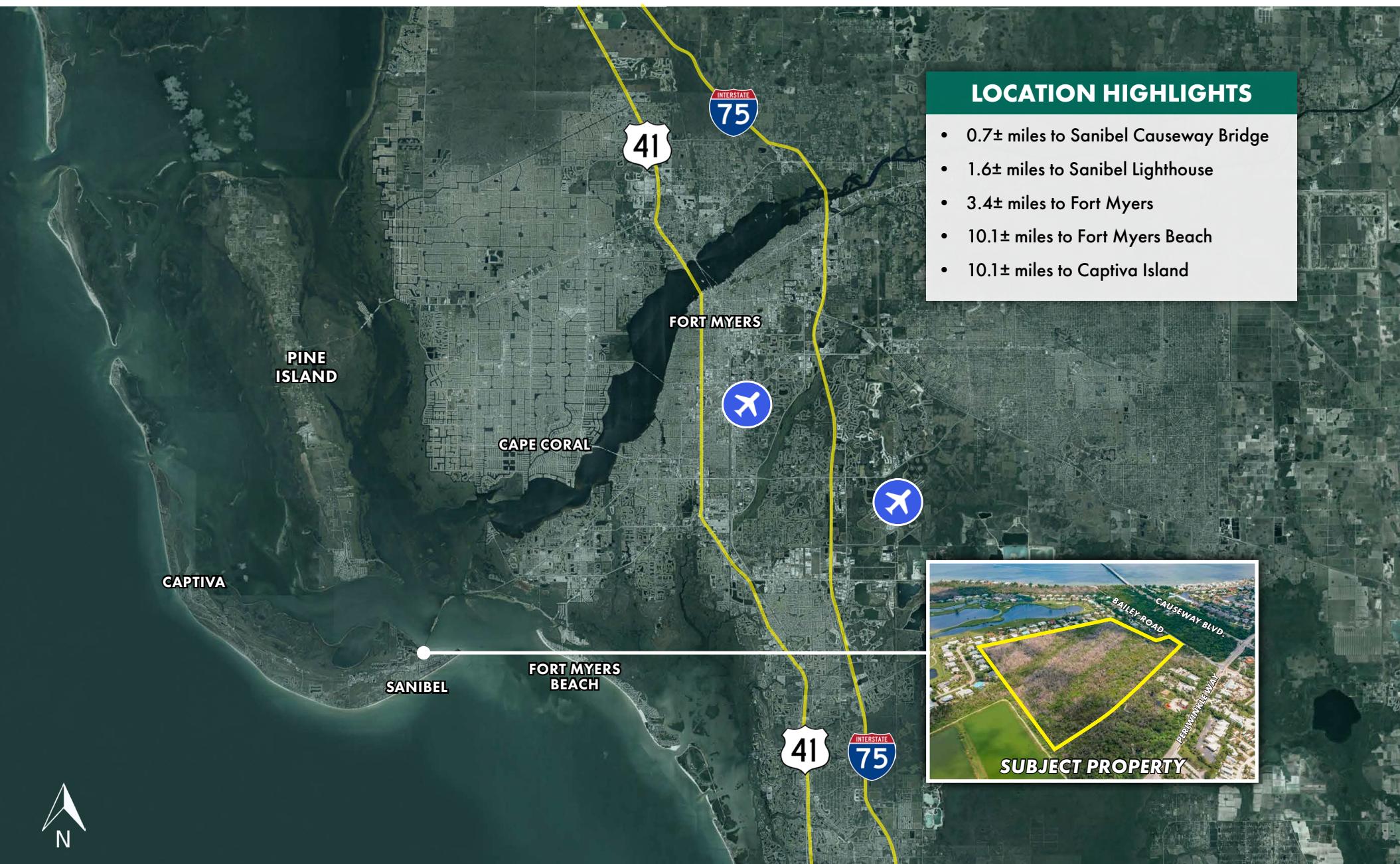


RETAIL & NEARBY ATTRACTIONS

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





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LIMITATIONS AND DISCLAIMERS

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