

**'TWEEN
WATERS**
ISLAND RESORT & SPA

BUCK KEY LUXURY WATERFRONT DEVELOPMENT OPPORTUNITY

CAPTIVA ISLAND, FL

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

OFFERING SUMMARY

Property Address: Buck Key Island
Captiva, FL

County: Lee County

Property Type: Waterfront Residential

Property Size: 14.13± Gross Acres
(includes 9.4± Upland Acres)

Zoning: AG-2

Future Land Use: Outer Islands; Wetlands

Parcel ID Number: 03-46-21-00-00001.0000

Property Taxes: \$4,450

LIST PRICE

\$21,000,000

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Land
Solutions

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COMMERCIAL

Development
Solutions

SALES TEAM



Randy Thibaut, ALC
Founder / Senior Broker



Nelson Taylor, MRICS, MSRE
VP of Market Research



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.

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A WORLD-CLASS WATERFRONT DEVELOPMENT
OPPORTUNITY SURROUNDED BY OVER 300 ACRES
OF PRESERVED NATURAL WILDLIFE SANCTUARY

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EXECUTIVE SUMMARY



One of North America's last remaining buildable islands, Buck Key is a pristine uninhabited tropical island consisting of 350 acres of federal preserve and stunning water frontage along the Roosevelt Channel.

Located directly across from Captiva Island, Tween Waters Resort, and South Seas Resort, this 14.13-acre private parcel on Buck Key Island is ideal for luxury residential homesites or a private estate.

The parcel includes 9.4± acres of uplands and the island's only boat dock for convenient access. This unique paradise is surrounded by expansive preserved land and tropical hammock.

Land planner professionals have determined the private parcel to be highly suitable for development. This uninhabited tropical island affords the ultimate privacy and seclusion, yet is easily accessible by the waterway.

THE OPPORTUNITY

- Poised for private luxury estate homes with an array of recreational amenity opportunities.
- Alternative opportunity for the conservation/preservation of the entire island.
- Property includes an existing private landing dock.
- Located across from Captiva Island and within close proximity to other major SW Florida islands, such as Sanibel, Pine Island, and Fort Myers Beach.
- Only remaining privately-owned site on the 350-acre Buck Key, and one of the last remaining buildable tropical islands in America.

MASTER CONCEPT PLAN



Representative examples of luxury residential estates in Captiva Island.





The Buck Key Island shares a heritage of locational amenities and natural resources equal to, if not greater than, Useppa and North Captiva Islands. Given its surrounding coastal waters, upland characteristics and current development rules and regulations, the island is highly suitable for upscale residential development.

Lee County's Comprehensive Land Use Plan designates two future land use categories for Buck Key:

1. **Future Outer Island** (4.2± acres) permits residential uses at a maximum density of one unit per upland acre and with no bonus density.
2. **Future Wetlands** (9.9± acres) grants densities at one unit per twenty acres.

Residential homesite development standards are a minimum lot size of 39,500 SF, a minimum lot width of 100-ft, a minimum lot depth of 130-ft and a maximum lot coverage of 25% of total site area.

No rezoning is needed if the end user desires large lot residential homesites.



PROPERTY AERIAL



SANIBEL ISLAND

Wulfert Channel

Buck Key Preserve

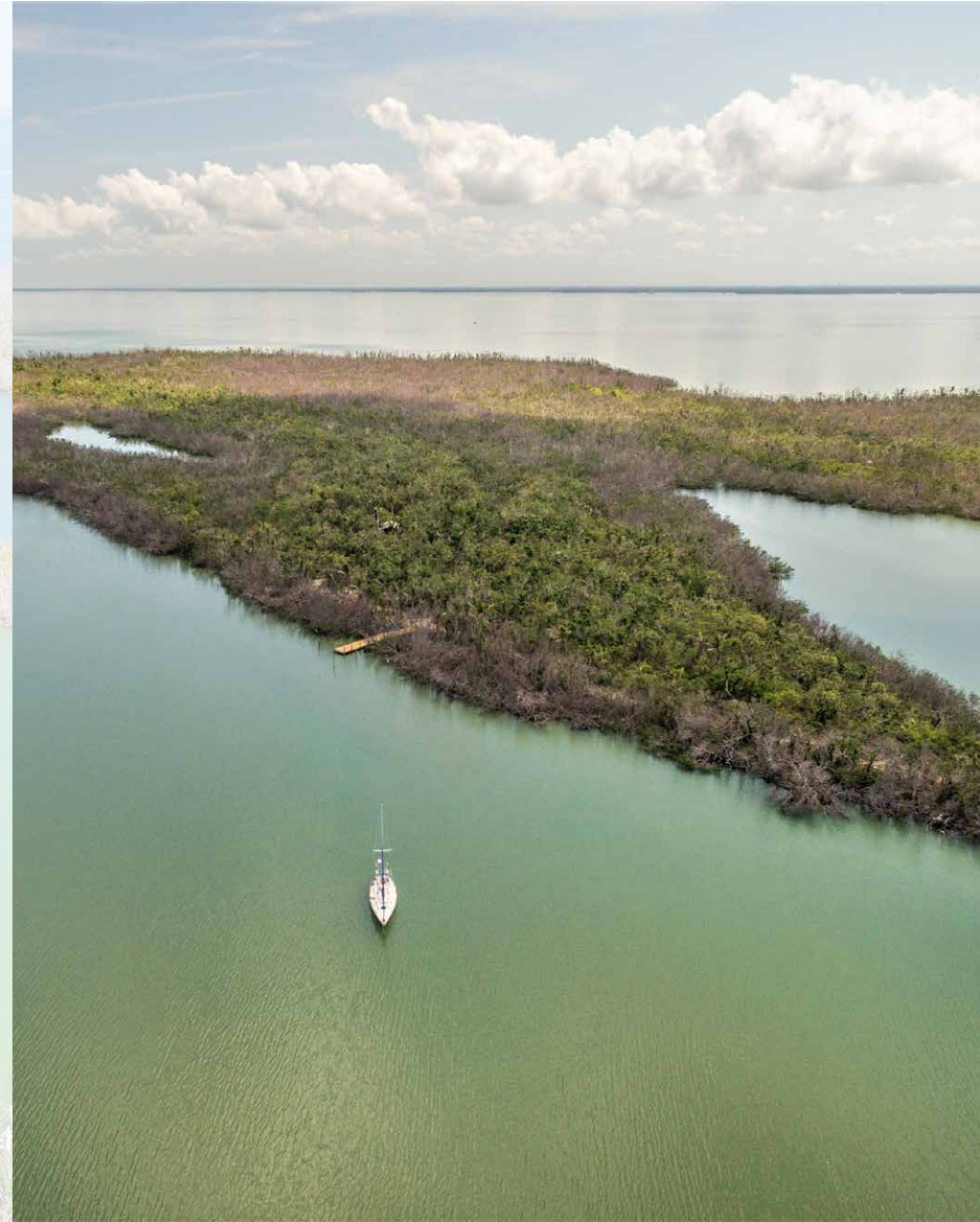
Hurricane Lagoon

Roosevelt Channel

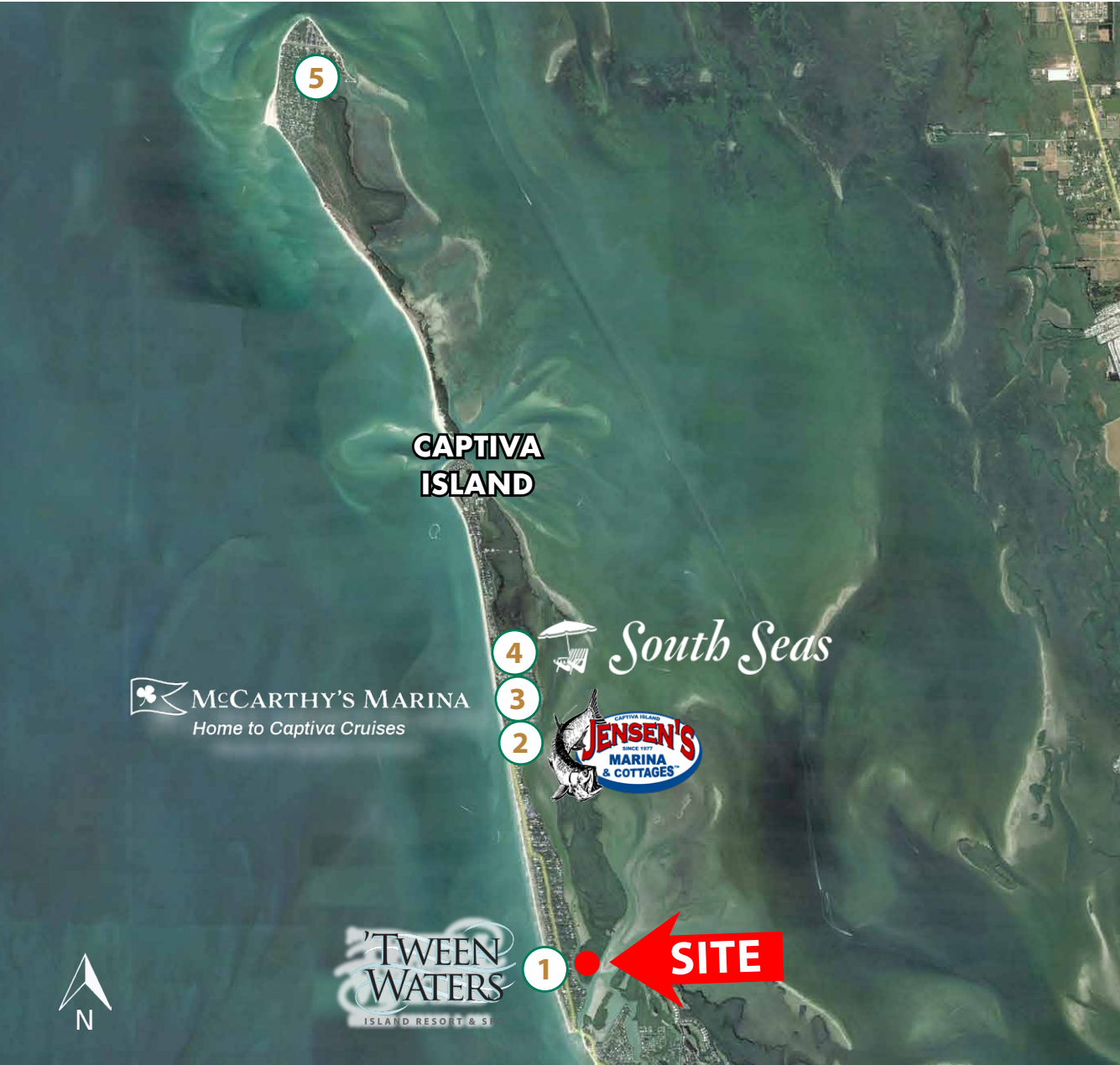




ISLAND PRIVATE DOCK



CAPTIVA ISLAND MARINAS



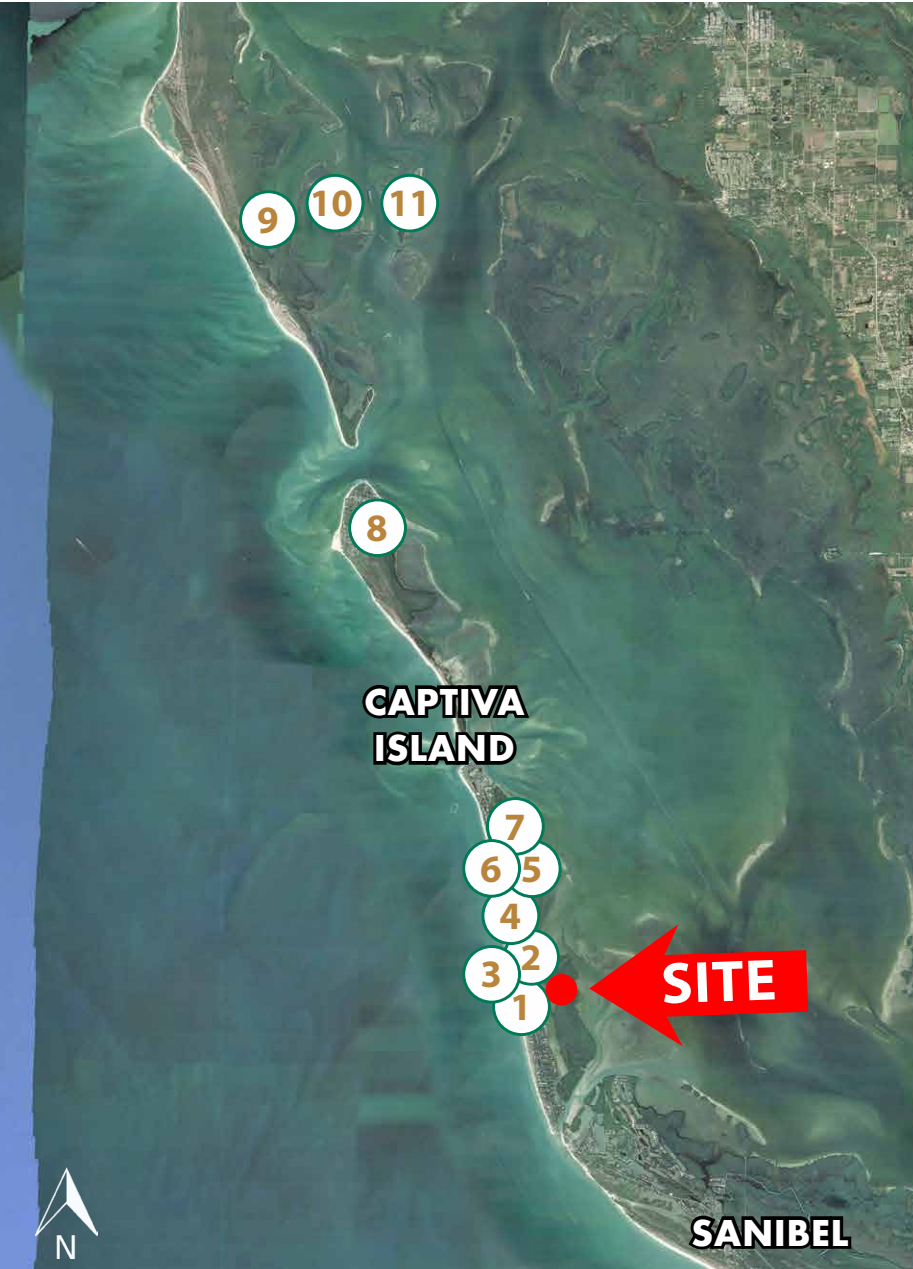
Living in SW Florida means enjoying a laid-back lifestyle. The area is known for its beautiful beaches, surrounding amenities, and excellent fishing opportunities. In addition to the several nearby several restaurants, bars, shops and marinas in the area, residents are just a brief car ride or boat cruise away from the main islands of Southwest Florida and its unique attractions.

CAPTIVA ISLAND MARINAS

1. Tween Waters Island Resort & Marina
2. Jensen's Twin Palm Cottages & Marina Resort
3. McCarthy's Marina
4. South Seas Bayside Marina
5. Safety Harbor Wharf Marina



CAPTIVA ISLAND ATTRACTIONS



Located about 30 miles off the coast of Fort Myers, Captiva Island is known for its natural beauty, pristine white sand beaches, serene environment, and lush tropical surroundings. The island provides an array of amenities curated to all levels of interest, including the best spots for fishing, shelling, environmental tours, shopping, dining, and more.

DINE, SHOP, PLAY & EXPLORE

- 1. Old Captiva House
- 2. Tween Waters Resort
- 4. South Seas Resort
- 8. The Boat House

SHOP

- 6. Captiva Square / Downtown Captiva

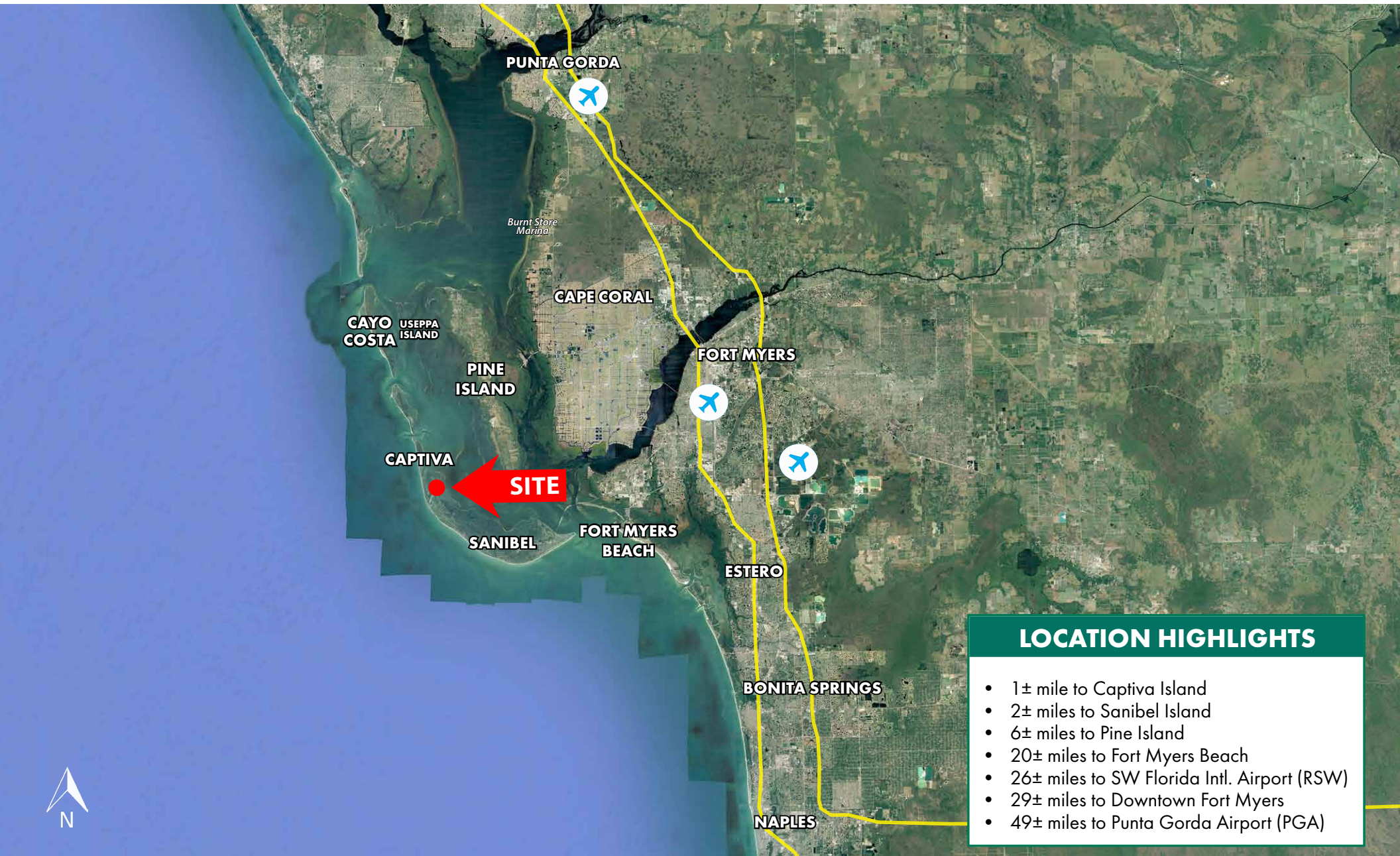
PLAY

- 3. New Wave Eco Tour
- 5. Captiva Cruises
- 7. South Seas Golf Course

EXPLORE

- 9. Cayo Costa
- 10. Cabbage Key
- 11. Useppa Island

LOCATION MAP



LOCATION HIGHLIGHTS

- 1± mile to Captiva Island
- 2± miles to Sanibel Island
- 6± miles to Pine Island
- 20± miles to Fort Myers Beach
- 26± miles to SW Florida Intl. Airport (RSW)
- 29± miles to Downtown Fort Myers
- 49± miles to Punta Gorda Airport (PGA)



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