



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BONITA BEACH ROAD/SIMMONS LANE BONITA SPRINGS, FL 34134



**MOTIVATED SELLER
PRICE REDUCTION
BRING OFFERS!**

OFFERING MEMORANDUM



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Lee and Associates | Naples-Fort Myers is pleased to present this redevelopment opportunity to acquire 2.05 acres of waterfront land coming to the market as an exclusive sale listing in beautiful Southwest Florida. The asset is located directly on Bonita Beach Road in Bonita Springs, Florida. The land is currently improved and includes three adjacent parcels. The site provides exposure with both waterfront and road frontage making it an outstanding opportunity to redevelop to a mixed planned development for maximum density. This is a rare, one-of-a-kind opportunity to have direct exposure on the growing Bonita Beach Road corridor connecting Fort Myers and Naples.

OFFERING HIGHLIGHTS

- +/-2.05 Waterfront Property, Surrounded on Three (3) Sides
- Lee County Zoning C-1 and CM (Commercial Marina)
- Proposed Uses - Commercial, Multifamily, Single-Family
- +/-440' of Road Frontage.
- 45' Max Building Height or Higher with Approved MPD (Mixed Planned Development)
- Water, Sewer, And Electric On Site
- Submerged Land Leases Available Through the State for Boat Docks.

PROPERTY INFORMATION

★★★

4794 & 4836 Bonita Beach Road
27702 Simmons Lane
Bonita Springs, Florida 34134

LOCATION



\$8,499,000

PRICE

\$

2.05 AC

SIZE



C-1/CM

ZONING



PROPERTY INFORMATION

SITE ADDRESS: 1. 4836 BONITA BEACH ROAD, BONITA SPRINGS, FL
2. 27702 SIMMONS LANE, BONITA SPRINGS, FL
3. 4794 BONITA BEACH ROAD, BONITA SPRINGS, FL

STRAP NUMBERS: 1. 32-47-25-B4-00058.0010
2. 32-47-25-B4-00058.0000
3. 32-47-25-B4-00057.0000

IMPROVEMENT TYPE: IMPROVED LAND

NUMBER OF PARCELS: THREE (3)

LAND AREA (AC): +/-2.05

FRONTAGE : +/-440' ON BONITA BEACH ROAD

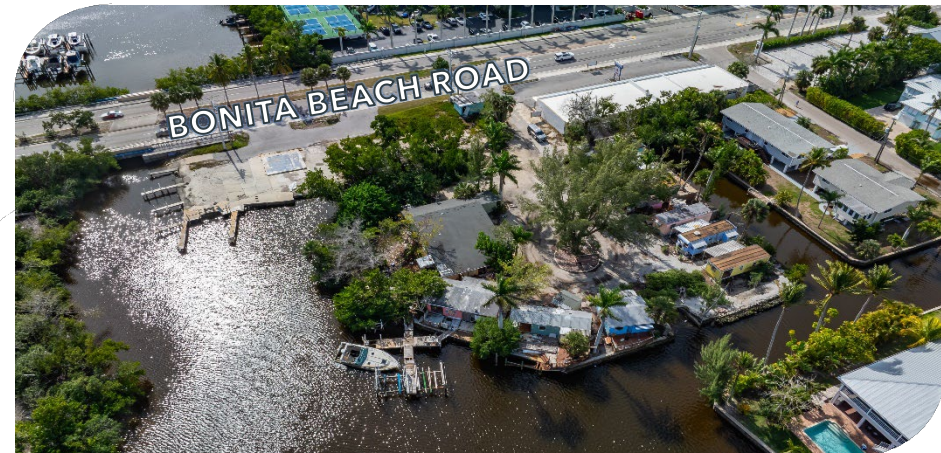
FLOOD ZONE: AE

ZONING: C-1-COMMERCIAL AND CM-MARINE COMMERCIAL

SUBMARKET: BONITA SPRINGS

MUNICIPALITY : CITY OF BONITA SPRINGS






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AERIAL VIEWS



COMPARABLE SALES

#	Photo	Address	City	Type	RBA (SF)	Sale Date	Sale Price	Price/SF Land	Price/AC Land	Land Area (AC)	Zoning
1		4570 Bonita Beach Rd.	Bonita Springs	Land	N/A	3/6/2023	\$2,600,000	\$39.79	\$1,733,333.33	1.50	C-1
2		26105 Hickory Blvd.	Bonita Springs	Retail	2,925	1/10/2023	\$5,995,000	\$530.06	\$23,089,496.02	0.26	C-1
3		26201 Hickory Blvd.	Bonita Springs	Office	6,494	3/14/2022	\$2,999,000	\$81.96	\$3,570,277.13	0.84	CC
4		6875 Estero Blvd.	Fort Myers	Office	8,424	1/12/2022	\$1,700,000	\$54.97	\$2,394,335.23	0.71	C-1A
5		26301 Hickory Blvd.	Bonita Springs	Land	N/A	On Market (Active)	\$7,950,000	\$121.67	\$5,300,000.00	1.50	C

DEMOGRAPHICS

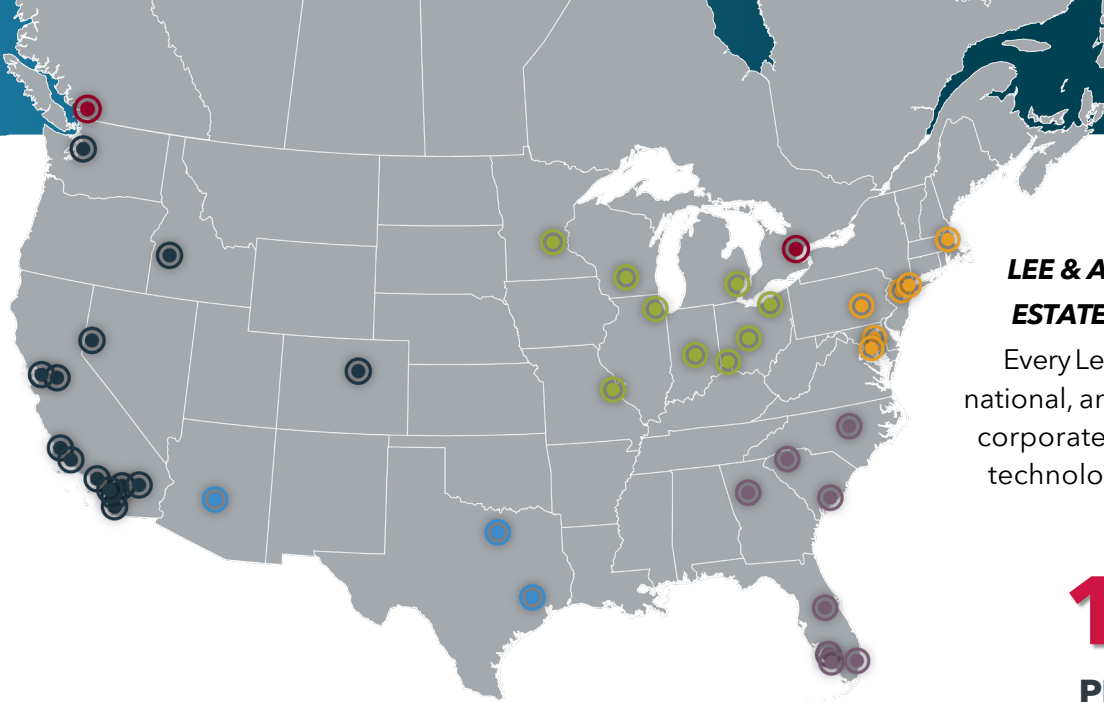
POPULATION	1 MILE	2 MILES	3 MILES	HOUSING	1 MILE	2 MILES	3 MILES	INCOME	1 MILE	2 MILES	3 MILES
2023 POPULATION	4,183	12,780	28,823	HOUSEHOLDS	2,124	6,650	14,584	AVERAGE HOUSEHOLD INCOME	\$139,933	\$147,016	\$124,725
2028 POPULATION PROJECTION	4,315	13,202	29,763	2028 HOUSEHOLD PROJECTION	2,184	6,843	15,017	MEDIAN HOUSEHOLD INCOME	\$100,299	\$102,793	\$87,991
MEDIAN AGE	64	70	68	AVERAGE HOUSEHOLD SIZE	1.9	1.8	1.9				





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THE LEE ADVANTAGE



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 54% INCREASE IN BROKERED SALE & LEASE SF OVER 5 YEARS

2020 - Washington, DC
 2020 - Naples, FL
 2020 - Boston, MA
 2019 - Toronto, ON Canada
 2018 - Cincinnati, OH
 2018 - Raleigh, NC
 2018 - Miami, FL
 2016 - Seattle, WA
 2016 - Walnut Creek, CA
 2016 - Vancouver, BC Canada
 2016 - Twin Cities, MN
 2016 - Pasadena, CA
 2015 - Eastern Pennsylvania
 2015 - Columbus, OH

2015 - Houston, TX
 2014 - Denver, CO
 2014 - Cleveland, OH
 2013 - Long Island-Queens, NY
 2013 - Chesapeake Region, MD
 2012 - Edison, NJ
 2012 - Orlando, FL
 2012 - Charleston, SC
 2011 - Fort Myers, FL
 2011 - Manhattan, NY
 2011 - Greenville, SC
 2010 - Atlanta, GA
 2010 - Greenwood, IN
 2010 - Indianapolis, IN

2009 - Long Beach, CA
 2009 - Elmwood Park, NJ
 2008 - Boise, ID
 2008 - ISG, LA, CA
 2008 - Palm Desert, CA
 2008 - Santa Barbara, CA
 2006 - Antelope Valley, CA
 2006 - Dallas, TX
 2006 - Madison, WI
 2006 - Oakland, CA
 2006 - Reno, NV
 2006 - San Diego - UTC, CA
 2006 - Ventura, CA
 2006 - San Luis Obispo, CA

2005 - Southfield, MI
 2005 - Los Olivos, CA
 2004 - Calabasas, CA
 2004 - St. Louis, MO
 2002 - Chicago, IL
 2001 - Victorville, CA
 1999 - Temecula Valley, CA
 1996 - Central LA, CA
 1994 - Sherman Oaks, CA
 1994 - West LA, CA
 1993 - Pleasanton, CA
 1993 - Stockton, CA
 1991 - Phoenix, AZ
 1990 - Carlsbad, CA

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 1987 - Ontario, CA
 1984 - Newport Beach, CA
 1983 - Orange, CA
 1979 - Irvine, CA

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Here at Lee & Associates, our comprehensive investor platform is put to work for you. Our extensive market knowledge gives our clients the confidence to make successful decisions, no matter where you are in the investment life cycle. Our experience selling everything from multi-tenant & single-user income-producing properties to raw land in primary through tertiary markets gives us the knowledge and expertise to achieve optimal results for all of our customers and clients. Our marketing of properties is more than that; we create a customized marketing strategy for each property represented by our skilled brokers.

As a strategic partner in disposition and acquisition services, we dedicate time to make our clients' transactional goals ours. We understand the qualities that make a property or portfolio an attractive, marketable asset and maximize its value, ensuring we effectively capture a property's unique value and positioning. Founded on intensive market analysis and investor intelligence, our facilitation of the sale or acquisition of investment properties ensures optimum price and certainty of closing. During our 40-year tenure, we have represented every kind of investor, including developers, private investors, REITs, institutional firms, and private equity funds.



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