



CHAPMAN ASSOCIATES®  
Mergers & Acquisitions

**Listing # 2416**  
**Sugar Loaf Lodge**



***Sugar Loaf Lodge***

Chapman Associates Graham Morrison 630-730-9007

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## Overview and Key Investment Highlights

This Confidential Descriptive Report includes information regarding Sugarloaf Lodge located on County Parcel 00118420. Sugarloaf Lodge is located at mile marker 17 on the historic Overseas Highway, just 15 miles from Key West. This rustic hideaway has served guests for 70 years.

Owned and operated by the same family since 1973, it has retained its local charm and rustic style. Set on 10.59 acres, it has extensive facilities in a secluded waterfront location. The lodge and property are a unique development opportunity in the Keys. There are few locations like this and fewer still with the history and legacy attached to the Lodge. This is a rare and valuable development opportunity unequalled in the area. The valuation of the property is based on comparable facilities and market prices of similar developmental opportunities in the area. The asking price is reflective of the development opportunities presented by a property of this size, location, facilities and occupancy rights. There is not other opportunity like this in the area.



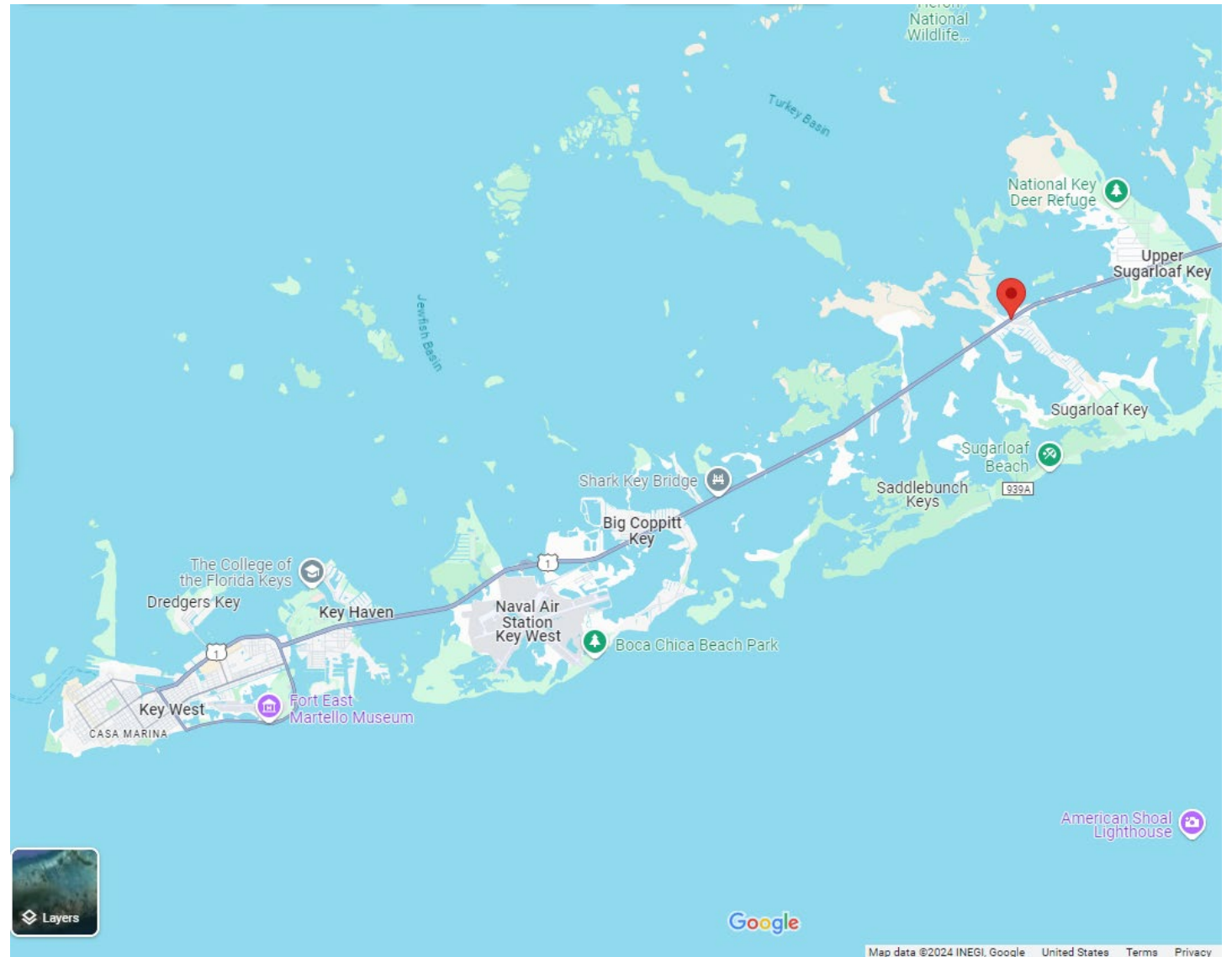


## Location: Private, yet convenient

Located on the Historic Overseas Hwy at Mile Marker M17, Gulfside Our unique location is accessible by car, boat and public transit. The Lodge property is the only commercial business on its side of the highway, with the surrounding acreages held privately and largely undeveloped.

A private airstrip on a neighboring parcel (not included, but can be discussed) offers convenient access to the lodge for those arriving in their personal aircraft.

Key West International Airport is approximately 15 miles away





## Reason for Sale

The current owners would like to pursue other opportunities and see the lodge developed to its highest potential. The family members have spent their whole lives in this hidden gem of the Keys, the latest generation would like to venture off the islands without a being tied to management and operations of the Lodge.

Developing the property to its highest potential is a larger investment and commitment to staying on Sugarloaf than the family would like to make.





## History of the Lodge

Sugarloaf and the Florida Keys are rich with a history of Spongers, Fishermen, Pirates and Pioneers. Sugarloaf gets its name as it was once a Pineapple Plantation and grew a sweet white pineapple from Hawaii known as the "Sugarloaf."

The town of Perky and the Perky Lodge was one of the first known settlement in the early 1900s. Some of the buildings and foundations still stand today. The Bat Tower, built in 1927 by Perky, stood for 90 years until Hurricane Irma destroyed it in 2017.

Sugarloaf Lodge was built in the late 1950s by the Reimersburg Coal Company of Pennsylvania, while dredging canals and developing the residential communities of Sugarloaf Shores and the neighboring Saddlebunch Keys. In the early 1960s the restaurant and two-story motel building were added and raised five feet higher after hurricanes Donna and Betsy flooded the Keys.

*Pictures on this slide and the previous show the original layout and facilities of the lodge. The current layout is pictured on all other slides.*





## On the Property Sugarloaf Lodge

Sugarloaf Lodge is currently a haven of funky charm, warmth, and nostalgia that travelers to Florida seek yet so rarely find. A perfect hideaway for couples, business travelers, families, and fishermen

Sugarloaf Lodge is located at mile marker 17 on the historic Overseas Highway, just 15 miles from Key West. Nestled in the Great White Heron refuge, Sugarloaf Lodge offers views of the pristine protected backcountry waters of the lower keys.

Guests can enjoy snorkeling, swimming, sunbathing, kayaking, and adventures just steps from their room. All 31 of the rooms overlook beautiful Sugarloaf Sound, a secluded mangrove lined bay, and a habitat for fish, birds, and other local wildlife. The lodge has the occupancy rights to rebuild the 24 rooms lost in Hurricane Wilma





## On the Property Unique Location

Located a short drive from Key West, Sugarloaf Lodge offers all waterfront rooms, each with a private patio or balcony overlooking Lower Sugarloaf Sound. The property is unique in that it is situated on a quiet, secluded parcel away from the congestion and traffic of Key West, all the while still only a short drive away from the hustle and bustle. Visitors can relax and enjoy a secluded retreat yet easily access all the major tourist attractions of the Lower Keys

Truly a destination and paradise for anglers, ecotourists, and bird lovers, wildlife abounds just steps from this property. Access the sound and its wildlife from the onsite marina.





## On the Property Guest Rooms

The spacious rooms are simple and clean. The lodge has been a quiet getaway for guests for 60 years.

The current building has 31 rooms. The Lodge has rights to rebuild 24 rooms to restore the original 55 room capacity.







Views of the Guest Rooms



## On the Property Reception Building

A reception building at the front of the property houses the Resort Offices.

## Restaurant Space

Just behind the reception building sits a spacious restaurant and bar space, currently leased to the operators of the [South of the Seven](#)

"A Region... A Lifestyle... A Restaurant" Owners Chef Paul Kapsalis and Kris Kubik share a simple philosophy ... A memorable dining experience is not the result of just great food, or wine, or service, or even ambience. It's not any one of these, but all of them. A truly memorable dining experience is time deliciously spent.







Interior Views of the Restaurant Space



## On the Property Sugarloaf Marina

The historic and legendary Sugarloaf Marina offers unparalleled access to arguably the greatest flats fishing on Earth. Over the years some of the world's best guides and anglers have launched and operated out of Sugarloaf Marina which is considered by flats fishing experts to be the premiere locale for tarpon, bonefish and especially permit. For those in the sport of flats fishing Sugarloaf marina and the surrounding backcountry conjures up analogies to Wrigley Field, Wimbledon, and Augusta.

Sugarloaf Marina is home to the internationally famous Del Brown Permit Tournament, drawing anglers from around the world. The permanent trophy (pictured upper right) is displayed at the South of the Seven restaurant on the property.

The Marina features a both boat and Kayak launches.







Marina and General Store



## On the Property Tiki Bar

In addition to the South of the Seven Restaurant, the facilities include a Tiki Bar and Party Area. The Tiki Bar offers a great spot to relax and watch the sunset with beverages from Sugarloaf Marina or our on-site bar. The Tiki Bar is licensed and operated separately from the restaurant.







Tiki Bar and Event Area



## On the Property Pool and Tennis

The Lodge has a swimming pool for guests, discretely screened by mature vegetation.

The two tennis courts are conveniently situated to the guest Rooms and Pool





## On the Property Retail & Office Space

There is a small retail/office space building at the northwest side of the property. Currently rented to professional offices and a Tesla Representative. A 3 bedroom apartment is attached to the rear of the building.





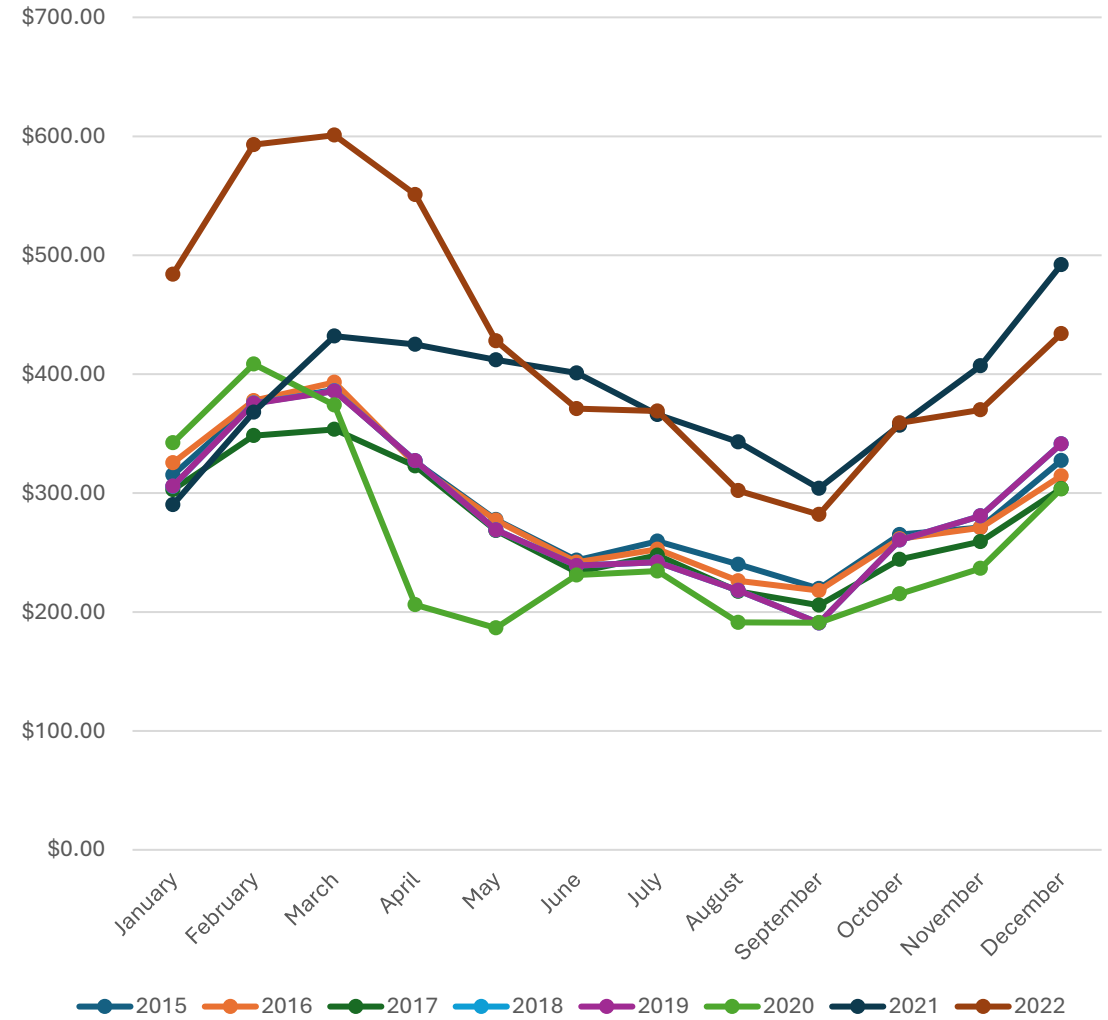
## Key West Tourism

According to the Monroe County Tourism Council, 5 million people visit Key West Annually, with an average stay of 3 nights. The island is rich in history, and nightlife and has an extensive array of restaurants and shopping plazas.

The Lodge caters to tourists in the Key West area. It is the closest hotel to Key West not on the island and is serviced by Key West Public Transit. The lodge management generally prices nightly rates at a discount to the hotels on Key West, positioning itself as a budget alternative.

Hotel Nightly Rates have increased steadily over the years. There's been a dramatic uptick since 2020. The increase occurred despite many properties damaged in Hurricane Irma in 2017 coming back to the market in 2019-2020

Average Nightly Rate - Key West Hotels  
by Month 2015-2022

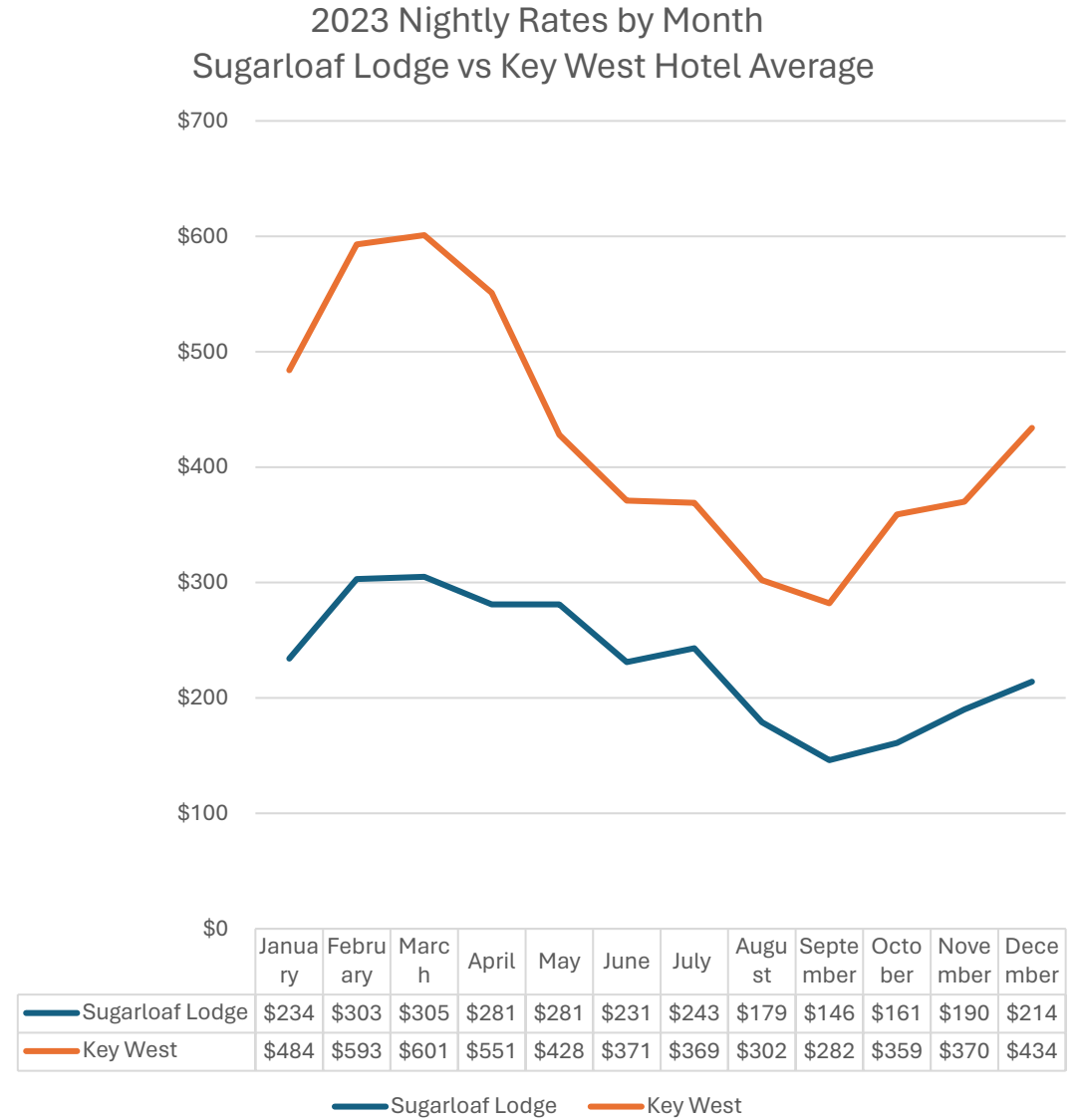




## Key West Tourism

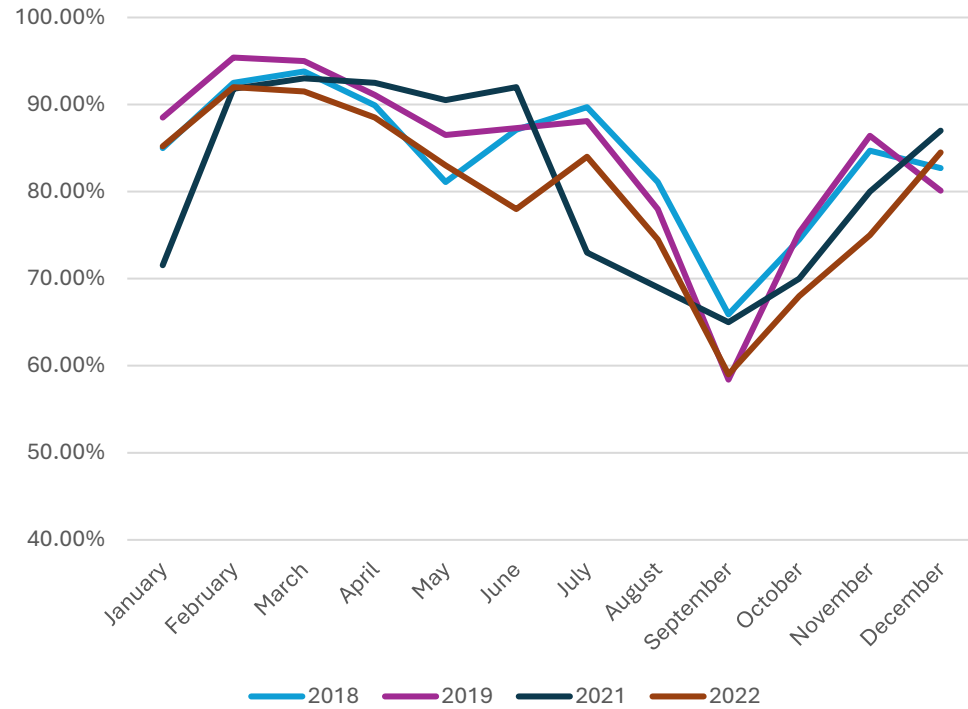
The Lodge's rates track those of Key West. Sugarloaf has probably lagged in increasing rates versus Key West Hotels in the past couple years.

There is a seasonality to tourism in the area, with the peak happening from February-May. The lowest point centers around September and October, corresponding to lower vacation travel everywhere and the most active part of hurricane season. See next page for Comparison





Hotel Occupancy Rates 2018-2022  
(2020 Pandemic Excluded)



2023 Monthly Occupancy Rates  
Sugarloaf Lodge vs Key West





## Operations Sales & Marketing

Around 25% of the Lodge's reservations are made through the Expedia Group Websites. 75% percent of the rooms are booked directly with the Lodge office. Nightly Rates and Vacancies are seasonal, with the high season occurring in February – April. More information can be found in the appendices.

The Lodge does little to no marketing or advertising.

## Management Team

The family currently oversees the operations and run the day to day.





# Financial Results and Projections

The value of the property is based upon its location, occupancy rights, allocations, zoning and existing licenses. Financial Results for the Lodge and associated business are not included in this report. Lodge operations as currently configured are not the highest and best use of the property and facilities. The operations are profitable. The owners are willing to share complete financial information on the lodge with qualified buyers.

The biggest opportunity for the Lodge is a vision and project that maximizes the return on the valuable assets of the Lodge and leverages its unique secluded getaway location and accessibility.

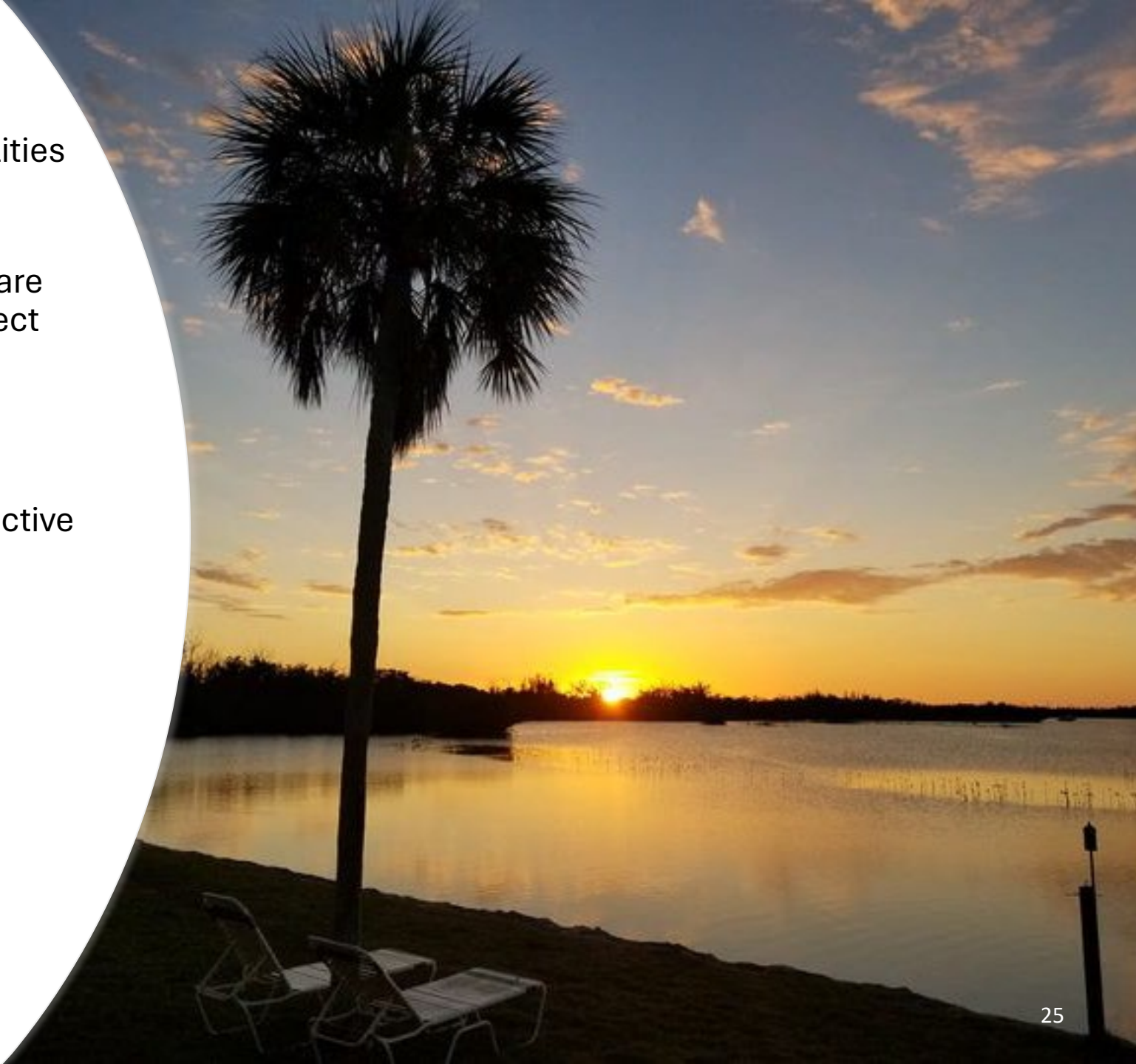


## Price and Terms

The asking price for the Lodge Property and Facilities (Parcel 00118420) and attached facilities is \$50,000,000 (Fifty Million Dollars).

The owners' expectations are realistic, and they are motivated to sell the business. The owner's expect buyers to make a cash offer, payable at closing.

We look forward to working with you on this attractive development opportunity.





## Further Information

The owners have retained Chapman Associates on an exclusive basis to sell the Lodge and Property. All inquiries regarding the Company should be directed to Chapman Associates. Neither the Company nor any of its shareholders or employees should be contacted directly. Additional information will be made available in a data room upon signing a confidentiality agreement. All inquiries regarding the Company should be directed to:

Graham Morrison

Managing Director, Chapman Associates

TL: 630.730.9007;

Email: [gmorrison@chapman-usa.com](mailto:gmorrison@chapman-usa.com)

Additional Team Members

Mark Mroczkowski

Managing Director – Licensed FL. RE Broker

Alex Grelli

Managing Director

We look forward to working with you on this attractive development opportunity.



# Building Sizes

<b>SUITE</b>	<b>TENANT NAME</b>	<b>SIZE SF</b>	<b>% OF BUILDING</b>
Hotel	Sugarloaf Lodge	12,712 SF	49.04%
Office/Reception	Hotel Reception	4,463 SF	17.22%
Restaurant	South of the Seven	5,286 SF	20.39%
Retail	Multiple Tenants	2,462 SF	9.50%
Marina	Sugarloaf Marina	1,000 SF	3.86%
<b>TOTALS</b>		<b>25,923 SF</b>	<b>100.01%</b>
<b>AVERAGES</b>		<b>5,185 SF</b>	<b>20.00%</b>



## Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

## Summary

Parcel ID 00118420-000000

Account# 1151939

Property ID 1151939

Millage Group 100C





Neighborhood 10050  
 Property Class HOTEL - LUXURY (3900)

Subdivision

Sec/Twp/Rng 03/67/27

Affordable No

Housing

Owner

MIRIAM B.G.LLC

17001  
 Oversea  
 sHwy  
 Sugarlo  
 afKey/FL  
 33042

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	20
+ Market Improvement Value	\$2,247,742	\$2,177,889	\$2,177,889	\$2,522,651
+ Market Misc Value	\$321,106	\$308,324	\$308,324	\$280,295
+ Market Land Value	\$3,853,272	\$3,767,159	\$3,767,159	\$2,802,946
= Just Market Value	<b>\$6,422,120</b>	<b>\$6,253,372</b>	<b>\$6,253,372</b>	<b>\$5,605,892</b>
= Total Assessed Value	<b>\$6,422,120</b>	<b>\$6,166,481</b>	<b>\$6,166,481</b>	<b>\$5,605,892</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$6,422,120</b>	<b>\$6,253,372</b>	<b>\$6,253,372</b>	<b>\$5,605,892</b>

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Max
2022	\$3,767,159	\$2,177,889	\$308,324	\$6,253,372	\$6,166,481	\$0	\$6,253,372	
2021	\$2,802,946	\$2,522,651	\$280,295	\$5,605,892	\$5,605,892	\$0	\$5,605,892	
2020	\$2,858,232	\$3,175,813	\$317,581	\$6,351,626	\$6,351,626	\$0	\$6,351,626	
2019	\$3,360,076	\$3,024,068	\$336,008	\$6,720,152	\$6,717,428	\$0	\$6,720,152	
2018	\$3,053,376	\$2,748,039	\$305,338	\$6,106,753	\$6,106,753	\$0	\$6,106,753	

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage
COMM/HWY/WATER (10HW)	461,358.00	Square Foot	0

Buildings

Building ID 41777  
 Building Style OFFICE BLD-1 STORY / 17C  
 Building Name  
 Gross Sq Ft 4100  
 Finished Sq Ft 2462  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 216  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 38

Exterior Walls C.B.S.  
 Year Built 1968  
 EffectiveYearBuilt 1995  
 Foundation  
 Roof Type  
 Roof Coverage  
 Flooring Type  
 Heating Type  
 Bedrooms 0  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Grade 300



Finished Sq Ft	1000	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	140	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	300
Interior Walls		Number of Fire Pl	0
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>
FLA	FLOOR LIV AREA	1,000	1,000
<b>TOTAL</b>		<b>1,000</b>	<b>1,000</b>
			<b>0</b>

Building ID	41780	Exterior Walls	C.B.S.
Style		Year Built	1967
Building Type	RESTRNT/CAFETR-B / 21B	Effective Year Built	1985
Building Name		Foundation	
Gross Sq Ft	12791	Roof Type	
Finished Sq Ft	5286	Roof Coverage	
Stories	3 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	442	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	50	Grade	350
Interior Walls		Number of Fire Pl	0
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>
EFD	ELEVATED FOUND	6,198	0
OPX	EXC OPEN PORCH	1,195	0
FLA	FLOOR LIV AREA	5,286	5,286
OUF	OP PRCH FIN UL	112	0
<b>TOTAL</b>		<b>12,791</b>	<b>5,286</b>
			<b>0</b>

Building ID	41781	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	HOTEL/MOTEL C / 39C	Effective Year Built	1990
Building Name		Foundation	
Gross Sq Ft	18628	Roof Type	
Finished Sq Ft	12712	Roof Coverage	
Stories	4 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	1132	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	300
Interior Walls		Number of Fire Pl	0
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>
FLA	FLOOR LIV AREA	12,712	12,712
OPF	OP PRCH FIN LL	2,566	0
OUF	OP PRCH FIN UL	2,566	0
SBF	UTIL FIN BLK	784	0
<b>TOTAL</b>		<b>18,628</b>	<b>12,712</b>
			<b>0</b>



**Stories** 2 Floor  
**Condition** AVERAGE  
**Perimeter** 428  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 60  
**Interior Walls**

**Flooring Type**  
**Heating Type**  
**Bedrooms** 0  
**Full Bathrooms** 0  
**Half Bathrooms** 0  
**Grade** 350  
**Number of Fire Pl** 0

**Code** **Description** **Sketch Area** **Finished Area** **Perimeter**

CAN	CANOPY	490	0	0
FLA	FLOOR LIVAREA	4,463	4,463	0
OPF	OP PRCH FIN LL	764	0	0
SBF	UTIL FIN BLK	140	0	0
<b>TOTAL</b>		<b>5,857</b>	<b>4,463</b>	<b>0</b>

### Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units
UTILITY BLDG	1975	1976	0x0	1	100 SF
CONC PATIO	1975	1976	60x20	1	1200 SF
UTILITY BLDG	1975	1976	10x16	1	160 SF
UTILITY BLDG	1975	1976	9x7	1	63 SF
CON DKS/CONPIL	1975	1976	8x100	1	800 SF
FENCES	1996	1997	0x0	1	800 SF
UTILITY BLDG	1999	2000	8x12	1	96 SF
WROUGHT IRON	2008	2009	5x65	1	325 SF
CH LINK FENCE	2008	2009	6x58	1	348 SF
CH LINK FENCE	2008	2009	4x195	1	780 SF
RW2	1966	1967	2x260	1	520 SF
UTILITY BLDG	1968	1969	7x19	1	133 SF
CONC PATIO	1975	1976	0x0	1	1050 SF
SEAWALL	1975	1976	3x760	1	2280 SF
CONCRETE DOCK	1975	1976	5x760	1	3800 SF
COM CANOPY	1975	1976	85x10	1	850 SF
SEAWALL	1975	1976	6x150	1	900 SF
ASPHALT PAVING	1975	1976	0x0	1	93000 SF
ASPHALT PAVING	1979	1980	120x108	1	12960 SF
CH LINK FENCE	1979	1980	15x455	1	6825 SF
CONCRETE DOCK	1990	1991	14x30	1	420 SF
CH LINK FENCE	1993	1994	6x40	1	240 SF
TIKI	1994	1995	0x0	1	1350 SF
UTILITY BLDG	2007	2008	8x12	1	96 SF
CONC PATIO	2008	2009	0x0	1	1030 SF
COMM POOL	2008	2009	0x0	1	595 SF
RW2	1966	1967	2x260	1	520 SF
BOAT RAMP	1966	1967	24x25	1	600 SF
SEAWALL	1966	1967	6x1005	1	6030 SF
FENCES	1967	1968	8x68	1	544 SF
CONC DAVITS	1975	1976	0x0	1	1 UT
FENCES	1990	1991	6x45	1	270 SF
WALL AIR COND	1990	1991	0x0	1	38 UT

### Sales

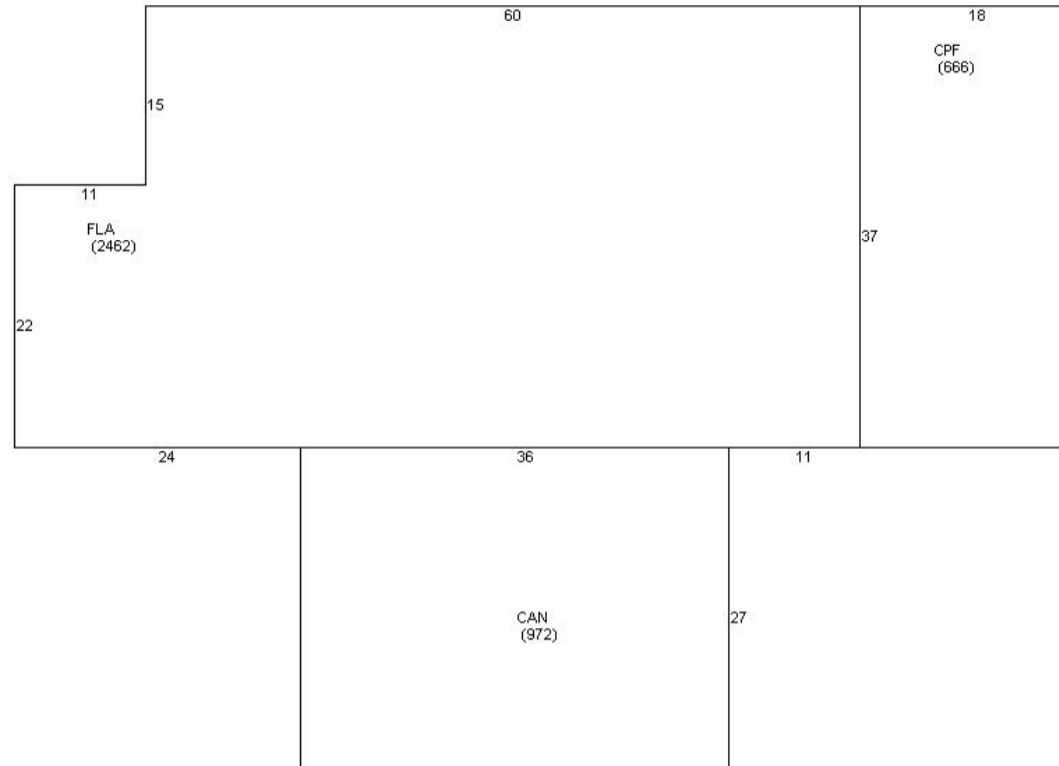
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor
8/15/2017	\$100	Quit Claim Deed	2136166	2870	872	11 - Unqualified	Improved	GOOD JOHN B
8/15/2017	\$100	Other	2136183	2870	854	19 - Unqualified	Improved	GOOD JOHN B
4/24/2017	\$100	Quit Claim Deed	2123409	2854	2137	11 - Unqualified	Improved	GOOD LLOYD ANDRE ESTATE
4/17/2017	\$100	Warranty Deed	2123410	2854	2142	19 - Unqualified	Improved	GOOD LLOYD ANDRE ESTATE
4/17/2017	\$100	Quit Claim Deed	2123408	2854	2130	11 - Unqualified	Improved	GOOD JOHN B



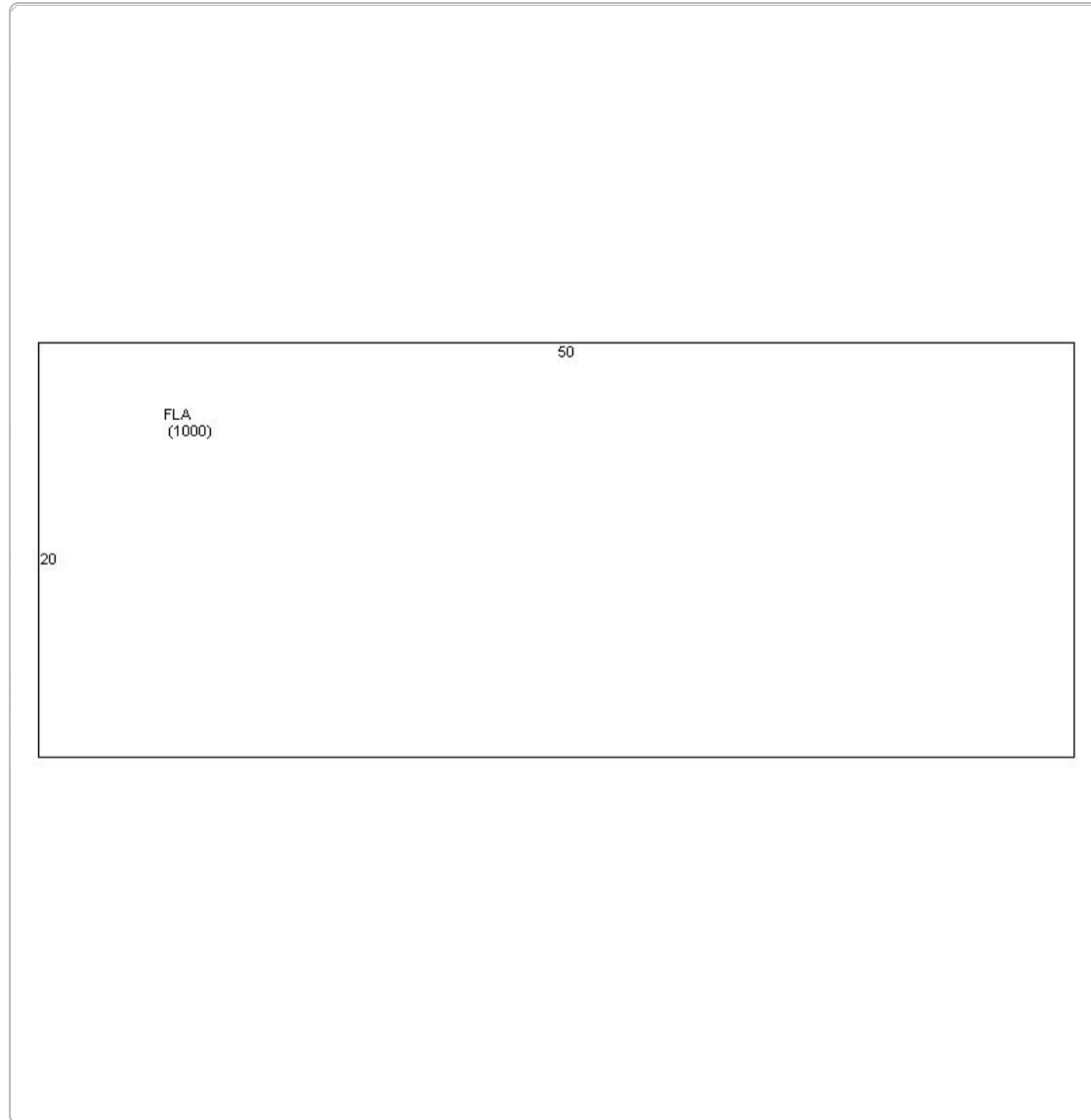
Number	Date Issued	Date Completed	Amount	Permit Type
C-RMDL-2023-0160	12/8/2023		\$150,000	Commercial
				P.P PHASE 1 - Repair of steel reinforced concrete foundation beams.
21102531	9/29/2021		\$7,200	Commercial
				REMOVE AND REPLACE 480 SQ FT OF MODIFIED BITUMEN
20101320	2/25/2021		\$11,700	Commercial
				DEMOLITION ON PACKAGE PLAT WAS
18100883	5/3/2018		\$1,787	Commercial
				CHANGE SIGN FACE. KEYED AT
16108600	12/27/2016	2/7/2017	\$1,917	Commercial
14104504	9/26/2014	10/14/2015	\$9,500	Commercial
13103258	9/3/2013	10/14/2015	\$15,500	Commercial
				RE
12105145	12/20/2012	11/18/2013	\$8,000	Commercial
12104769	11/6/2012	11/18/2013	\$6,095	Commercial
12103364	10/9/2012	11/18/2013	\$400	Commercial
12101689	4/13/2012	6/12/2012	\$2,700	Commercial
				ELF
11106231	12/22/2011	10/22/2012	\$3,610	Commercial
				500 SF WHITE TPO SINGLE
11104597	9/16/2011	7/12/2012	\$2,400	Commercial
11103240	8/9/2011	1/31/2013	\$4,000	Commercial
				FIRE SU
11103042	7/26/2011	6/13/2012	\$700	Commercial
11103580	7/26/2011	7/12/2012	\$7,003	Commercial
				FIRE/SECURITY ALARM/VIDEO AND
10107559	4/5/2011	4/16/2012	\$175,000	Commercial
				INTERIOR RENOVATIONS TO RESTAURANT, BAR, KITCH
10107556	1/6/2011	2/15/2012	\$400	Commercial
				DEMO REST ROOMS, KITCHEN AREA, AND WALL FINISHES AI
				DEMO PERMITTED UNDER
10104933	8/17/2010	7/11/2011	\$500	Commercial
				RELOCATE EXISTING RISER TO CONCRETE POLE INSTALLE
10102382	4/28/2010	6/23/2010	\$400	Commercial
				DEMO NON-LOAD BEARING WALL IN RESTAURANT, REMOVE BA
08100417	8/17/2009		\$210,000	Commercial
				PERMIT EXTENDED. EXPIRES 7/
08101856	5/15/2008	12/24/2008	\$3,000	Commercial
				APPROX 60 CY OF FILL. AREA IS 30' X 100' NE
08101303	4/10/2008	12/24/2008	\$24,500	Commercial
				DEMO 24 UNIT MOTEL, POOL /
07103388	9/18/2007	4/23/2008	\$65,000	Commercial
				PC
06107007	12/27/2006	1/19/2007	\$2,450	Commercial
				DE
98101765	10/30/1998	6/15/1999	\$10,000	Commercial
98101766	10/30/1998	6/15/1999	\$5,000	Commercial
98100648	6/1/1998	1/1/1999	\$1	Commercial
				UPC
94101471	5/3/1995	1/1/1996	\$20,000	Commercial
				COMMERCIAL
94100813	7/12/1994	11/1/1994	\$2,450	Commercial
94100422	4/26/1994	11/1/1994	\$984	Commercial
93106938	1/6/1994	11/1/1994	\$10,000	Commercial
93105665	3/1/1993	4/1/1993	\$55,471	Commercial
				COMM

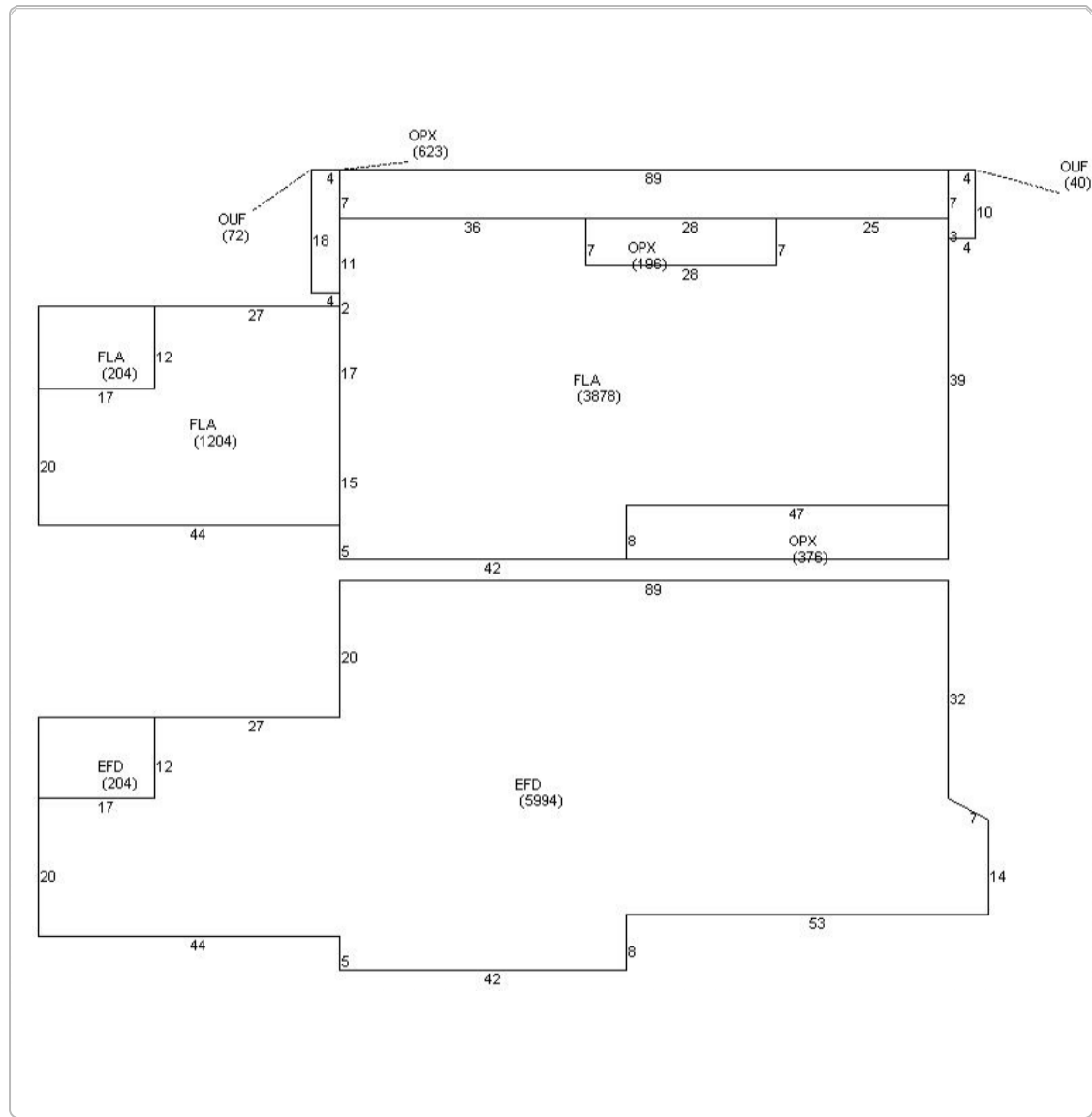
**View Tax Info**



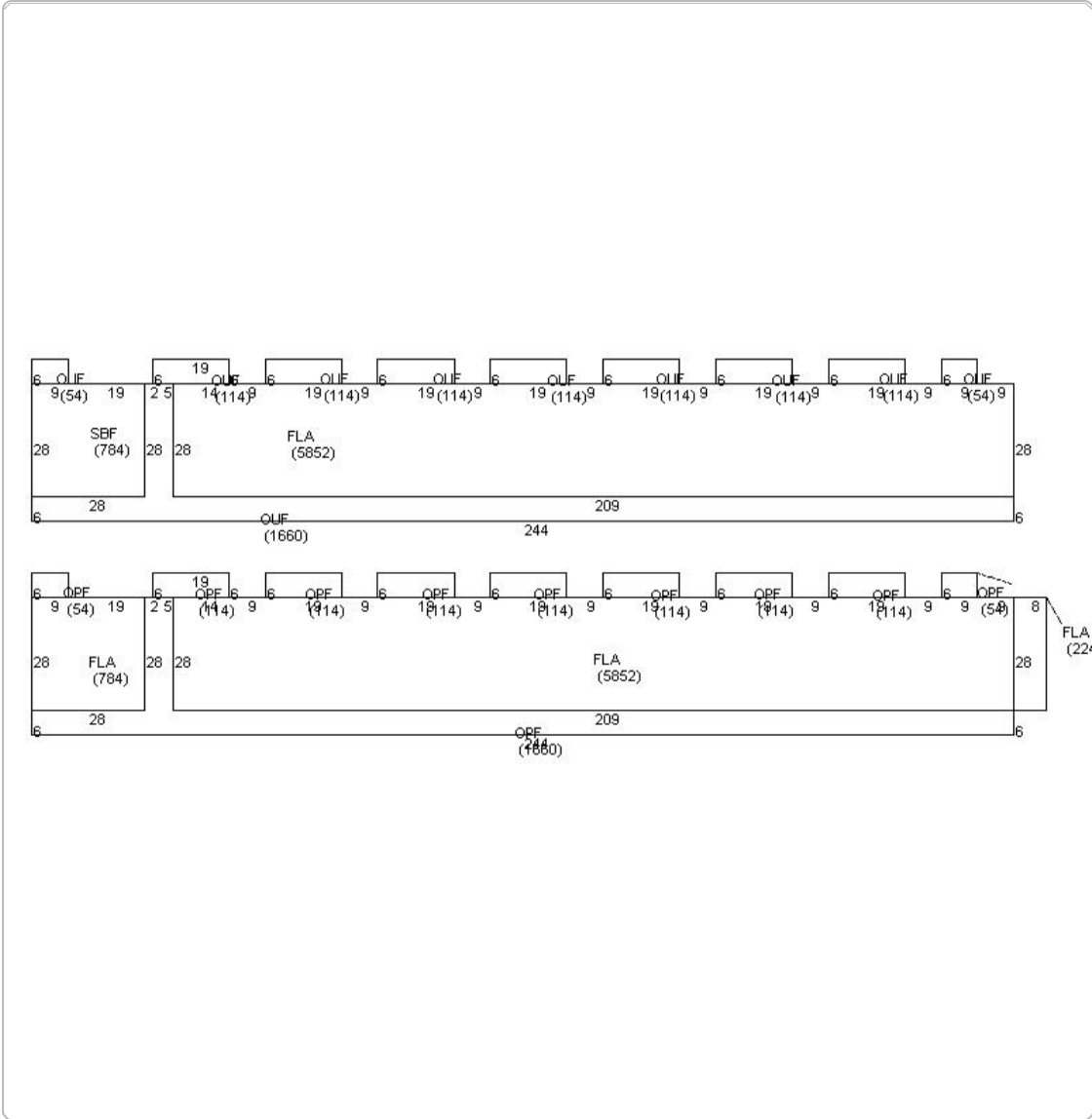






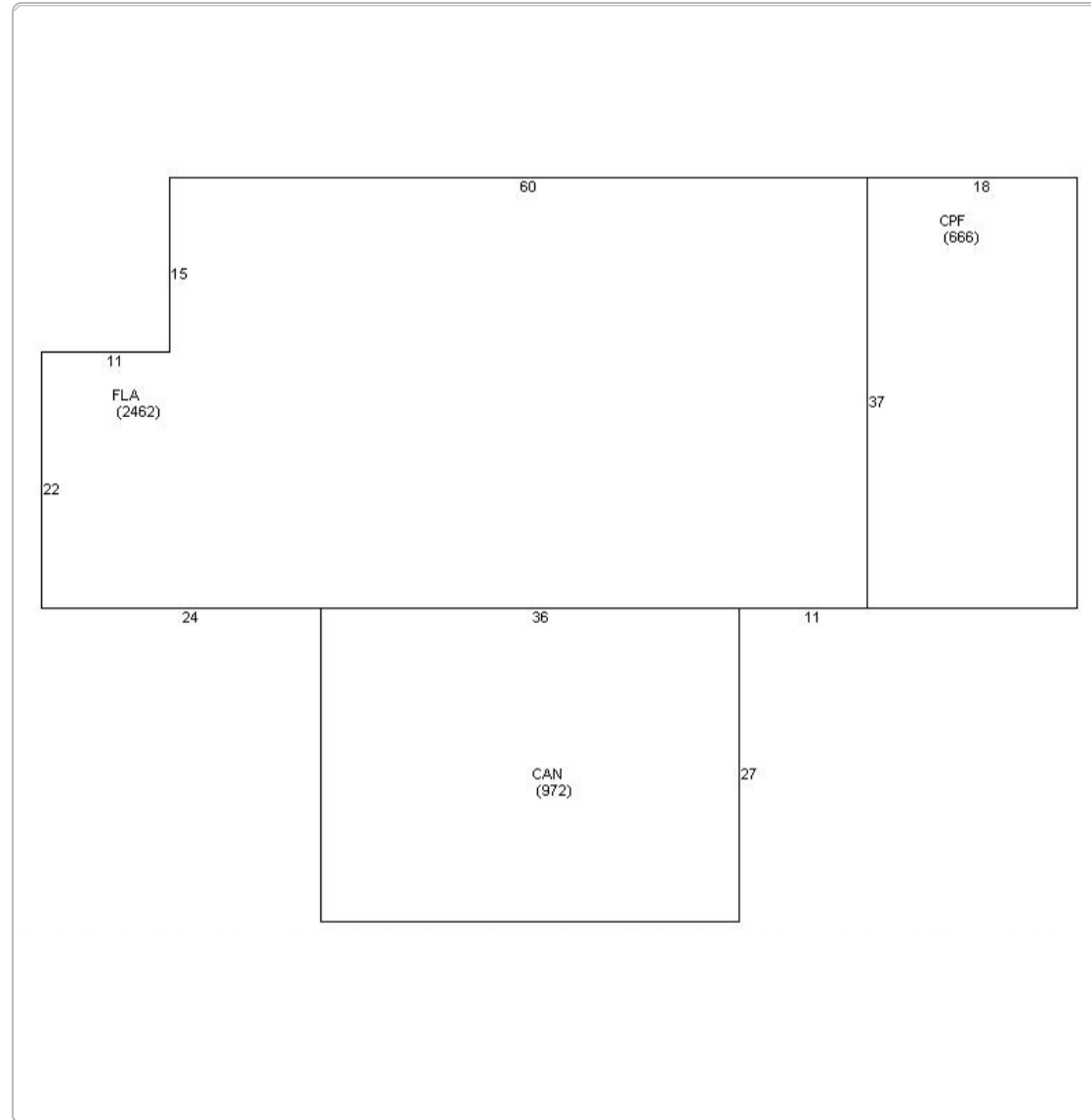
















## Nearby Attractions

There are adjacent parcels, not included as part of this offering, with historical significance and attractions for tourists.

**Skydiving:** While not part of this offering, a skydiving operation, with a runway length of 2,700 ft, is located adjacent to the Lodge property. Read more about the operation by clicking on the underlined link: [Skydive Key West](#)

Jump out of a perfectly good airplane with the Southernmost Skydivers in the US! Experience the thrill of flying with breathtaking views of the Florida Keys. Accelerate to speeds of 130 mph or more during your 30 second free fall then enjoy the bird's eye view during your canopy ride. The family's holdings include a private airstrip currently used by Skydive Key West and selected private aircraft.



# Nearby Attractions

## Sugarloaf Key Bat Tower

The **Sugarloaf Key Bat Tower**, also known as the **Perky Bat Tower**, is a historic site in [Monroe County, Florida, United States](#). It is located a mile northwest of [U.S. Route 1](#) on [Lower Sugarloaf Key](#) at mile marker 17. On May 13, 1982, it was added to the [National Register of Historic Places](#). The tower was blown down during [Hurricane Irma](#) in 2017.<sup>[2]</sup>

The tower was built in 1929 by [Richter Clyde Perky](#), a fish lodge owner, to control the [mosquito](#) problem in the Lower Keys.<sup>[3]</sup> However, when the [bats](#) were put in, they supposedly flew away, never to return. The tower was built from plans purchased from a Charles Campbell of Texas, an early pioneer of bat studies. The Hygrostat Bat Roost, as Campbell called it, was intended to be a roost for bats that would eat the mosquitoes which spread [malaria](#). According to at least some local folklore, the [Skunk ape](#) was responsible for some early damage to the structure and for driving off some of the bats.<sup>[4]</sup>

The Sugarloaf Bat Tower was toppled over on September 10, 2017, in the devastating winds of [Hurricane Irma](#). It has not yet been decided whether it will be repaired or re-erected.<sup>[2]</sup>





## Nearby Attractions

### Area information

Distances are displayed to the nearest 0.1 mile and kilometer.

The preferred airport for Sugar Loaf Lodge is Key West Intl. Airport (EYW) - 23.7 km / 14.7 mi

Upper Sugarloaf Sound - 0.2 km / 0.1 mi

Lower Sugarloaf Sound - 1 km / 0.6 mi

Upper Sugarloaf Key - 4 km / 2.5 mi

Saddlebunch Keys - 4.6 km / 2.9 mi

Florida Keys Beaches - 6.6 km / 4.1 mi

Sugarloaf Beach - 7.1 km / 4.4 mi

Shark Key - 9.2 km / 5.7 mi

Boca Chica Beach - 15.1 km / 9.4 mi

Boca Chica Nude Beach - 15.2 km / 9.4 mi

Key West Golf Club - 19.6 km / 12.2 mi

Lower Keys Medical Center - 20.6 km / 12.8 mi

Key West Tropical Forest and Botanical Garden - 21.1 km / 13.1 mi

Stock Island Yacht Club & Marina - 21.4 km / 13.3 mi

Robbie's - 21.7 km / 13.5 mi

Big Pine Key Flea Market - 21.7 km / 13.5 mi



## Privacy Buffer – Adjacent Parcels Not Part of Offering, but held by sellers

Sugarloaf Lodge Tavern, Inc. has two parcels totaling approximately 38 acres at the end of Bat Tower Road

Parcel ID	ALT ID
00117880-000000	1151068
00117910-000000	1151092

Parcel 117880 consists of 17.5 acres, with a current County Land Use designation of Environmentally Sensitive (000x);

Parcel 117910 consists of 11.61 acres, with a current County Land Use designation of Transitional Lands; and 8.89 acres, with a current County Land Use designation of Environmentally Sensitive (000x);





# Privacy Buffer – Adjacent Parcels Not Part of Offering, but held by sellers

Collectively, the same family holds an additional **68.38 acres**.

The following slides identifies each of the following parcels:

Parcel ID	Alt ID
00117930-000000	1151122
00118440-000000	1151955
00117910-000100	1151106
00117920-000000	1151114
00118450-000000	1151963
00118550-000000	1152056



## Privacy Buffer – Adjacent Parcels Not Part of Offering, but held by sellers

**Parcel 117910** consists of a total 16.95 acres. Of that 16.95 acres:

0.24 acres have a County Land Use Designation of Multifamily View (080V);

7.17 acres have a current County Land Use Designation of Multi Res Dry (080D);

8.91 acres have a current County Land Use Designation of Transitional Lands (000T); and

0.63 acres have a current County Land Use Designation of Environmentally Sens (000X).

This Parcel, located at the end of Bat Tower Road and near the air strip, contains a 4 unit property and abuts the personal residences of the current owners of the Lodge (seen in the lower left-hand corner);





## **Privacy Buffer – Adjacent Parcels Not Part of Offering, but held by sellers**

**Parcel 117920** consists of an estimated total 5.12 acres. Of that 5.12 acres, an estimated:

0.57 acres have a current County Land Use Designation of Commercial Waterfront (1M0W);

3.29 acres have a current County Land Use Designation of Transitional Lands (000T); and

1.26 acres have a current County Land Use Designation of Environmentally Sens (000X).

This Parcel, located on Bat Tower Road and immediately before Parcel 117920.



## Privacy Buffer – Adjacent Parcels Not Part of Offering, but held by sellers

**Parcel 118550** consists of an estimated total of 27.8 acres with a current County Land Use designation of Environmentally Sens (000X).

This Parcel abuts the Parcel 117920 as well as the current Owner Residences.





## **Privacy Buffer – Adjacent Parcels Not Part of Offering, but held by sellers**

**Parcel 117930** consists of an estimated total of 15.61 acres with a current County Land Use designation of Environmentally Sensitive (000X).

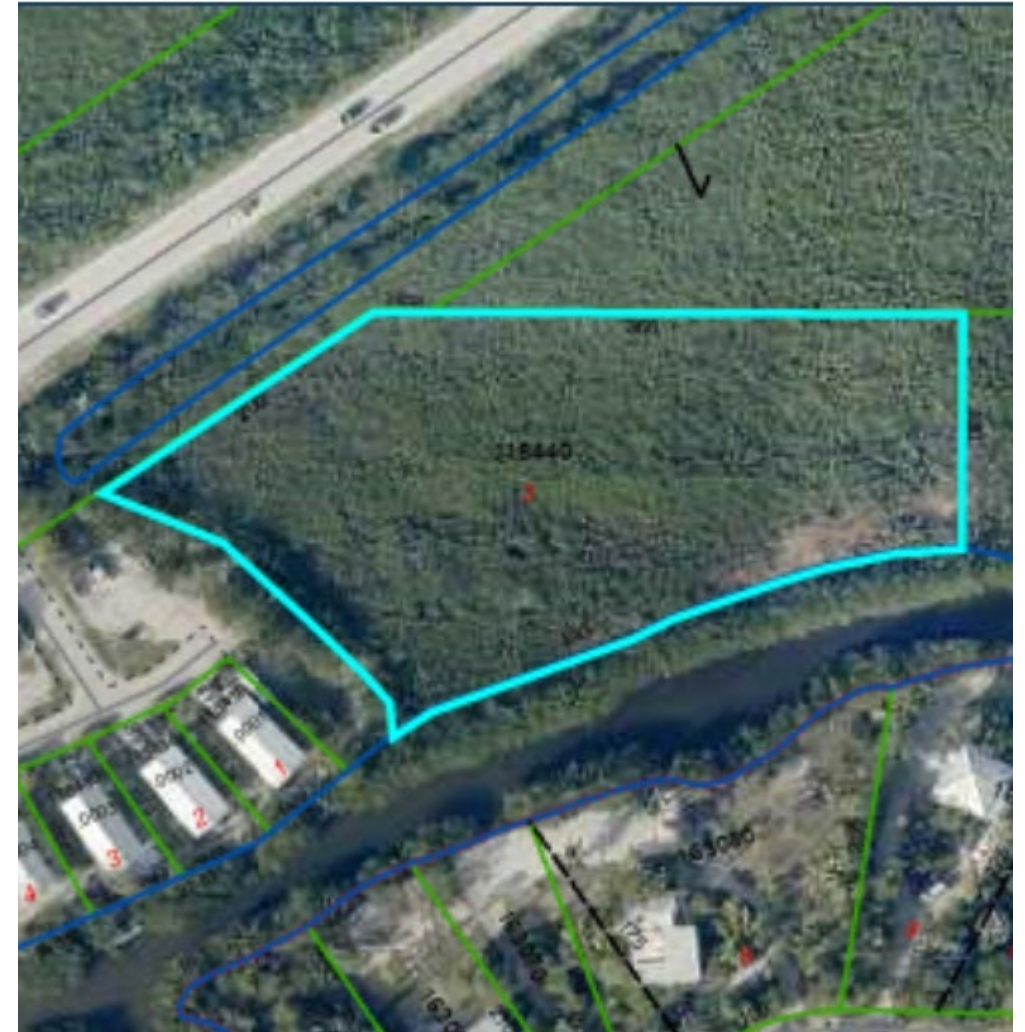
This Parcel sits to the east of the main Lodge parcel and straddles HWY 1.



## Privacy Buffer – Adjacent Parcels Not Part of Offering, but held by sellers

**Parcel 118440** consists of an estimated total of 1.86 acres with a current County Land Use designation of Environmentally Sensitive (000X)

This Parcel sits on the other side of HWY1 across from the Lodge property.





## Privacy Buffer – Adjacent Parcels Not Part of Offering, but held by sellers

**Parcel 118450** consists of an estimated total of 1.04 acres with a current County Land Use designation of Environmentally Sens (000X)

This Parcel sits on the other side of HWY1 across from the Lodge property and abuts Parcel 118440.



## Privacy Buffer – Adjacent Parcels Not Part of Offering, but held by sellers

A separate LLC owns parcels with an estimated **total of 66.52 acres**.

**Parcel 117890** represents an estimated 46.15 acres. Of that 46.15 acres, an estimate of:

3.79 acres have a current County Land Use designation of Residential Dry Unpermitted (01DM);

42.36 acres have a current County Land Use designation of Environmentally Sens (000X)

**Parcel 117900** represents an estimated 20.37 acres. Of that, an estimated:

8.87 acres have a current County Land Use designation of Commercial Dry (1M0D);

11.50 acres have a current County Land Use designation of Environmentally Sens (000x).

Parcel ID	Alt ID
00117890-000000	1151076
<a href="#">00117900-000000</a>	1151084

