

THE COLONY  
GOLF & COUNTRY CLUB



FARMER MIKE'S  
U PICK

VIVID  
SHORES

BONITA GRANDE DRIVE

RIO GRANDE DRIVE



**LSI**  
COMPANIES

OFFERING MEMORANDUM

**13090 RIO GRANDE DRIVE**

4.73± ACRES SINGLE FAMILY HOME SITE - BONITA SPRINGS, FL

## PROPERTY SUMMARY

**Property Address:** 13090 Rio Grande Drive  
Bonita Springs, FL 34135

**County:** Lee

**Property Type:** Land

**Property Size:** 4.73± Acres | 206,039± Sq. Ft.

**Zoning:** Agricultural (AG-2)

**Utilities:** Septic and Well Water Available

**Tax Information:** \$4,416.31 (2025)

**STRAP Number:** 29-47-26-B1-00128.0000

LIST PRICE:  
**\$660,000**  
\$3.20 PSF

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## SALES EXECUTIVE



**Alex Henderson, CCIM**  
Senior Broker Associate



**Max Molloy, CCIM**  
Senior Broker Associate



**Sawyer Gregory**  
Sales Associate



### DIRECT ALL OFFERS TO:

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(239) 489-4066

### 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.

## EXECUTIVE SUMMARY

**LSI Companies is pleased to present 13090 Rio Grande Drive, Bonita Springs, FL.**

13090 Rio Grande Drive consists of 4.73± acres located just off Bonita Grande Drive, with Agricultural (AG-2) zoning, making the site ideal for a hobby farm or single family home site seeking land for privacy, space, and future flexibility.

Positioned within a rapidly growing corridor, the property offers direct access to Vivid Shores (635-unit luxury community under construction) and Midtown Bonita (67-acre mixed-use development with ±200,000 SF commercial, 165-key hotel, and 400 apartments), along with quick connectivity to Bonita Beach Rd, I-75, and Downtown Bonita Springs.



## PROPERTY HIGHLIGHTS

- 4.73± acres of undeveloped land located in Bonita Springs, FL
- In close proximity to numerous developments, including new home communities and large-scale commercial projects
- Located approximately 2.4 miles from I-75 and 4.2 miles from Downtown Bonita Springs
- Site dimensions of approximately 325' in width by 635' in depth



# PROPERTY AERIAL





## AREA ATTRACTIONS



### BONITA NATURE PLACE

The property sits along the beautiful banks of the Imperial River, a coastal river that drains the freshwater associated with the Corkscrew Regional Watershed into the estuarine areas of Estero Bay. Home to over 24 active Gopher Tortoises, The Bee House, The Bat House and The Butterfly Garden as well as many nature trails to explore.



### COCONUT POINT

Coconut Point is a picturesque outdoor mall featuring over 110 stores, and our large selection of outdoor dining options—all surrounding several acres of lakes with a boardwalk. From jewelry to apparel, accessories to sporting goods, we offer a variety of choices in every price range. Located in Estero, Florida, off I-75 at exit 123 just south of Corkscrew Road on U.S. 41, just 15 minutes from the SWFL International Airport (RSW).



### MIDTOWN BONITA

Midtown Bonita is a master-planned, mixed-use community currently under construction. The development will feature ±200,000 square feet of retail, restaurant, and office space, along with a 165-key hotel and 400 luxury apartment units. Once completed, it will stand as the largest mixed-use development in Bonita Springs, serving as a major hub for residential, commercial, and hospitality activity.



### BAREFOOT BEACH

Collier County's desirable coast reaches its zenith at Barefoot Beach Preserve, where numerous animal species reside and visitors are able to enjoy the ambience of the park's natural surroundings. Barefoot Beach Preserve is 342 acres of natural land, one of the last undeveloped barrier islands on Florida's Southwest coast. Located 20 feet off Bonita Beach Road on Lely Barefoot Boulevard the access provides an open, peaceful location for sunbathers.



### WONDER GARDENS

The Wonder Gardens is a 3.5-acre botanical jungle features exhibits of rescued tropical birds and reptiles. Highlights include a flamingo pond, alligator pool, duck ponds, aviary, turtle and tortoise exhibits. The plant collection includes 12 varieties of palms, African mahogany, bromelia garden, butterfly garden, hundreds of orchids and much more.



### MIROMAR OUTLETS

Miromar Outlets has been voted Best Factory Outlet Mall, Best Shopping Experience for 20 years in a row, and has over 140 top designer and brand-name outlets. Enjoy a unique selection of restaurants, all set in a beautiful open-air Mediterranean-inspired atmosphere — the perfect place to shop, dine, and unwind.



### MERCATO

Sophisticated. Fun. Vibrant. Mercato is an all-day experience for Naples residents and visitors. Spend your days shopping in the sunshine and nights out dining, drinking and enjoying entertainment with friends. With sophistication and a sense of community at every corner, Mercato will make your day, and brighten your night.



### LOVER'S KEY STATE PARK

Romantic, pristine barrier island with shell-strewn beaches. Lovers Key defines serenity, promising unspoiled white sands, comfortable amenities, and adventures like kayaking and scenic trails. On this uncrowded stretch of shoreline, you're likely to see beachgoers searching for shells, families playing in the gentle surf, and possibly a beachside wedding. Stick around for the sunset over the Gulf of America.

# SCHOOL DISTRICT MAP

- 1 Bonita Springs Middle School
- 2 Bonita Springs Elementary School
- 3 Bonita Springs High School
- 4 Bonita Springs Charter School
- 5 Spring Creek Elementary School
- 6 Oak Creek Charter School
- 7 Bonita Springs Academy
- 8 Discovery Day Academy
- 9 Grace Community School
- 10 Noah's Arc Academy

[ACCESS FULL LIST OF SCHOOLS](#)





is a transformative, 67± acre master-planned development by the Zuckerman Group, positioned to become a new walkable downtown hub for Bonita Springs. Strategically located just off I-75 on Bonita Beach Road, Midtown offers exceptional access to Naples, Fort Myers, and Southwest Florida's beaches.

### COMMUNITY OVERVIEW:

#### Up to 200,000± Sq. Ft. of Retail, Dining, and Office Space:

Featuring a dynamic mix of national and regional credit tenants, including Chipotle, Cold Stone Creamery, and Bonita Wine & Spirits.

#### 400 Luxury Residential Units:

New apartment homes designed to bring 24/7 foot traffic to the area, supporting a live-work-play environment.

#### Up to 165-Key Hotel:

An exclusive hospitality opportunity designed to serve the area's residents, tourists, and business travelers.

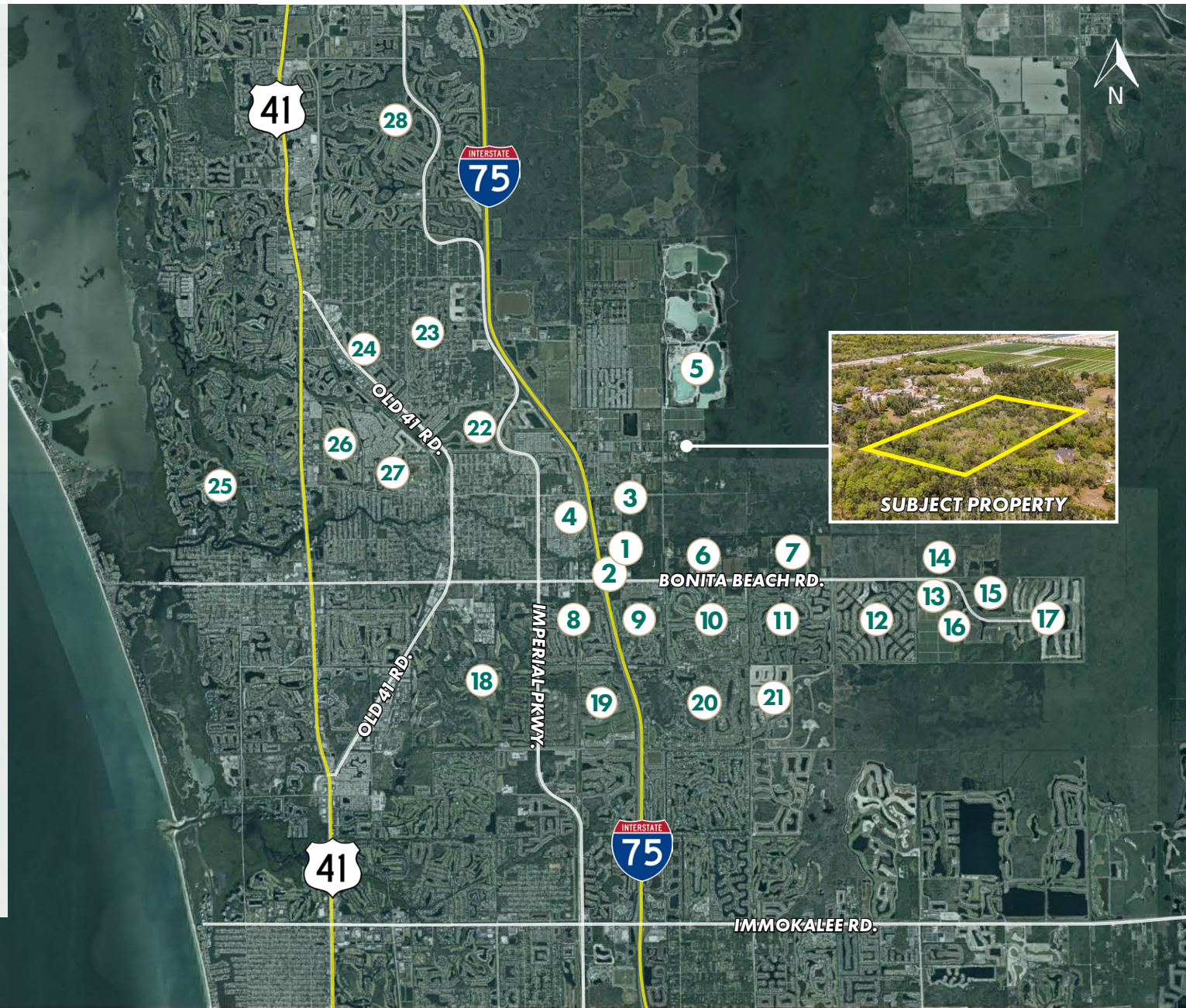
#### Thoughtfully Designed Public Spaces:

Midtown will feature tree-lined streets, public art installations, pedestrian-friendly walkways, and scenic lakes—creating a modern village atmosphere.

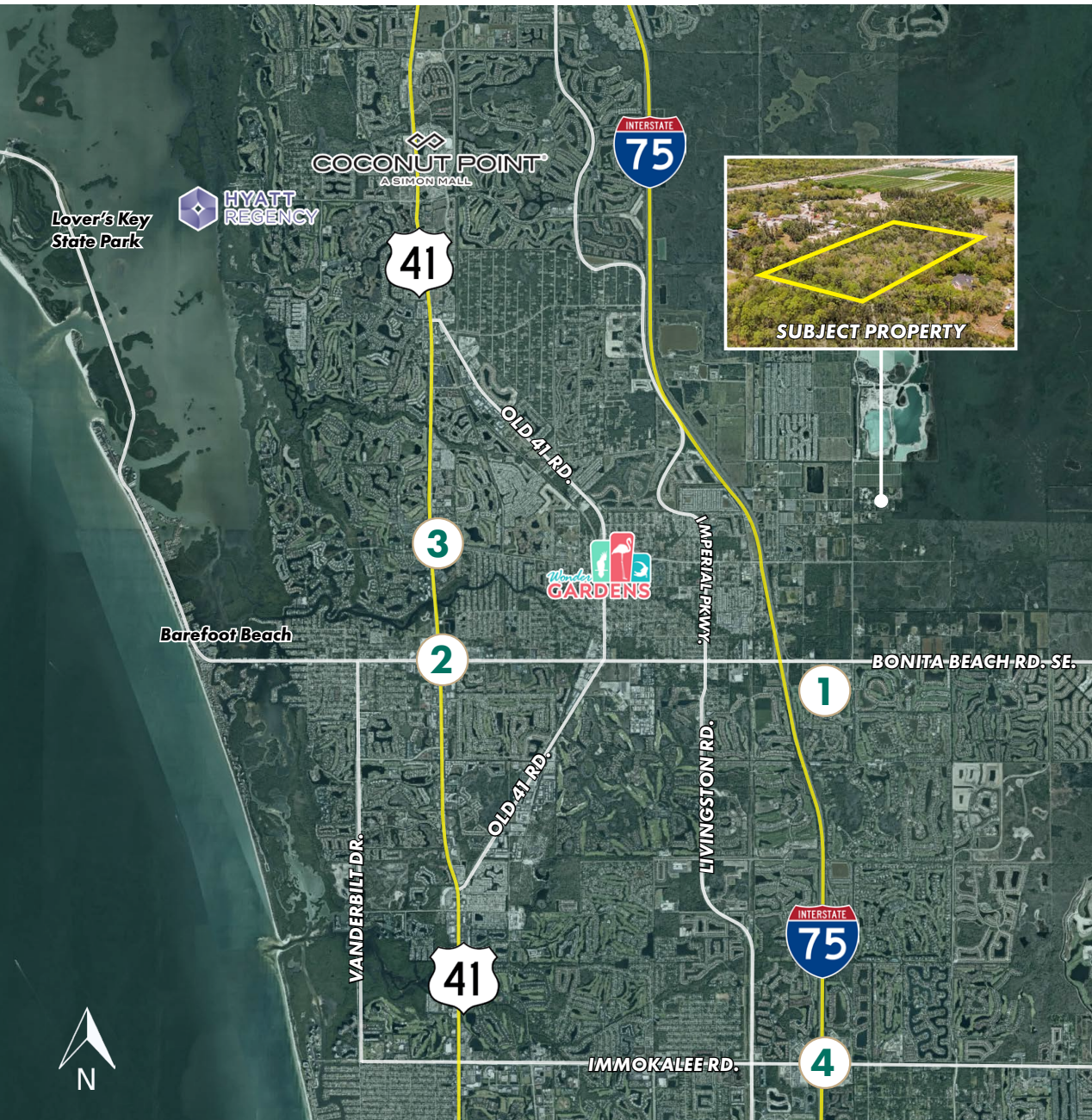


## NEARBY COMMUNITIES

NEIGHBORHOOD	UNITS
1 The St. James	150
2 Bonita 75	242
3 Soltura at Terry Street	200
4 Imperial Crossing	115
5 Pulte's Mine	700
6 Solis Grande	116
7 Seagate Revena Lakes	300
8 Vasari	766
9 Hunters Ridge	545
10 Worthington Country Club Palmira	799
11 Palmira	800
12 Village Walk	850
13 Bonita Landings	231
14 Bonita Beach Estates	610
15 Seasons	845
16 Mediterra	954
17 Bonita National	1,480
18 Valencia Bonita	997
19 Talls Park	637
20 Quail West	702
21 Stone Creek	631
22 Hawthorne	463
23 Bonita Del Sol	248
24 Bonita Isles	200
25 Bonita Bay Club	3,300
26 Highland Woods	799
27 Bonita Fairways	850



# RETAIL MAP



## 1. BONITA BEACH ROAD



## 2. THE CENTER OF BONITA SPRINGS



## 3. BONITA BAY PLAZA



## 4. PELICAN STRAND



## LOCATION



### AREA DEMOGRAPHICS

#### 1 MILE RADIUS

POPULATION



**597**

HOUSEHOLDS



**270**

MEDIAN INCOME



**\$94,269**

#### 3 MILE RADIUS

POPULATION



**24,718**

HOUSEHOLDS



**10,288**

MEDIAN INCOME



**\$95,681**

#### 5 MILE RADIUS

POPULATION



**69,483**

HOUSEHOLDS



**31,702**

MEDIAN INCOME



**\$102,379**

### LOCATION HIGHLIGHTS

- 1.5 miles to Midtown Bonita
- 1.9 miles to a Publix anchored shopping plaza
- 2.4 miles to I-75
- 4.2 miles to Downtown Bonita Springs
- 5.9 miles to US-41





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### **LIMITATIONS AND DISCLAIMERS**

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