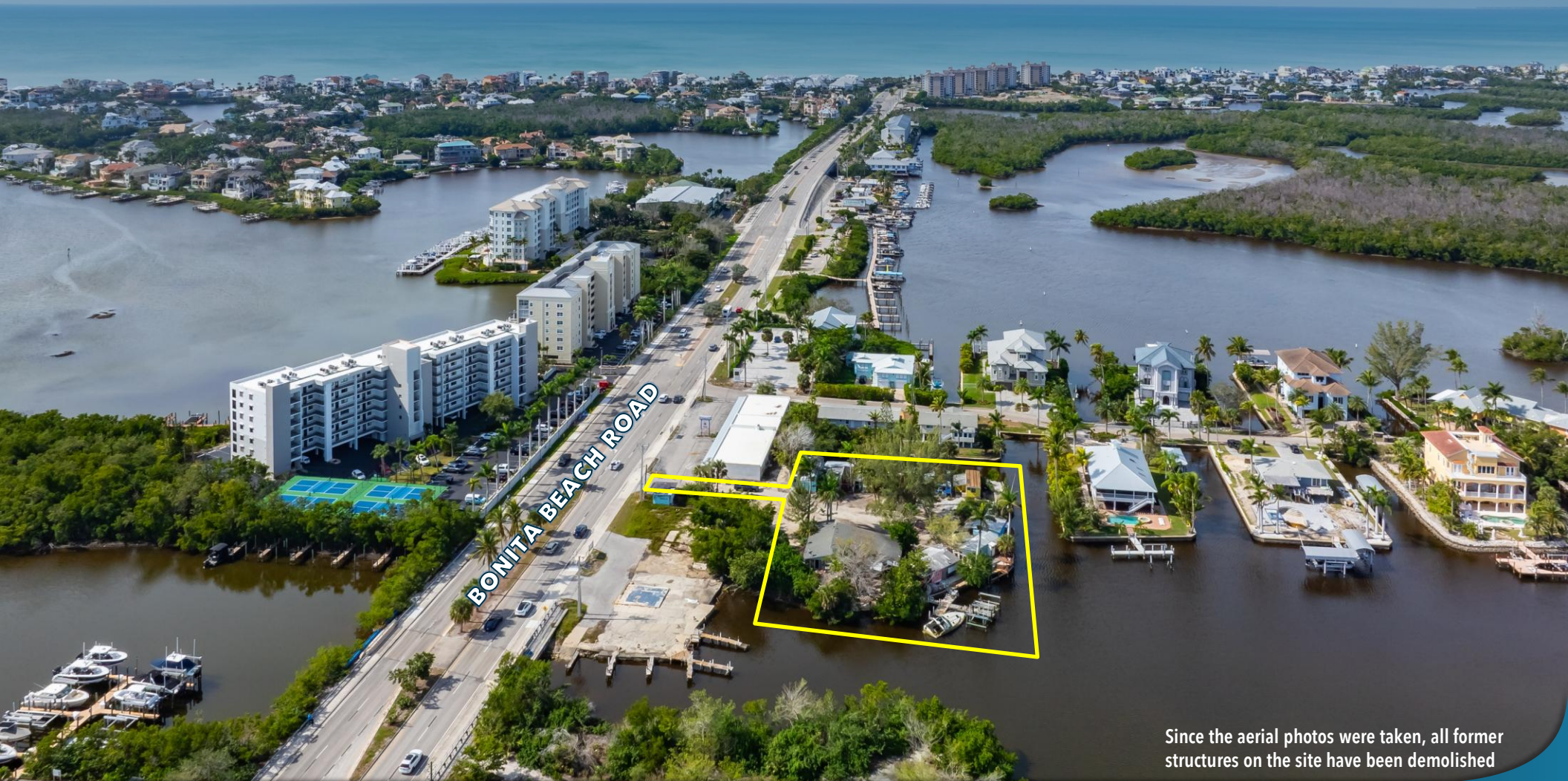


27702

SIMMONS LANE

BONITA SPRINGS, FL 34134



Since the aerial photos were taken, all former structures on the site have been demolished



EXCLUSIVE LISTING AGENTS:

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

TABLE OF CONTENTS

Executive Summary

Property Information

Aerial Views

Survey

Comparable Sales

Area Demographics

Company Profile

Confidentiality



Since the aerial photos were taken, all former structures on the site have been demolished

EXECUTIVE SUMMARY

Lee and Associates | Naples-Fort Myers is pleased to present this 1.08± acre waterfront redevelopment site in Bonita Springs, Florida. Located just off Bonita Beach Road and minutes from the Gulf of Mexico and Bonita Beach, the property is surrounded by water on three sides. All former structures have been demolished, delivering a clean site for redevelopment and saving a buyer significant demolition costs. This is a rare, one-of-a-kind opportunity to redevelop a waterfront property in one of Southwest Florida’s most desirable coastal markets.



OFFERING HIGHLIGHTS

- 1.08± Acres of Waterfront Property, Surrounded on Three (3) Sides
- All structures cleared - site delivered clean, no demolition costs for buyer
- Lee County Zoning: C-1 (Commercial)
- Proposed Uses: Commercial, Multifamily, Single-Family
- 45' Max Building Height (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

27702 Simmons Lane
Bonita Springs, Florida 34134

LOCATION



\$2.1M

PRICE



1.08± ACRES

SIZE



C-1

ZONING



PROPERTY INFORMATION

SITE ADDRESS: 27702 SIMMONS LANE, BONITA SPRINGS, FL

STRAP NUMBERS: 32-47-25-B4-00058.0000

IMPROVEMENT TYPE: PREVIOUSLY IMPROVED LAND

NUMBER OF PARCELS: ONE (1)

LAND AREA: 1.08± ACRES (46,827± SF)

FLOOD ZONE: AE

ZONING: C1-COMMERCIAL

FUTURE LAND USE: GENERAL COMMERCIAL

UTILITIES: AVAILABLE TO SITE

MUNICIPALITY : CITY OF BONITA SPRINGS

TRAFFIC COUNTS 27,000 AADT (BONITA BEACH RD SW - FDOT 2024)

Please Note: Since these aerial photos were taken, all former structures have been demolished. The site is now delivered clean and ready for redevelopment.



AERIAL VIEWS



Since the aerial photos were taken, all former structures on the site have been demolished, providing a clean slate for redevelopment and eliminating demolition costs for a buyer.



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COMPARABLE SALES

#		ADDRESS	CITY	SALE DATE	SALE PRICE	PRICE/SF	PRICE/ACRE	LAND SIZE (ACRE)	ZONING
1		4200 Bonita Beach Rd	Bonita Springs	10/21/2024	\$5,550,000	\$26.82	\$1,168,421	4.75	CC/CS
2		2670-2680 Estero Blvd	Fort Myers Beach	08/20/2024	\$1,795,000	\$100.50	\$4,377,951	0.41	CO
3		26301 Hickory Blvd	Bonita Springs	02/29/2024	\$7,850,000	\$136.52	\$5,946,990	1.32	C
4		2700 Estero Blvd	Fort Myers Beach	10/27/2023	\$2,500,000	\$136.65	\$5,952,446	0.42	CR
5		4570 Bonita Beach Rd	Bonita Springs	03/06/2023	\$2,600,000	\$39.79	\$1,733,333	1.50	C1

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLDS	1 MILE	3 MILES	5 MILES	INCOME	1 MILE	3 MILES	5 MILES
2025 Population	3,399	25,941	69,467	2025 Households	1,825	13,945	33,965	Median Household Income	\$116,325	\$102,985	\$100,629
2030 Population Projection	3,504	27,200	73,013	2030 Household Projection	1,911	14,889	36,386	Avg. Household Income	\$182,070	\$159,942	\$156,989
Median Age	63.5	68.7	63.1	Avg. Household Size	1.85	1.82	2.02	2025-2030 Med. HH Trend	3.02%	2.24%	2.32%



Since the aerial photos were taken, all former structures on the site have been demolished

THE LEE ADVANTAGE

LEE & ASSOCIATES IS THE LARGEST BROKER-OWNED COMMERCIAL REAL ESTATE FIRM IN NORTH AMERICA, AND ONE OF THE FASTEST GROWING!

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.

● WEST

CA, Central California
CA, City of Industry
CA, Irvine
CA, Long Beach
CA, Los Angeles - Antelope Valley
CA, Los Angeles - Calabasas
CA, Los Angeles - Commerce
CA, Los Angeles - Downtown
CA, Los Angeles - ISG
CA, Los Angeles - Long Beach
CA, Los Angeles - Pasadena
CA, Los Angeles - Sherman Oaks
CA, Los Angeles - Ventura County
CA, Los Angeles - West
CA, Los Olivos
CA, Newport Beach
CA, Oakland
CA, Ontario
CA, Orange
CA, Palm Desert
CA, Pleasanton
CA, Riverside

CA, San Diego

CA, San Diego - North

CA, San Francisco

CA, San Luis Obispo

CA, Santa Barbara

CA, Stockton

CA, Temecula Valley

CA, Victorville

CA, Walnut Creek

ID, Boise

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NV, Reno

WA, Bellevue

WA, Seattle

WA, Tacoma

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PA, Pittsburgh

PA, Plymouth Meeting

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FL, Fort Myers

FL, Miami

FL, Naples

FL, Orlando

FL, Tampa Bay

GA, Atlanta

LA, Baton Rouge

LA, Lafayette

TN, Nashville

NC, Charlotte

NC, Raleigh

NC, Wilmington

SC, Charleston

SC, Greenville

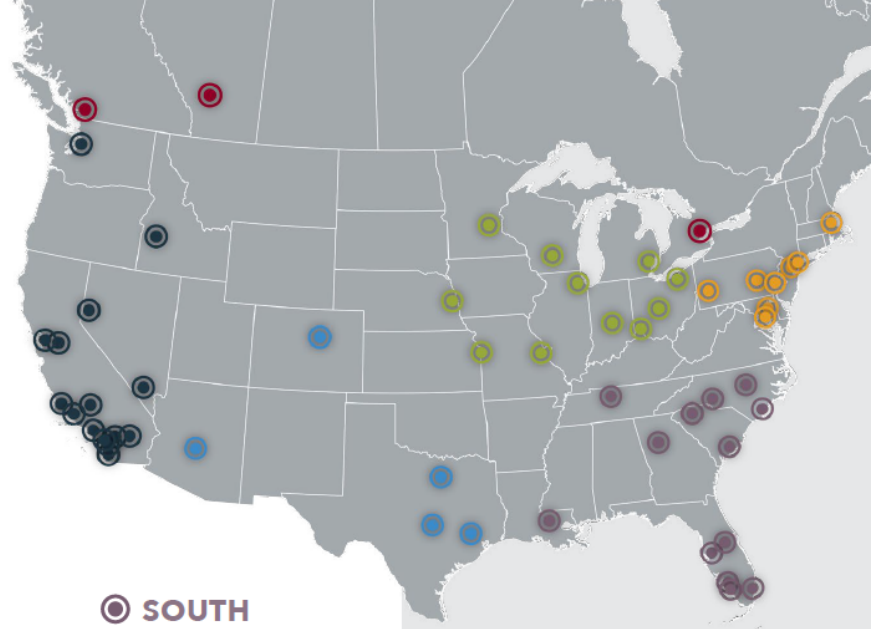
SC, Spartanburg

● CANADA

AB, Calgary

BC, Vancouver

ON, Toronto



2+

BILLION

IN BROKERED SALE &
LEASE SF OVER 5 YEARS

\$120+

BILLION

IN TRANSACTION
VOLUME OVER 5 YEARS

1,750

PROFESSIONALS

AND GROWING
INTERNATIONALLY

LEE & ASSOCIATES INVESTMENT SERVICES

ABOUT INVESTMENT SERVICES

The Investment Services group is an investment sales and capital markets division of Lee & Associates Commercial Real Estate Services. We serve and advise private and institutional real estate investors, as well as developers in the marketing, sale, and financing of private, institutional, and middle-market real estate assets.

Our platform maximizes options for our clients by providing end-to-end investment services from sales and financing to research and investment strategy. Strategically located with offices across North America, Lee & Associates is a rapidly growing firm with broad market coverage across the United States and Canada.

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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Hotels

Industrial

Logistics & Supply Chain

Land

Multifamily

Office

Retail

Self-Storage

Senior Housing

ADVISORY SERVICES

Portfolio Planning

Exclusive Sale Representation

Strategic Analysis

Underwriting & Pricing

Acquisition Analysis

Research



Since the aerial photos were taken, all former structures on the site have been demolished, providing a clean slate for redevelopment and eliminating demolition costs for a buyer.

This Offering Memorandum ("OM") contains information regarding the property located at 27702 Simmons Lane, Bonita Springs, FL 34134 (the "Property"). It has been prepared by Lee & Associates | Naples-Fort Myers for informational purposes only and is intended solely as a general overview for prospective purchasers or tenants.

All information contained herein has been obtained from sources believed to be reliable; however, Lee & Associates has not independently verified such information and makes no representations, guarantees, or warranties, express or implied, as to its accuracy, completeness, condition, suitability, or financial performance. This includes, but is not limited to, any implied warranties of fitness for a particular purpose or future performance.

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By reviewing this Offering Memorandum, you agree to release and hold harmless Lee & Associates, its directors, officers, agents, and affiliates from any and all claims or liabilities arising out of your use or reliance upon the information contained herein.

27702

SIMMONS LANE

BONITA SPRINGS, FL 34134

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