

**SELLER FINANCING
AVAILABLE**

CAPE CORAL

Matlacha Pass

HODGES DRIVE

HOWARD ROAD

LSI
COMPANIES

OFFERING MEMORANDUM

BOKEELIA 80

80± ACRE AGRICULTURAL OPPORTUNITY

OFFERING SUMMARY

Property Address: Pembroke Road
Bokeelia, FL 33922

County: Lee

Property Type: Land

Property Size: 80.50± acres Total
Parcel A: 40.28± acres
Parcel B: 40.22± acres

Zoning: AG-2

Future Land Use: Coastal Rural

Utilities: Water, sewer, and electric in
close proximity

STRAP Number(s): Parcel A: 32-43-22-00-00004.1000
Parcel B: 32-43-22-00-00004.0310

Tax Information: Parcel A: \$352.29
Parcel B: \$402.37
Total: \$754.66

LIST PRICE:

PARCEL A: \$1,611,200

PARCEL B: \$1,608,800

TOTAL: \$3,220,000 | \$40,000 PER ACRE

LSI

COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES EXECUTIVES



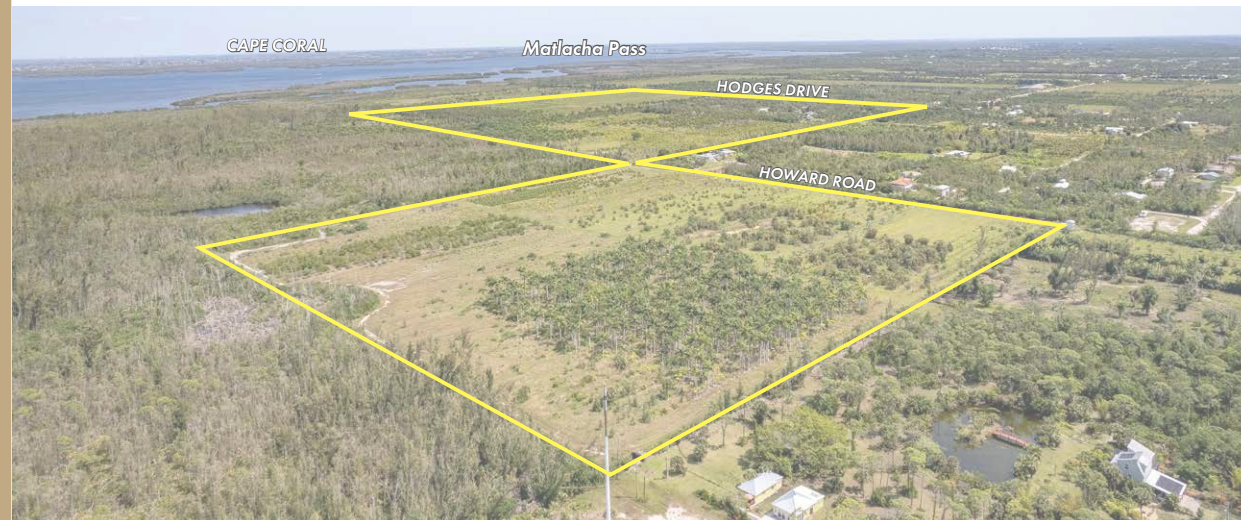
Hunter Ward, CCIM, ALC
Broker Associate



Billy Rollins, CCIM, ALC
Senior Broker



Justin Milcetic
Sales Associate



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.

Hunter Ward, CCIM, ALC
hward@lsicompanies.com

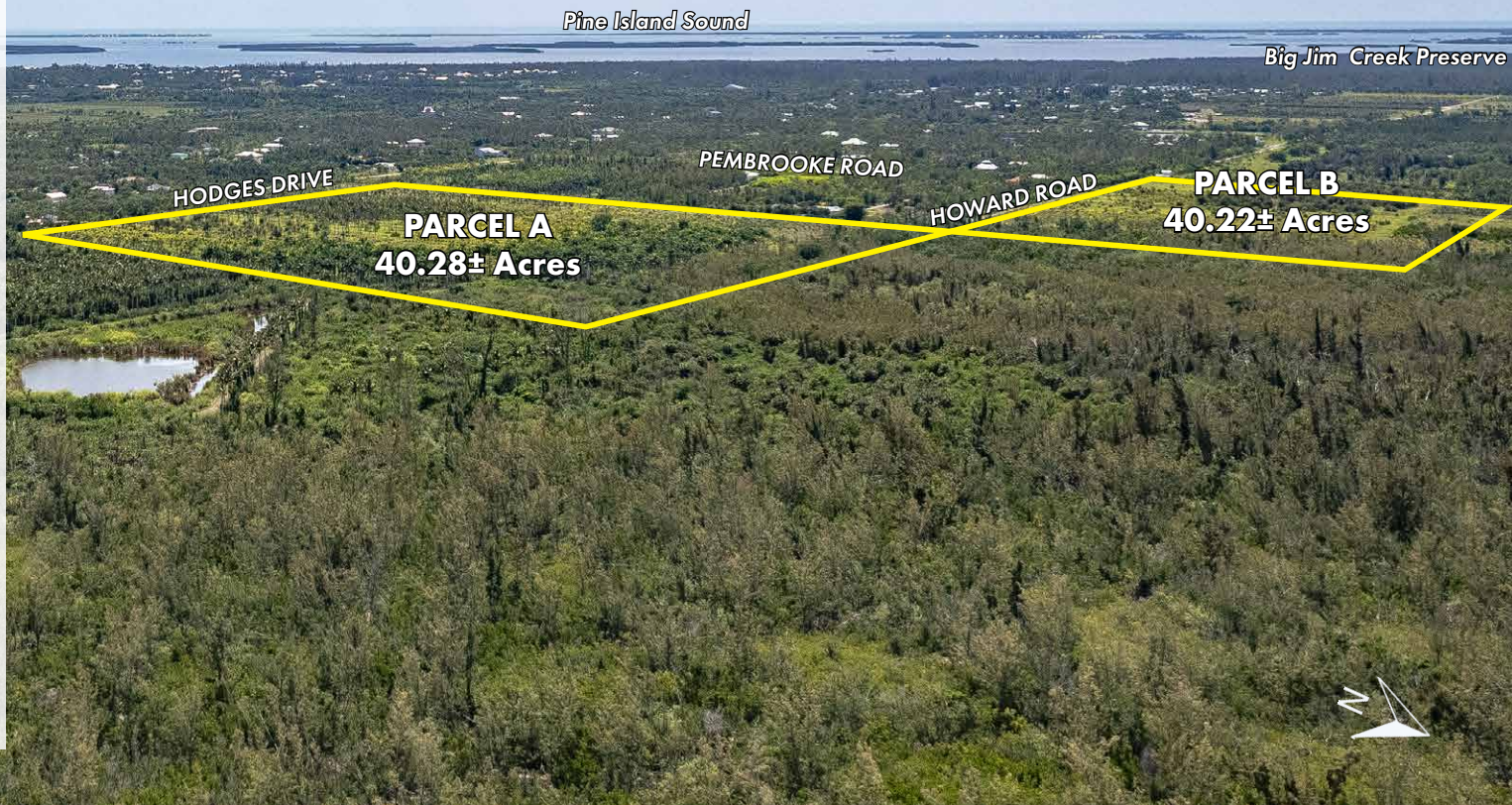
Justin Milcetic
jmilcetic@lsicompanies.com

(239) 489-4066

WWW.LSICOMPANIES.COM

THE OPPORTUNITY

- The offering consists of 80± acres of productive agricultural land, made up of two parcels approximately 40± acres each.
- Parcels can be purchased collectively or individually.
- Infrastructure in place to continue agricultural operations.
- Agricultural zoning allows for a variety of Agricultural uses.
- The property has a low carry cost.
- 0.75 miles from Stringfellow Road, the Islands main thoroughfare.
- AG-2 zoning allows for 1 dwelling unit per acre.
- Seller is actively selling the tree inventory on site. The buyer will be entitled to any trees remaining on the premises at the time of closing.
- Excellent opportunity to acquire significant acreage on Pine Island at a reasonable price.



TYPES OF TREES ON SITE

TYPES OF TREES ON SITE

- Foxtail
- Christmas Palm
- Macarthur
- King Alexander
- Fishtail Palm
- Frozen Coconut
- Queens Palm
- Roebelini (Two Trunk)
- Roebelini (Three Trunk)
- Roebelini (Four Trunk)
- Triangle Palm
- Royal Palm
- Adonidia Palm
- Alexander Palm
- Monggomery Palm
- Sea Grapes
- Shady Lady
- Spindle Palm
- Green Buttonwood
- Bismark Palm (Silver)
- Travelers
- Arecas
- Double Pygmy Date
- Triple Pygmy Date
- Coconuts Palm
- Sable/Cabbage Palm
- Sylvester Palm
- Malayan Palms

HOWARD ROAD

PARCEL B
40.22± Acres

PARCEL A
40.28± Acres

HODGES DRIVE



PROPERTY AERIAL



PARCEL B
40.22± Acres

PARCEL A
40.28± Acres

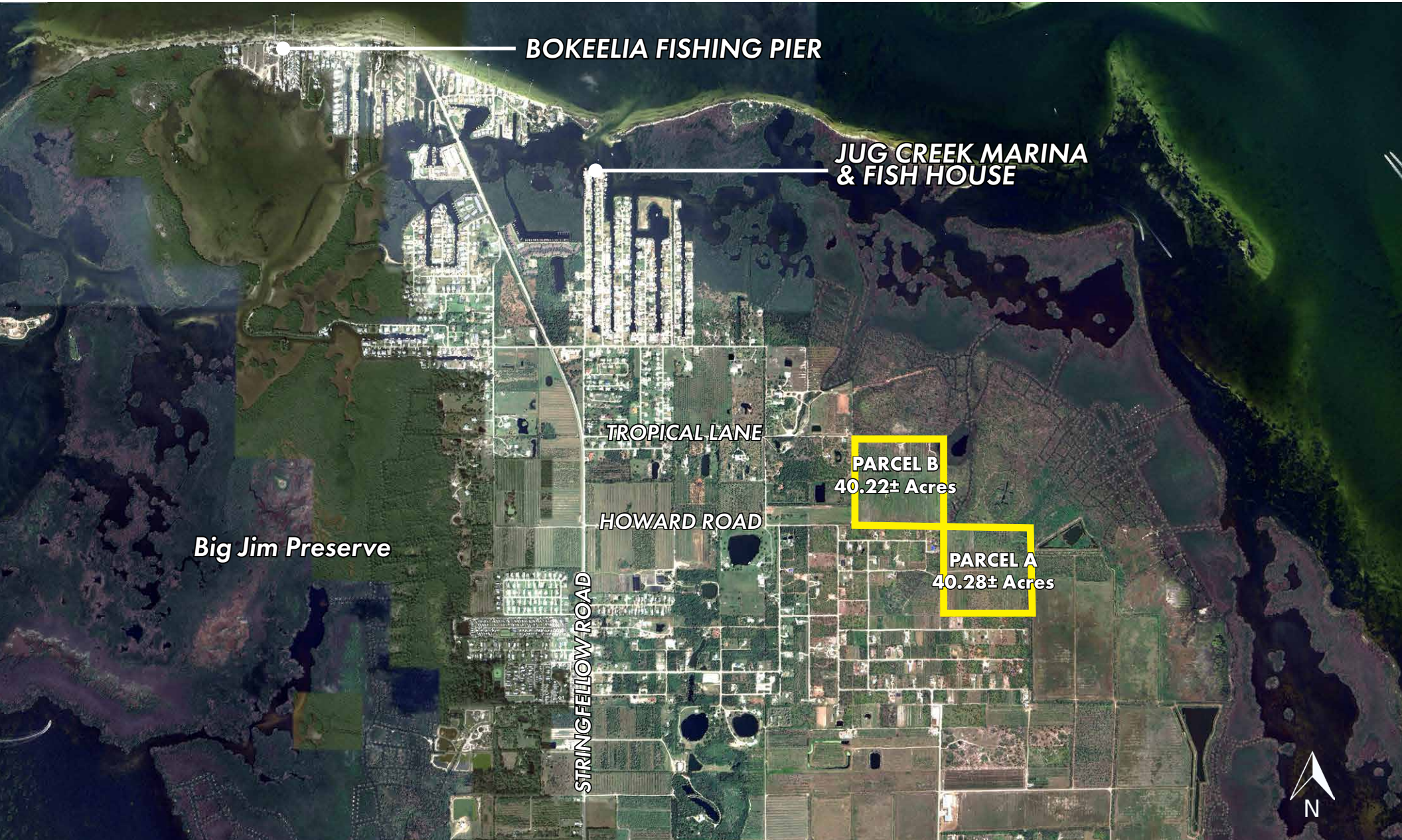
Matlacha Pass

HOWARD ROAD

HODGES DRIVE



PROPERTY AERIAL



BOKEELIA FISHING PIER

JUG CREEK MARINA
& FISH HOUSE

TROPICAL LANE

PARCEL B
40.22± Acres

HOWARD ROAD

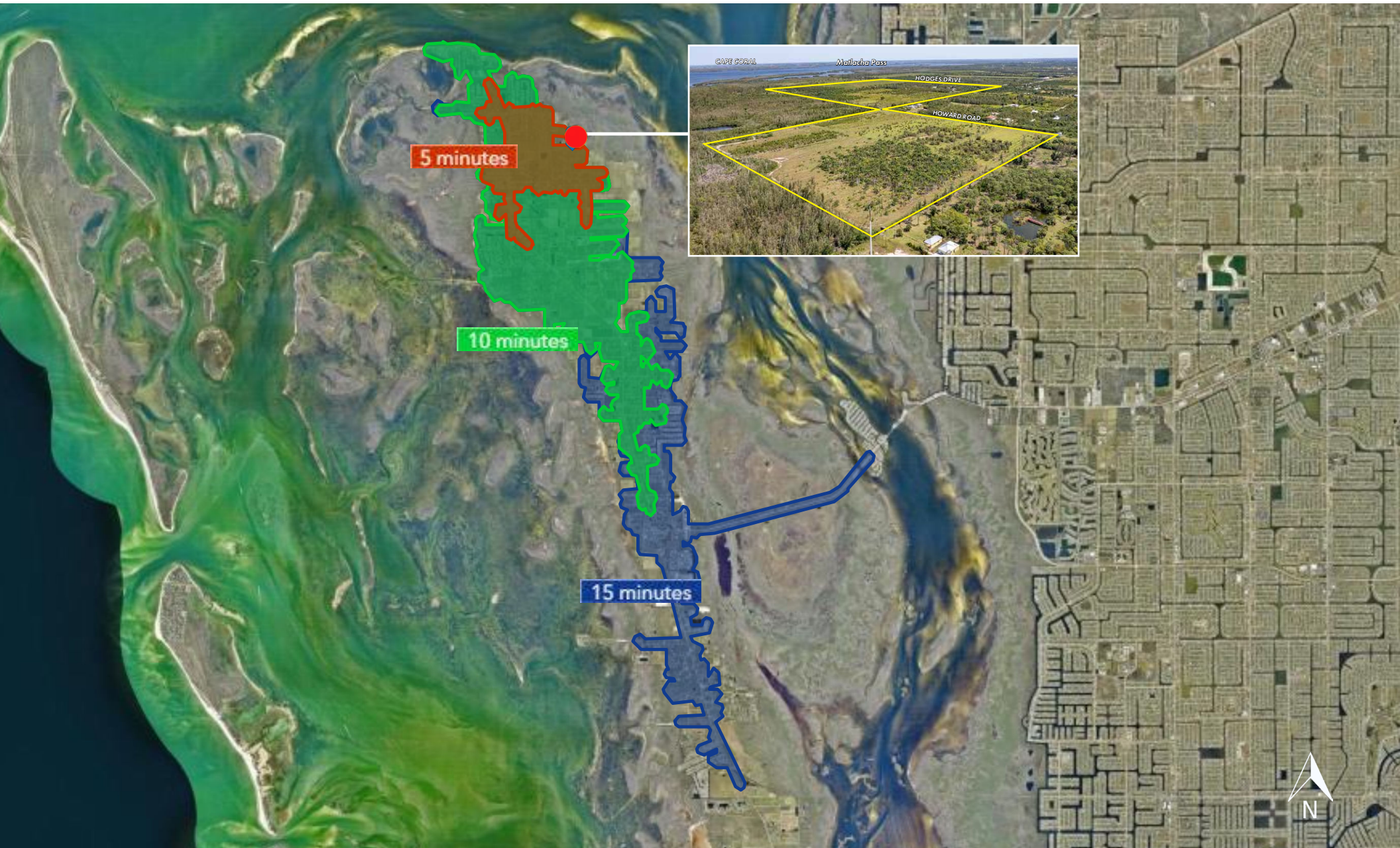
PARCEL A
40.28± Acres

Big Jim Preserve

STRINGFELLOW ROAD



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 1.0± Miles to Bokeelia Island
- 1.3± Miles to Stringfellow Rd.
- 5.5± Miles to Pine Island Rd.
- 6.7± Miles to Publix at Calusa Cay
- 13.5± Miles to St. James City
- 20.7± Miles to US-41
- 27.0± Miles to I-75



LSI COMPANIES

www.LSIcompanies.com

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.