



Longfellow Woods EXECUTIVE SUMMARY

Location	Longfellow Woods is central to all the amenities of Bonita Springs yet remains a tucked-away enclave two miles west of I-75. The Imperial River and downtown Bonita's parks, entertainment and dining venues are a bike ride away. Bonita Beach and boat ramps are a 10 minute drive. Naples, FGCU, Hertz Arena and SWFL International Airport are twenty minutes away and Downtown Fort Myers or Old Naples are less than an hour away.
Description	The land is 5 acres in the City of Bonita Springs zoned AG-2. There are 330 +/- feet of frontage on Longfellow Lane. The land is mostly cleared, has an existing dwelling of no value and a man-made lake. There are no wetlands or endangered species on site.
Permits	Residential Planned Development zoning was in process for up to 40 single-family lots of 5,000 sf on 8.98 acres. Approval was expected Q42025. Approval for a 5 acre RPD will take an estimated one year. A Lee County DO and SFWMD ERP are required for platting and infrastructure construction and can run concurrently with the zoning application.
Utilities	BSU water and sewer services are on site. BSU confirmed gravity sewer is preferred over a lift station. FPL is the power provider.
Comparable Sales	Comparable existing and new home sales indicate the highest and best use is 50' or 60' wide lots. The MCP development tracts for the 8.98 acres have 1,570 feet of road frontage which equates to thirty 50' wide lots or twenty-five 60' wide lots.
Benefits	The location is key for commuters with quick access to major highways, SWFL International Airport, colleges, universities, the tri-county area and beyond.



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