

SELLER FINANCING
AVAILABLE

Pine Island Sound

BARRANCAS AVE.

LSI
COMPANIES

OFFERING MEMORANDUM

15901 STRINGFELLOW ROAD

12.72± ACRES AGRICULTURAL PARCEL IN BOKEELIA, FL

PROPERTY SUMMARY

Property Address: 15901 Stringfellow Road
Bokeelia, FL 33922

County: Lee

Property Type: Land

Property Size: 12.72± Acres | 554,083± Sq. Ft.

Zoning: AG-2

Future Land Use: Outlying Suburban

Utilities: Water, sewer, and electric
in close proximity

STRAP Number(s): 31-43-22-00-00013.0000

Tax Information: \$122.57 (2023)

LIST PRICE:

\$890,400
\$70,000 PER ACRE

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SALES EXECUTIVES



Hunter Ward, CCIM, ALC
Senior Broker Associate



Billy Rollins, CCIM, ALC
Senior Broker



Justin Milcetic
Sales Associate



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OFFERING PROCESS

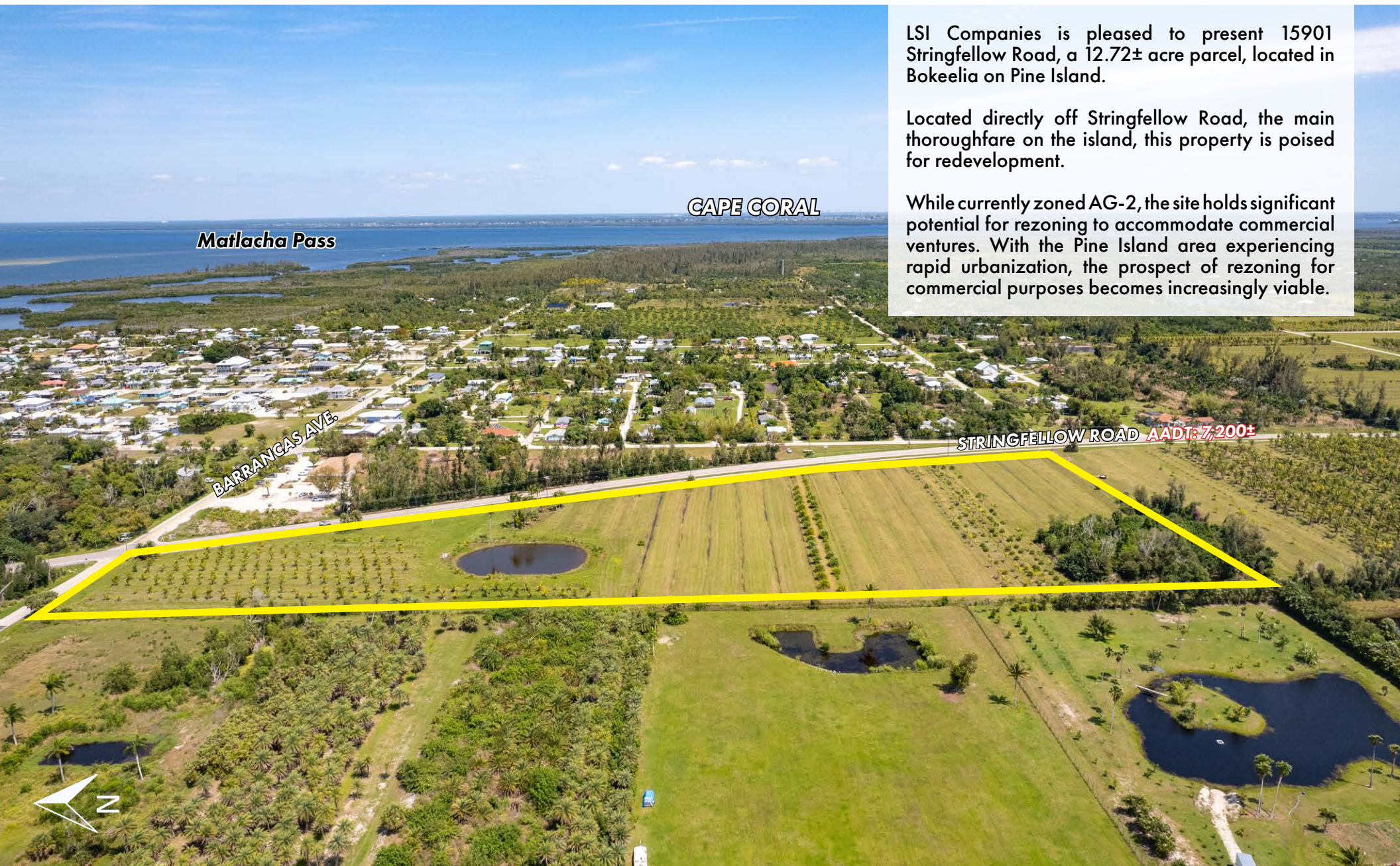
Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

LSI Companies is pleased to present 15901 Stringfellow Road, a 12.72± acre parcel, located in Bokeelia on Pine Island.

Located directly off Stringfellow Road, the main thoroughfare on the island, this property is poised for redevelopment.

While currently zoned AG-2, the site holds significant potential for rezoning to accommodate commercial ventures. With the Pine Island area experiencing rapid urbanization, the prospect of rezoning for commercial purposes becomes increasingly viable.



PROPERTY HIGHLIGHTS

- 1,420 linear feet of frontage on Stringfellow Road.
- Great investment potential for future commercial growth.
- Currently a viable coconut tree farm operation.
- Infrastructure in place to continue agricultural operations.
- The property has very low carry costs.
- Versatile land size suitable for various development projects.
- Outlying Suburban Future Land Use allows for up to 3 dwelling unit per acre.
- Buyer is entitled to the coconut tree inventory at the time of closing.
- Excellent opportunity to acquire premier acreage on Pine Island.



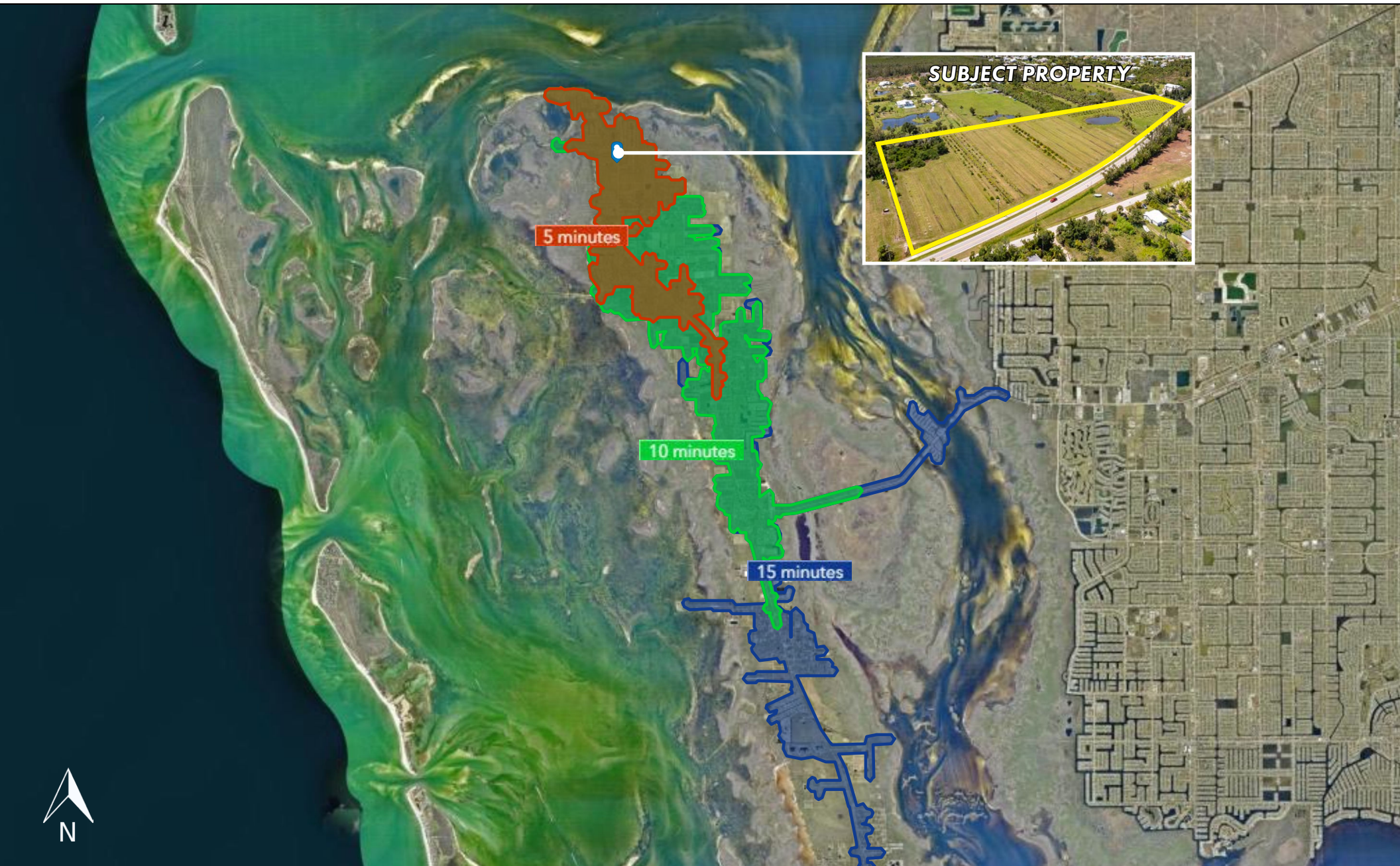
PROPERTY AERIAL



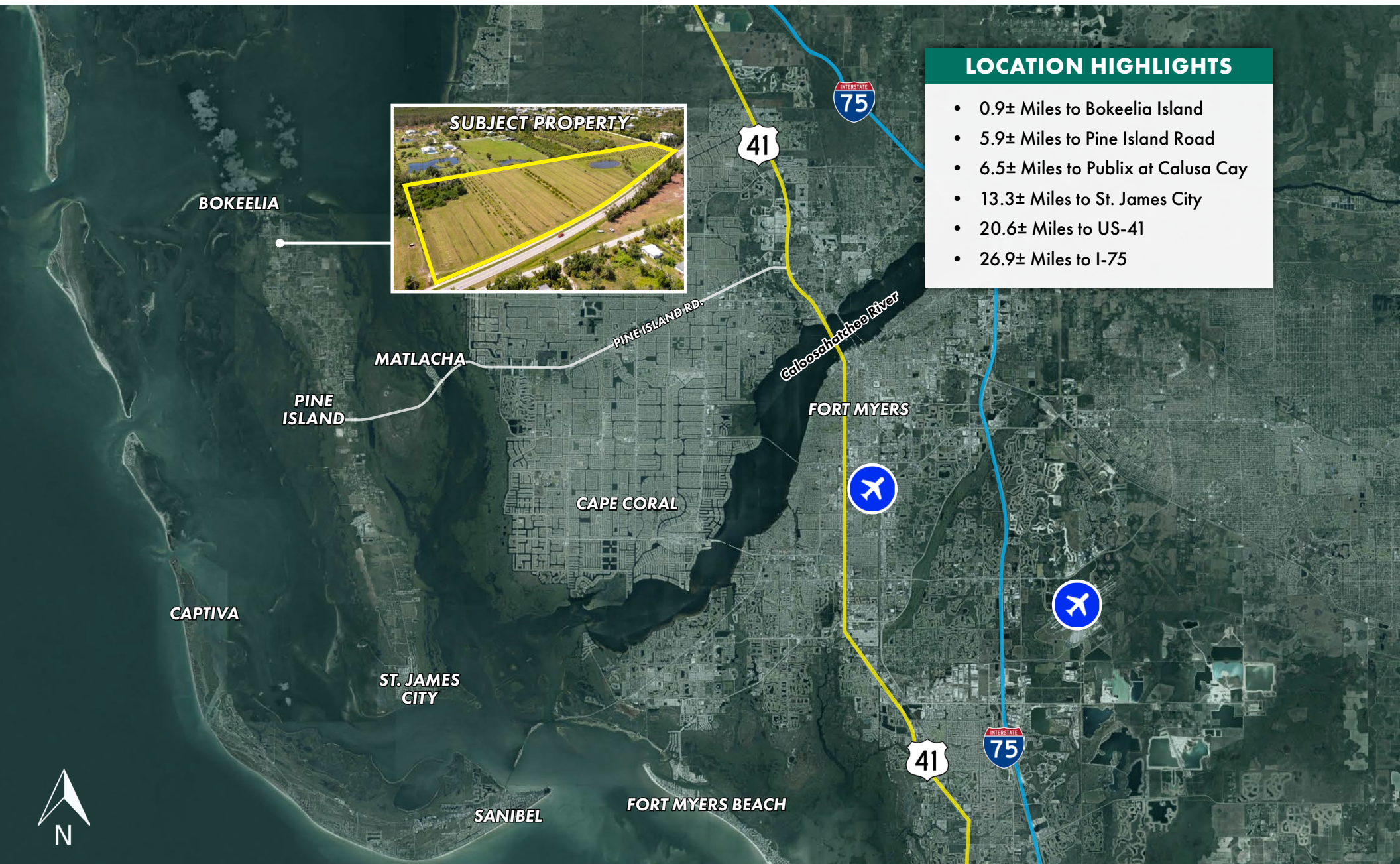
PROPERTY AERIAL



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.9± Miles to Bokeelia Island
- 5.9± Miles to Pine Island Road
- 6.5± Miles to Publix at Calusa Cay
- 13.3± Miles to St. James City
- 20.6± Miles to US-41
- 26.9± Miles to I-75





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