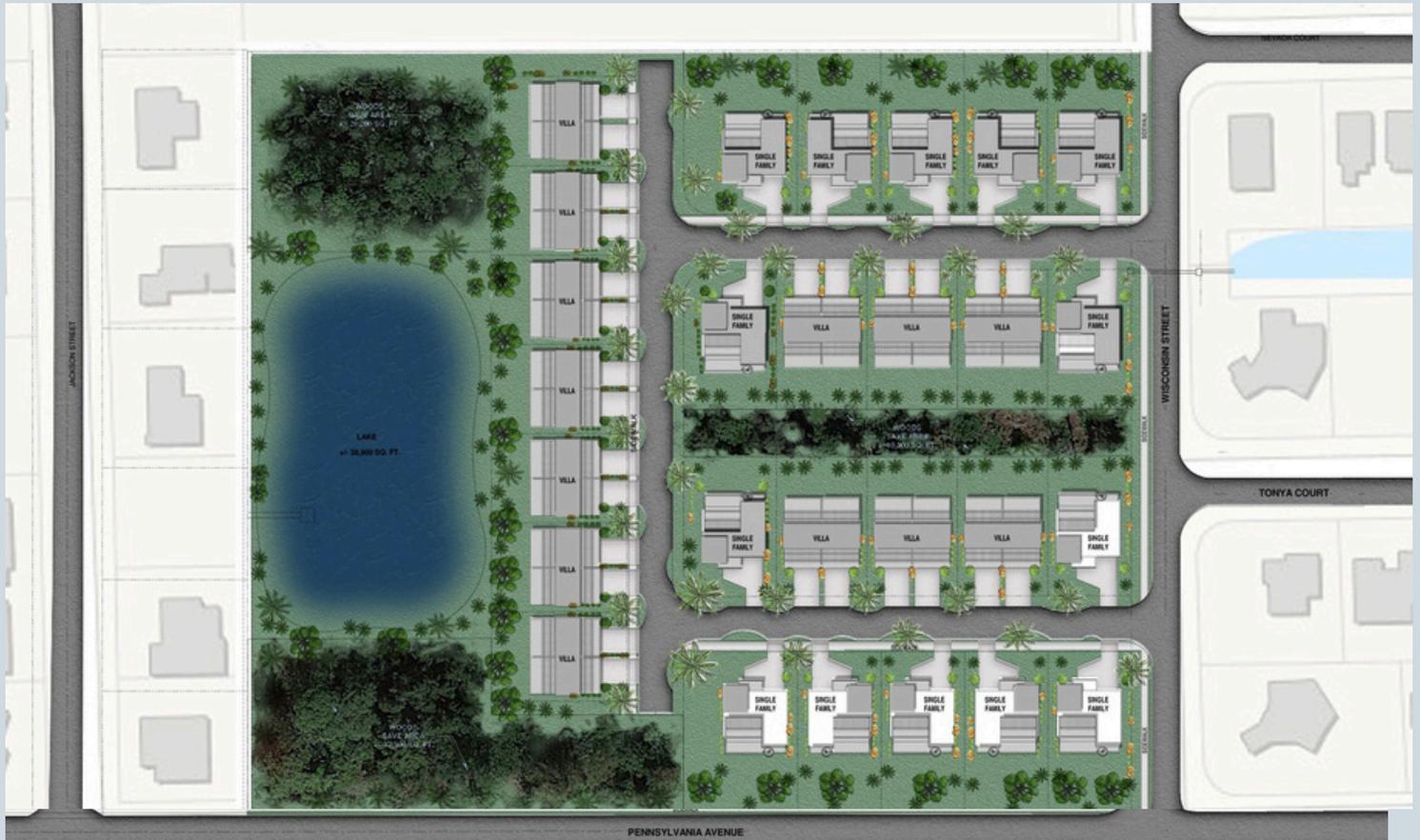


FOR SALE 8 ACRES IN BONITA SPRINGS, FLA

Pennsylvania Ave / Wisconsin Street, Bonita Springs , FL 34135



Shovel-Ready Infill Development – 40-Unit Residential Project in Bonita Springs, FL Offered at \$5,750,000

Rare Infill Opportunity – Fully Approved & Thoughtfully Designed

Effective April 2, 2025, the City of Bonita Springs unanimously approved (7-0) the rezoning of this 8-acre vacant parcel from AG-2 to Residential Planned Development (RPD), allowing for up to 40 dwelling units. This is the last undeveloped parcel in a sought-after neighborhood of single-family homes—some on canals, others on the Imperial River with direct Gulf access.

Formerly the long-time homestead of the Lawhon Family, the surrounding area has evolved into a blend of charming established residences and upscale new construction. This project is perfectly positioned to meet the growing demand for comfortable, low-maintenance coastal living. A Design That Honors the Neighborhood. While the Land Development Code would have permitted 45 homesites, the developer intentionally reduced density to enhance quality of life. A picturesque lake was incorporated for stormwater retention and as a lifestyle amenity.

40-UNIT DEVELOPMENT OPPORTUNITY IN OLDE BONITA SPRINGS

Pennsylvania Ave / Wisconsin Street , Bonita Springs , FL 34135



Approved layout includes:

- 14 Single-Family Residences on 60' or 67' x 97' lots
- 26 Two-Family Attached Residences (zero lot line), each 32' x 87'

Permits in Process:

- Environmental Resource Permit (ERP) – Approved
- Development Order (DO) – Approval expected
- Army Corps of Engineers - Confirmed, no permit needed

Smart Coastal Design

Homes are planned up to 4 stories, with a “sacrificial” first floor for flood protection and 3 floors of living space. This preserves the natural grade, reduces fill requirements, and is expected to keep flood insurance premiums low.

Lifestyle & Location

- Just 11 minutes to Bonita Beach
- Minutes to the historic Old Bonita district with boutique shops, the iconic Sugarshack, and the famed Shangri-La Springs Hotel with its towering banyan trees
- Surrounded by established and new homes in a transitioning, high-demand area

Imperial Enclave of Bonita Springs will be the official HOA name; all documents are prepared and ready for state filing.

This is a prime, shovel-ready development in one of Southwest Florida’s fastest-growing and most desirable markets—ideal for a builder or investor ready to capitalize on location, approvals, and demand.

Asking Price: \$5,750,000

CONTACT

COASTALHAUS REALTY, INC.

STEFAN BOLSEN, BROKER

239.285.1332

INFO@BOLSENTEAM.COM

EXCLUSIVE COMMERCIAL LISTING

THE FOREGOING INFORMATION INCLUDING, BUT NOT LIMITED TO, ANY INFORMATION ABOUT THE SIZE OR AREA OF LOTS, STRUCTURES, LIVING SPACE, DIMENSIONS, SQUARE FOOTAGE CALCULATIONS, ACREAGE, ZONING, PERMITTING, SUITABILITY, AVAILABILITY, REGULATORY MATTERS, FINANCIAL PROJECTIONS IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED OR GUARANTEED. THIS INFORMATION SHOULD BE INDEPENDENTLY VERIFIED BEFORE ANY PERSON ENTERS INTO A TRANSACTION BASED UPON IT.

8 Acre Parcel Vacant Residential Planned Development for 40 Units

Location: 9501-9599 Pennsylvania Avenue, Bonita Springs, FL 34135

Acreage: 8 acres (348,480 sq ft)

Dimensions: 634' along Pennsylvania Ave x 551' along Wisconsin Street

Taxing Authority: City of Bonita Springs

Zoning: Zoning Ordinance No.25-05 Rezoning of AG-2 land into 40 unit RPD

Flood Zone: AE

DO Application: Filed, to be completed

ERP Application: Completed

Army Corps of Engineers: Not required, confirmation letter

Access: Access road from Wisconsin Street

Parcel ID: 344725B2002590020

Approved Lot Sizes, Building Heights and Setbacks

	Single-Family Detached	Two-Family Attached
Lot Width	60ft (interior) 67ft (corner)	32ft-32.5ft
Lot Depth	97ft (interior) 97ft (corner)	95ft
Lot Area	5,820sf (interior) 6,499sf (corner)	3,040sf – 3,087sf
Lot Coverage	47% (interior) 42% (corner)	60%
Height*	35 feet (4 stories)	35 feet (4 stories)
Front Setback	25ft, minimum	25ft, minimum
Side Setback	5ft, minimum	5ft, minimum except where attached to another unit
Rear Setback	20ft, minimum	20ft, minimum
Perimeter Setback	15ft, minimum	15ft, minimum

Economic Facts & Stats

	34135	Lee County	Florida	USA
Income Per Capita	\$54,306	\$43,365	\$41,055	\$43,289
Median Household Income	\$88,728	\$73,099	\$71,711	\$78,538
Unemployment Rate	–	4.4%	3.9%	4.1%
Number Unemployed	–	16K	439K	7.02M
Number Employed	–	359K	10.75M	163.37M
Number in Labor Force	–	375K	11.19M	170.38M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly

