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COMPANIES

OFFERING MEMORANDUM
EAST TERRY COMMERCIAL
1.77± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY - BONITA SPRINGS, FL

PROPERTY SUMMARY

Property Address: 26750 Southern Pines Drive,
Bonita Springs, FL 34135

County: Lee

Property Type: Vacant Land

Property Size: 1.77± Acres | 77,101± Sq. Ft.

Zoning: Commercial Planned Development (CPD)

Future Land Use: General Commercial

Utilities: Water, Sewer & Electric Available

Tax Information: \$2,308.91 (2024)

STRAP Number: 25-47-25-B3-00004.3020

LIST PRICE:
\$890,000
\$11.54 PSF

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SALES EXECUTIVES



Justin Milcetich
Sales Associate



Logan Holley
Sales Associate



DIRECT ALL OFFERS TO:

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o: (239) 489-4066

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

East Terry Commercial is a $1.77\pm$ acre vacant commercial property located in the City of Bonita Springs. The property's CPD zoning permits a multitude of uses including retail, medical, and professional office.

The site is designated General Commercial Future Land Use, which allows for retail, light industrial, commercial, and multi-family development. The General Commercial FLU has a standard density of 10 Units/Acre with a bonus density of an additional 5 Units/Acre should affordable housing be provided.

The site offers strong visibility and access to the major thoroughfares of I-75 and US-41, as well as close proximity to downtown Bonita Springs and numerous affluent communities. Its dual access from Palm Bay Court and Southern Pines Drive, along with its 470 Ft. of frontage along East Terry Street position it as a compelling development opportunity in a corridor that remains undeserved by commercial and retail users.

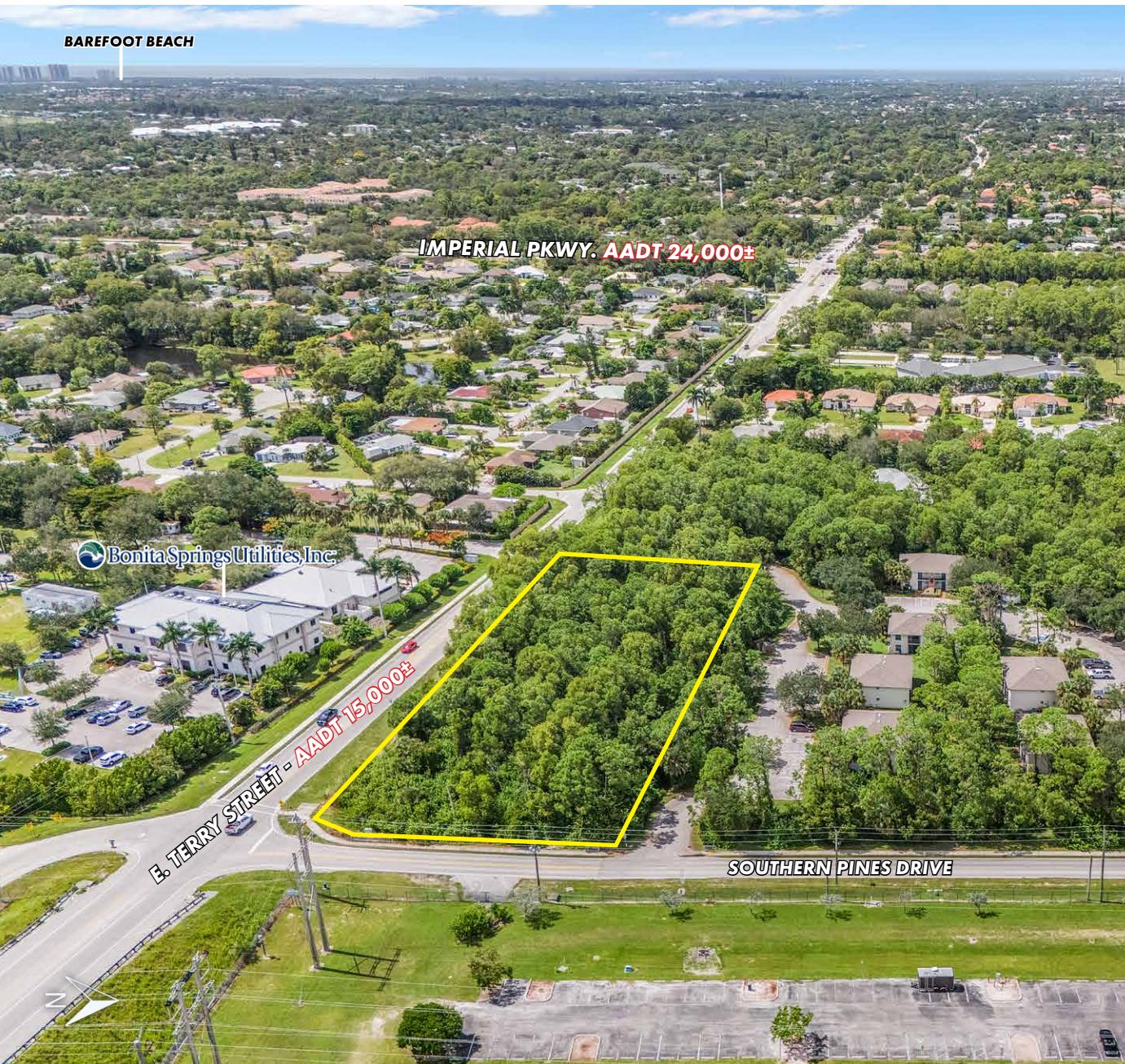


PROPERTY HIGHLIGHTS

- 470 linear feet of frontage along East Terry Street
- Building Height Allowance of 35 feet
- CPD zoning permits a wide range of uses
- General Commercial FLU designation allows for 10 units/acre (up to 15 units/acre with maximum bonus density)
- Strong visibility and accessibility with multiple access points to the site
- Situated next to the Lynx at Preserve apartments and Marni Soccer Fields, and only half a mile from the Bonita Springs Soccer Complex
- Excellent residential/commercial development opportunity in a high growth corridor



APPROVED USES



- Administrative Offices
- Animals, Clinic
- Auto Parts Store
- Bait & Tackle Store
- Banks, ATM and Financial Establishments
- Boats Parts Store
- Business Services, Group I
- Cleaning and Maintenance Services
- Clothing Stores, General
- Day Care Center: Adult or Child
- Emergency Operations Center
- Essential Service Facilities
- Gift and Souvenir Shop
- Hobby, Toy and Game Shops
- Insurance Companies
- Laundry or Dry Cleaning
- Lawn and Garden Supply Store
- Medical Office
- Non-Store Retailers, All Groups
- Paint, Glass and Wallpaper
- Personal Services
- Pet Shop, Pet Services
- Police or Sheriff's Station
- Real Estate Sales Office
- Repair Shops: Group I
- Research and Development Laboratories
- Signs
- Specialty Retail Shops Groups I and II
- Storage Indoor Only
- Studios
- Used Merchandise Store, Groups I, II, and III
- Wholesale Establishment, Group III

*Please inquire for a full list of approved and conditional uses

CONCEPT PLAN

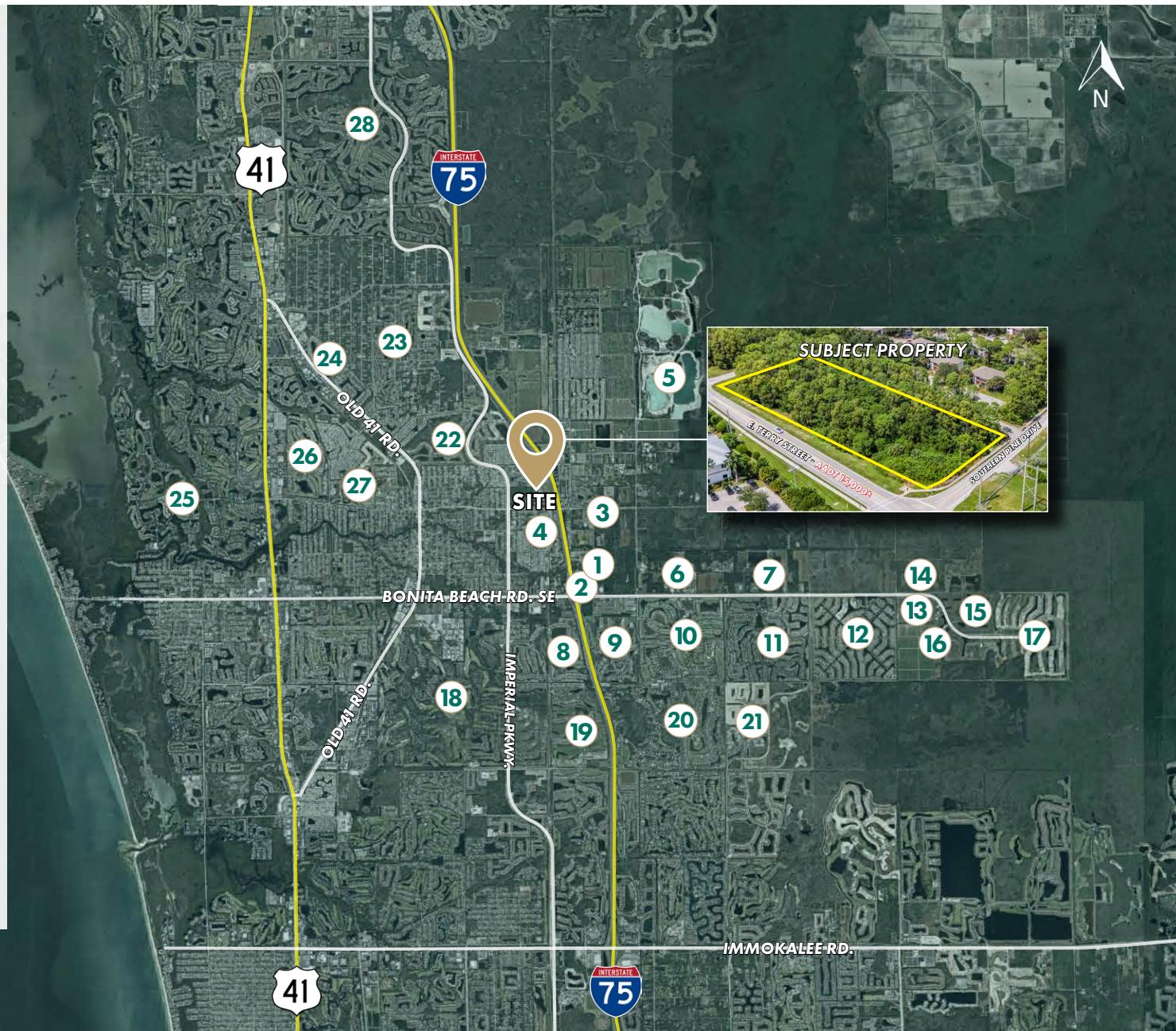


E. TERRY STREET - AADT 15,000±

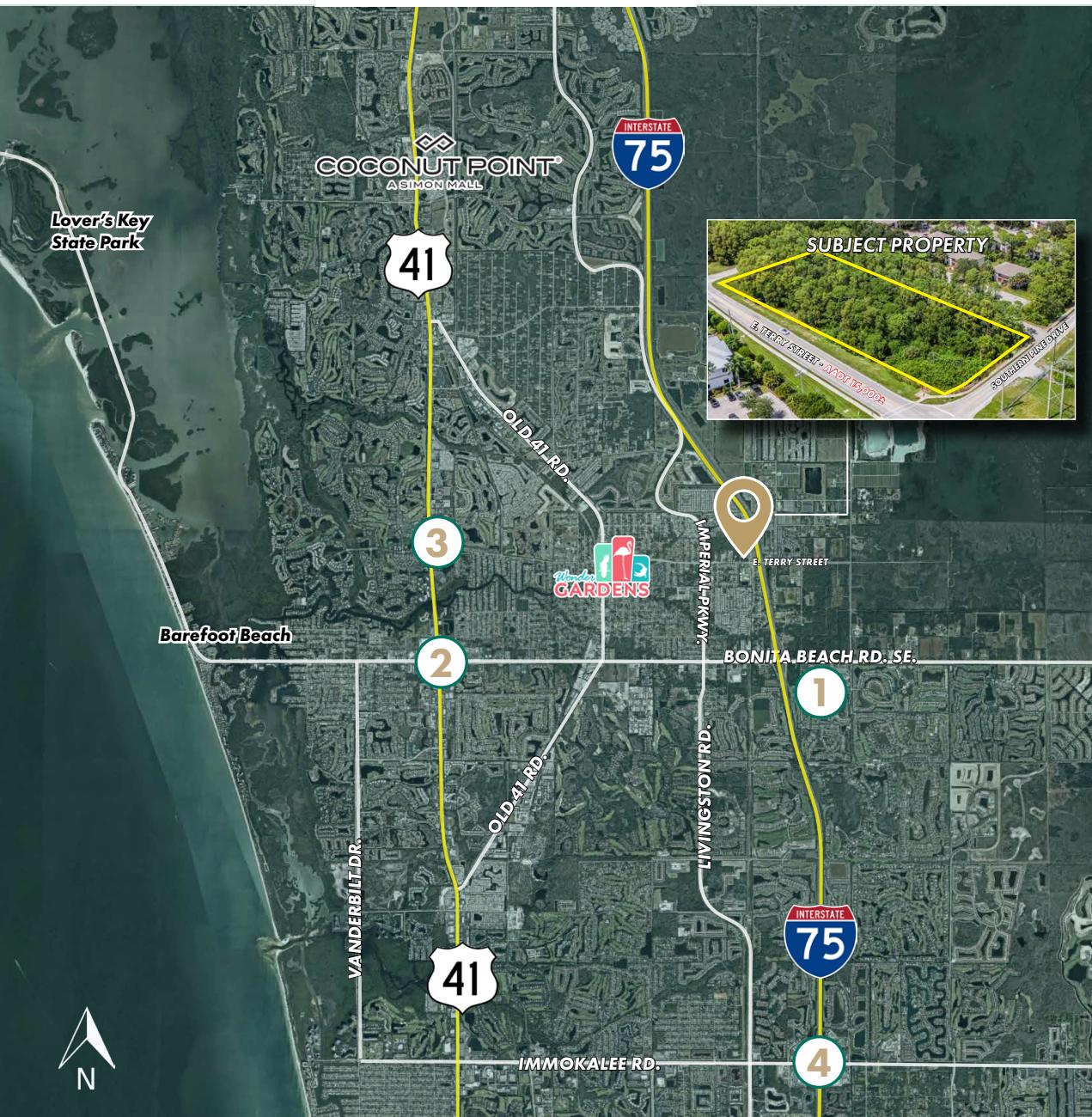


NEARBY COMMUNITIES

NEIGHBORHOOD	RESIDENCES
1 The St. James	150
2 Bonita 75	242
3 Soltura at Terry Street	200
4 Imperial Crossing	115
5 Pulte's Mine	700
6 Solis Grande	116
7 Seagate Revena Lakes	300
8 Vasari	766
9 Hunters Ridge	545
10 Worthington Country Club Palmira	799
11 Palmira	800
12 Village Walk	850
13 Bonita Landings	231
14 Bonita Beach Estates	610
15 Seasons	845
16 Mediterra	954
17 Bonita National	1,480
18 Valencia Bonita	997
19 Talls Park	637
20 Quail West	702
21 Stone Creek	631
22 Hawthorne	463
23 Bonita Del Sol	248
24 Bonita Isles	200
25 Bonita Bay Club	3,300
26 Highland Woods	799
27 Bonita Fairways	850
28 The Brooks	3,642



RETAIL MAP



1. BONITA BEACH ROAD



2. THE CENTER OF BONITA SPRINGS



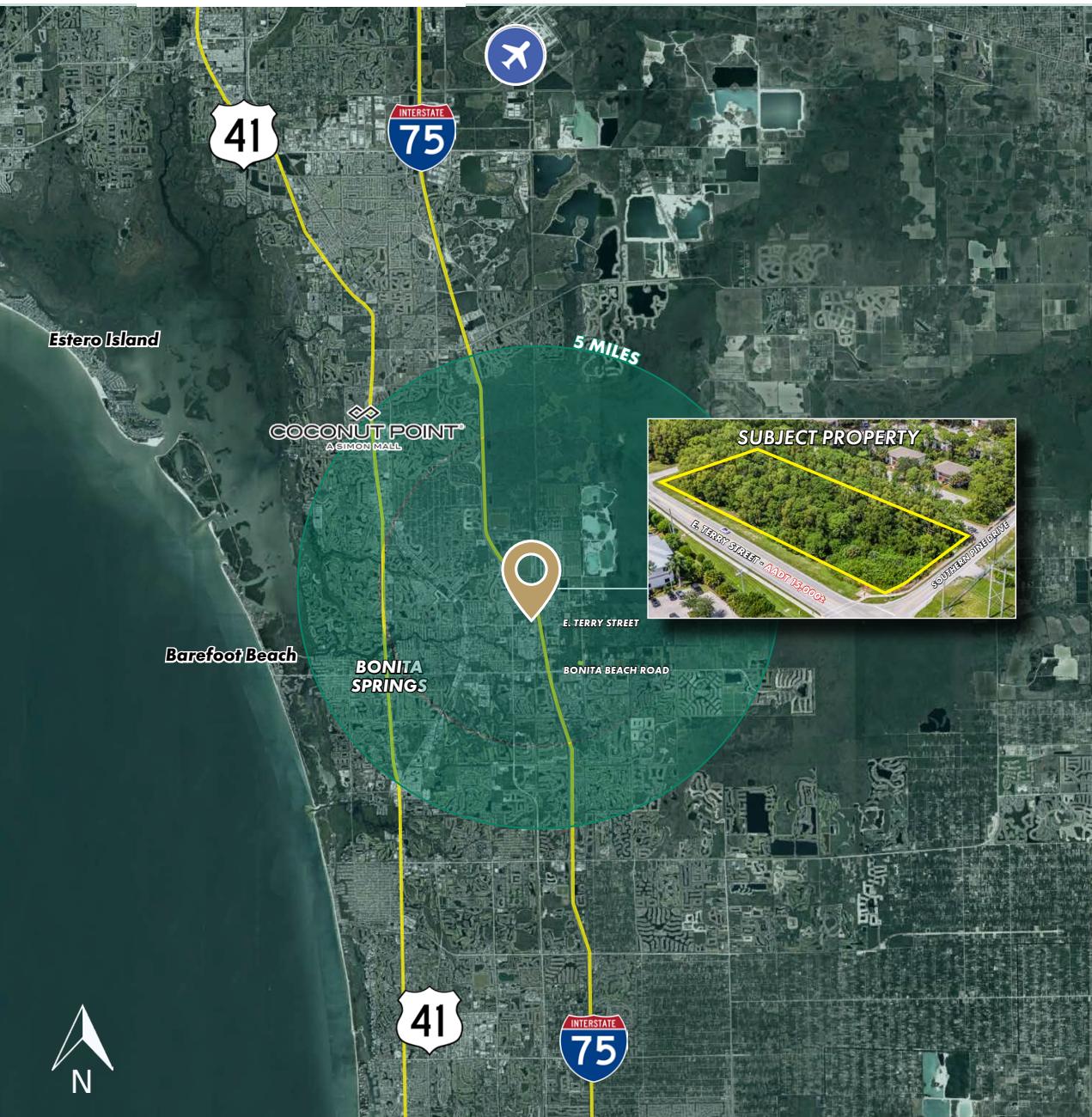
3. BONITA BAY PLAZA



4. PELICAN STRAND



LOCATION



AREA DEMOGRAPHICS

5 MILE RADIUS

POPULATION



88,524

MEDIAN HOME VALUE



\$618,035

MEDIAN HOUSEHOLD INCOME



\$101,013

Bonita Springs - #10 Fastest-Growing Places in the U.S. in 2025-2026 - U.S. News (2025)

LOCATION HIGHLIGHTS

- 1.3± miles to Bonita Beach Rd.
- 1.9± miles to I-75
- 2.0± miles to Downtown Bonita Springs
- 2.7± miles to Midtown at Bonita
- 3.2± miles to U.S. Hwy 41
- 6.2± miles to Coconut Point Shops
- 6.5± miles to Bonita Springs Beaches
- 15.9± miles to SWFL International Airport (RSW)





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