



LSI
COMPANIES

OFFERING MEMORANDUM
EVERGLADES OUTPOST RESORT & MARINA
LAND DEVELOPMENT OPPORTUNITY - EVERGLADES CITY, FL

OFFERING SUMMARY

Property Address: E.C. Airpark Road & Copeland Ave. S.
Everglades City, FL

County: Collier

Property Size : 52.26± Gross Acres
Net Developable: 19.6± Acres

Zoning: RT – Residential Tourist District -
Everglades City

Future Land Use: Tourist Residential

Unit Per Acre: 16

Approvals: The property has previously been approved for the development of 96 multi-residential units, a 108-key hotel, ship store, and a marina.

Max Height: 38' or BFE +28 Feet

Utilities: Internal road, electric, telephone, water & sewer runs and stub outs, and concrete seawall with rip-rap back fill.

STRAP Number: 83490600008, 83490720001,
83491160000, 83491440005,
83491440018, 83491840003

Tax Information: \$20,444 (2023)

LIST PRICE:

\$9,500,000 | \$4.17 PSF

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Development
Solutions

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Hunter Ward, CCIM, ALC
Senior Broker Associate



Laura Cari, CCIM
Senior Broker Associate



OFFERING PROCESS

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

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EXECUTIVE SUMMARY



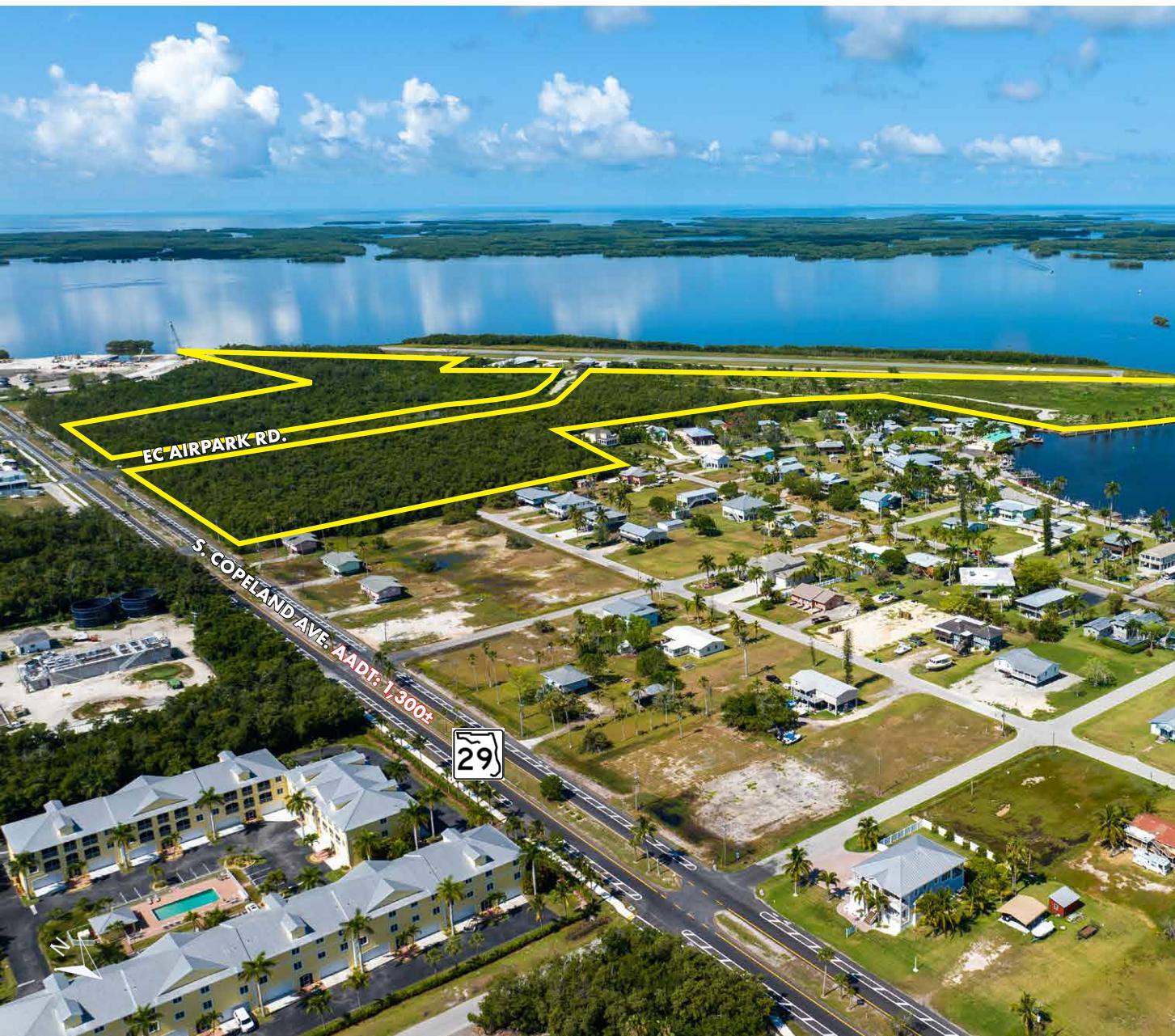
LSI Companies is pleased to present a rarely available land development opportunity in Everglades City, Florida.

The Everglades Outpost is a 52± acre waterfront property with 19.6± acres well suited and zoned for multi-residential, hospitality, and marina uses. Located directly adjacent to the Everglades Airpark on Chokoloskee Bay, this property is accessible via light aircraft, directly by boat, or via Interstate 75 or US-41.

The offering comprises six parcels in The City of Everglades, a quaint fishing village among world-class fishing locations, and a gateway to the 10,000 Islands with unobstructed access to the Gulf of Mexico. The property has previously been approved for the development of multi-residential units, a hotel, a retail area, and wet slips.

This cornerstone property represents the last remaining large development tract in Everglades City and Chokoloskee, uniquely positioned to become the next regional waterfront development in South Florida and has all the makings of a trophy hospitality asset.

ZONING



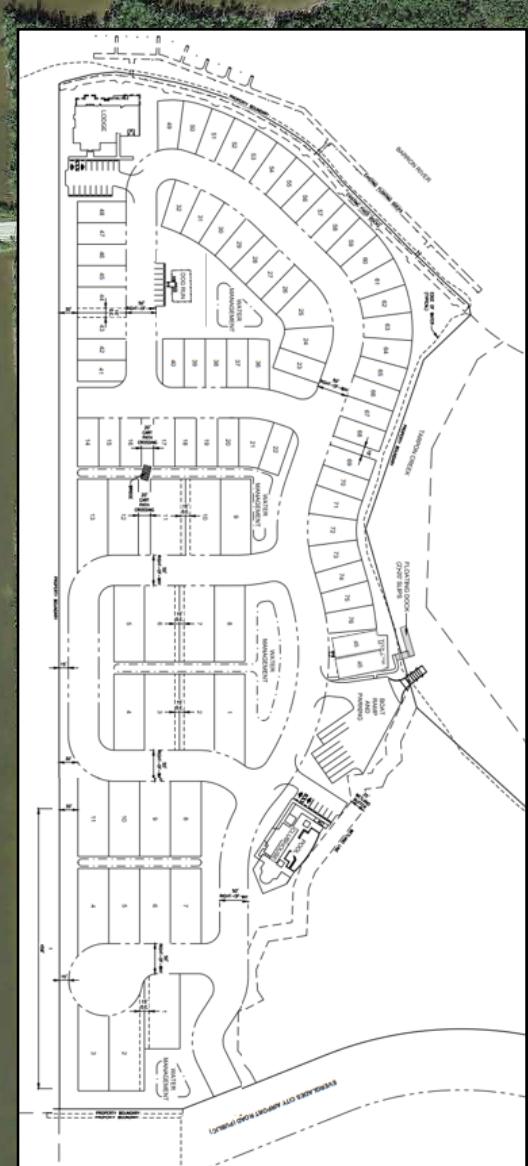
CURRENT ZONING

Everglades Outpost and Marina are currently zoned RT or Residential Tourist District. The goal of the RT district is to promote development to support the island's tourism industry. Permitted density allows for up to 16 dwelling units per acre, for a total of 313 potential residences. The zoning district also allows for transient lodging, multi-family development, marinas and docking, restaurants, and retail. The district and municipal staff are supportive of creating an all-inclusive tourist destination on this property.

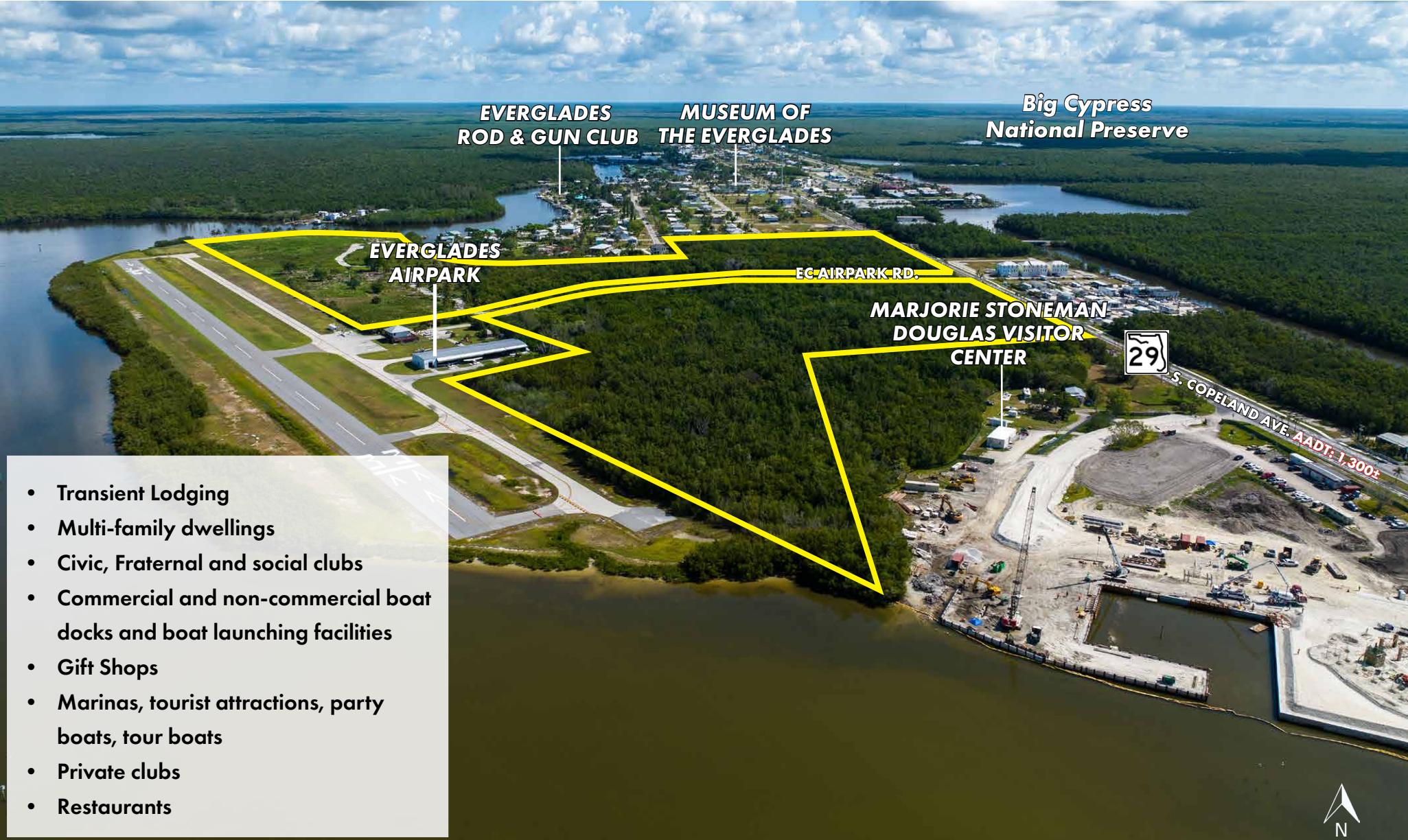
PREVIOUS APPROVALS

Everglades Outpost and Marina were previously approved and permitted for development in 2000. The approvals included the construction of 96 townhome units, a 108-unit condo hotel, a 20,000-square-foot clubhouse, 7,500 square feet of retail and restaurants, and a full-service marina. Shortly after its approval, the project broke ground, and construction commenced. The project was later halted and remains partially developed to this date. The following site improvements were installed and remain in place. Partially paved Asphalt Road with Street lighting, partial electrical supply throughout the property, partial municipal water and sewer lines, and concrete seawall with electric lines for docks.

CONCEPT SITE PLAN OVERLAY



APPROVED USES



EVERGLADES OUTPOST

ADDITIONS

Everglades Outpost is directly adjacent to an exciting new construction project, the Majorie Stoneman Douglas Visitor Center. The visitor center is currently under construction and is a \$83 Million dollar project that is sure to reshape the landscape in Everglades city.

Upon completion, the new visitor center will host a 4,800 SF, two story building used to welcome guests. The property will also be home to an expansive marina with boat and kayak launches, floating docks, bike paths, retail space, and nature viewing areas. The project is well underway and ahead of schedule for completion in Summer 2025. As of November 2024, the new marina basin has been completed. The Majorie Stoneman Douglas Visitor center was designed to withstand hurricane force winds and flooding. It will become a major attraction for the island and tourists alike.



EVERGLADES CITY



Everglades City is located along the coast of South Florida. This island is a hidden gem amongst Florida residents and tourists and has long been classified as the last sportsman paradise of Florida. Everglades City sits at the gateway of the Ten Thousand Islands, home to some of the finest recreational fishing in the country.

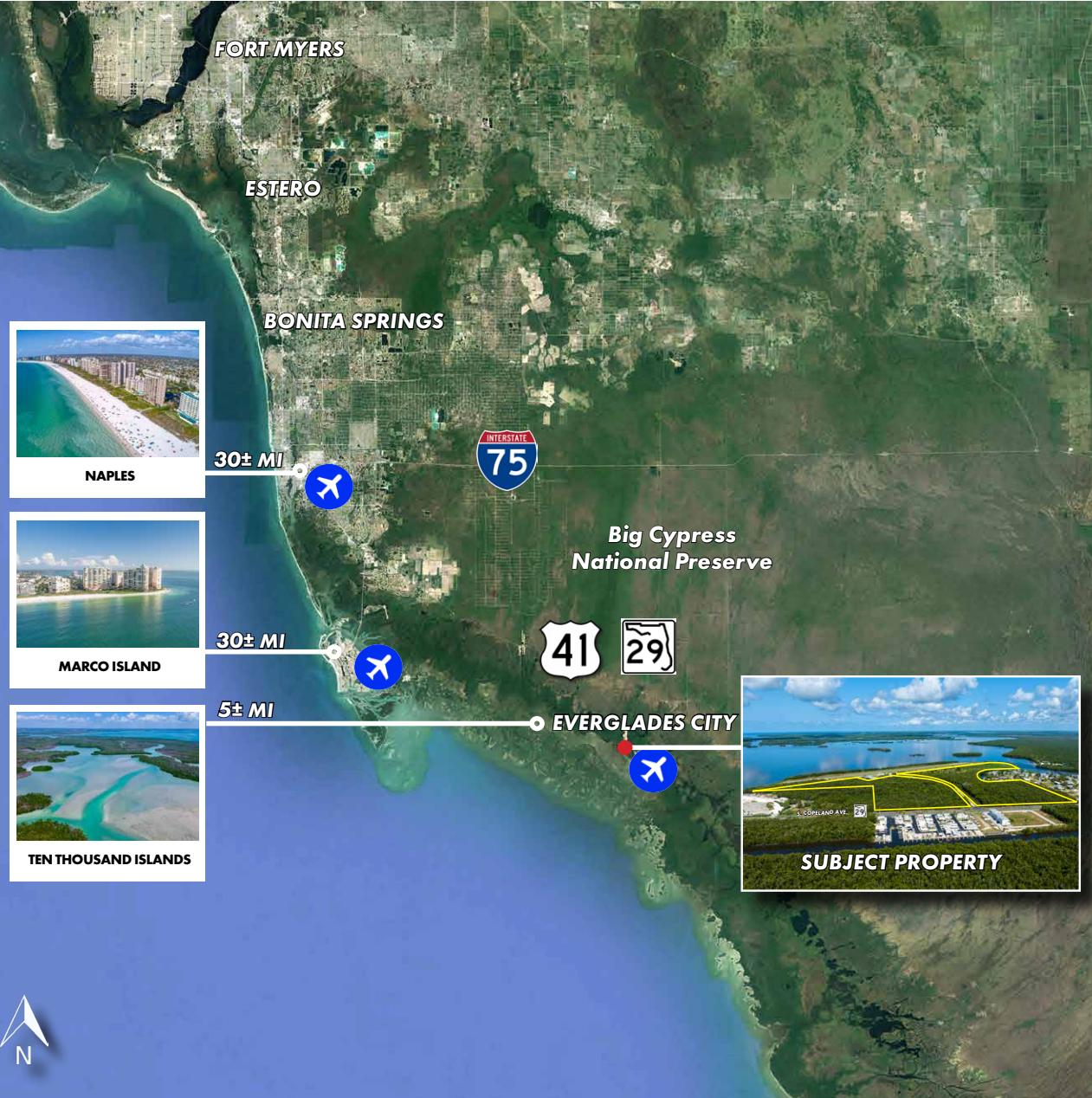
Conveniently located between Florida's west and east coast, Everglades City is a short 30-minute drive to Naples, Florida, and a 1 1/2 hour drive to Miami. Everglades City offers a feeling of escape and seclusion and is one of the last remaining frontiers in Florida's highly sought-after coastline. In Everglades City, you will experience a quaint fishing village completely immersed in some of the most diverse ecosystems in the region. Hundreds of beaches are within close distance and accessible only by boat. This destination is breathtaking to experience and truly represents



UTILITY UPGRADES



AREA ATTRACTIONS

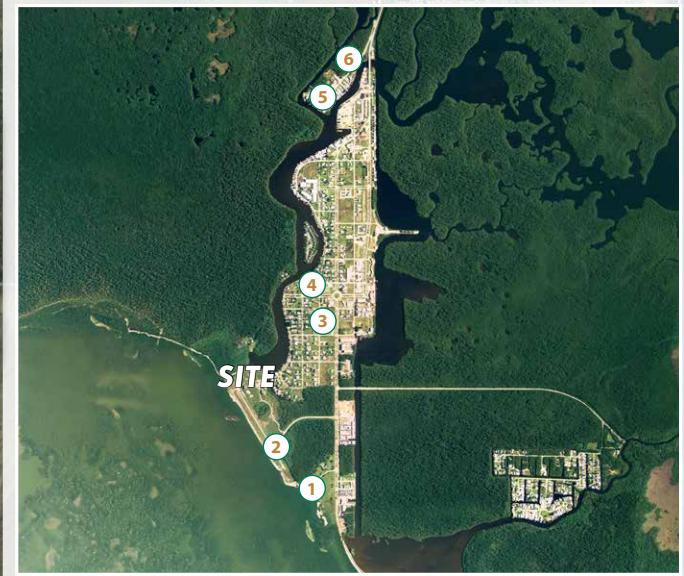


The city of Everglades has been known for its fantastic fishing in the backwaters, quaint small-town charm, great food, and long history. In addition to the renowned Everglades National Park, the area boasts various preserves such as the Ten Thousand Islands National Wildlife Refuge, Big Cypress National Preserve, and more.

The Everglades, located within a short car drive from Naples and Marco Island, attracts approximately one million visitors from all over the world each year. This area is well known for its prominent fishing opportunities and is often referred to as the "Stone Crab Capital of the World."

EVERGLADES CITY ATTRACTIONS

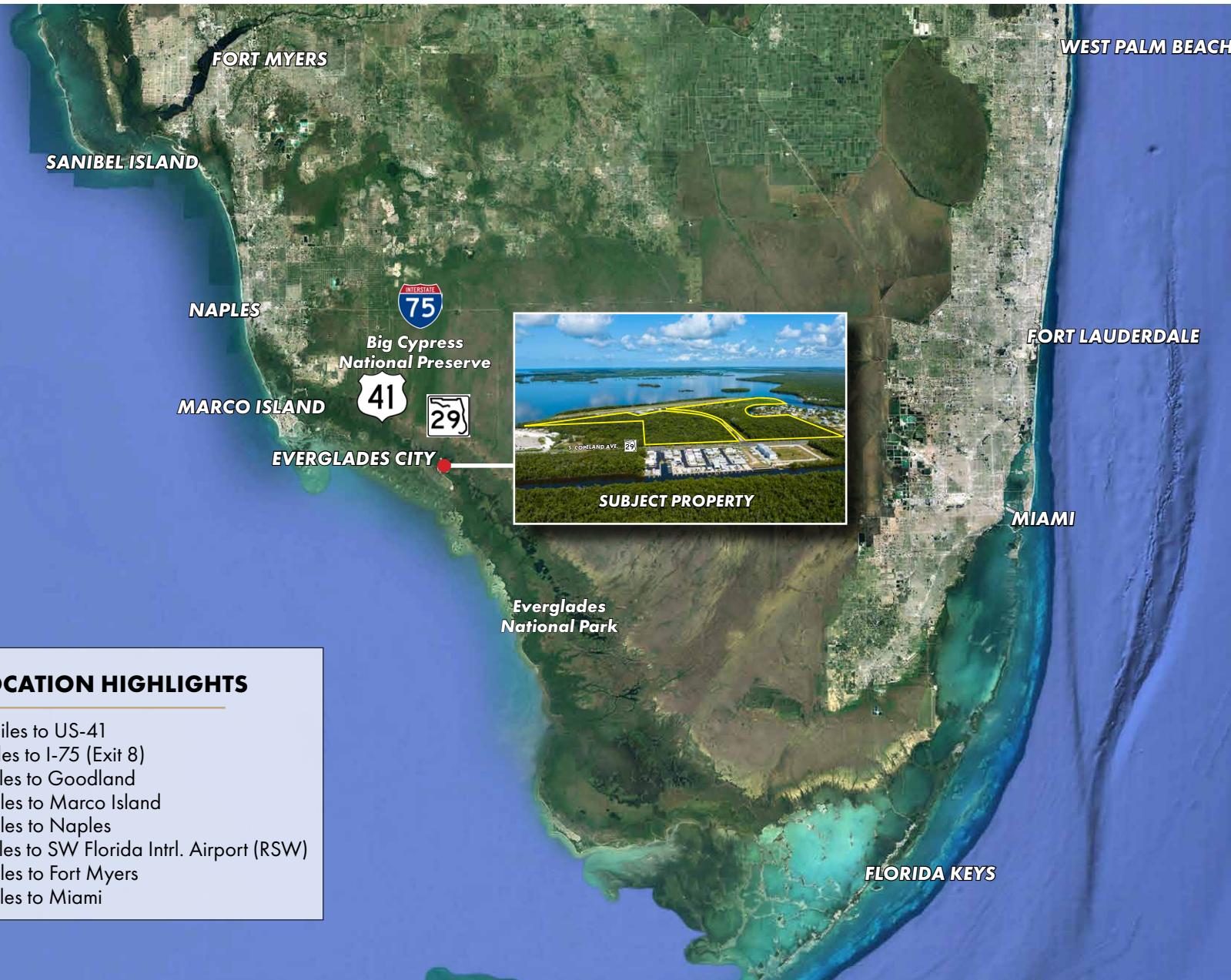
1. Everglades National Park Gulf Coast Visitor Center
2. Everglades Airpark
3. Museum of the Everglades
4. Everglades Rod & Gun Club
5. Everglades National Park Adventures
6. Everglades Board Walk



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- $4.6\pm$ miles to US-41
- $21\pm$ miles to I-75 (Exit 8)
- $27\pm$ miles to Goodland
- $30\pm$ miles to Marco Island
- $36\pm$ miles to Naples
- $73\pm$ miles to SW Florida Intr. Airport (RSW)
- $83\pm$ miles to Fort Myers
- $84\pm$ miles to Miami



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LIMITATIONS AND DISCLAIMERS

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