



CAPTIVA DRIVE

DICKEY LANE

LSI
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OFFERING MEMORANDUM

DICKEY LANE

WATERFRONT ESTATE LOT OPPORTUNITY - CAPTIVA, FL

PROPERTY SUMMARY

Property Address: 11411/11421 Dickey Lane
Captiva, FL 33924

County: Lee

Property Type: Improved Land

Property Size: 0.9± Acres

Zoning: RM-2 (Multiple-Family Districts)

Future Land Use: Outlying Suburban

Units Per Acre: 3 DU/AC

Utilities: All Utilities Present

Tax Information: \$24,363.98

STRAP Number: 26-45-21-03-00059.0020,
26-45-21-31-00000.00CE

LIST PRICE:
\$8,500,000

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SALES EXECUTIVES



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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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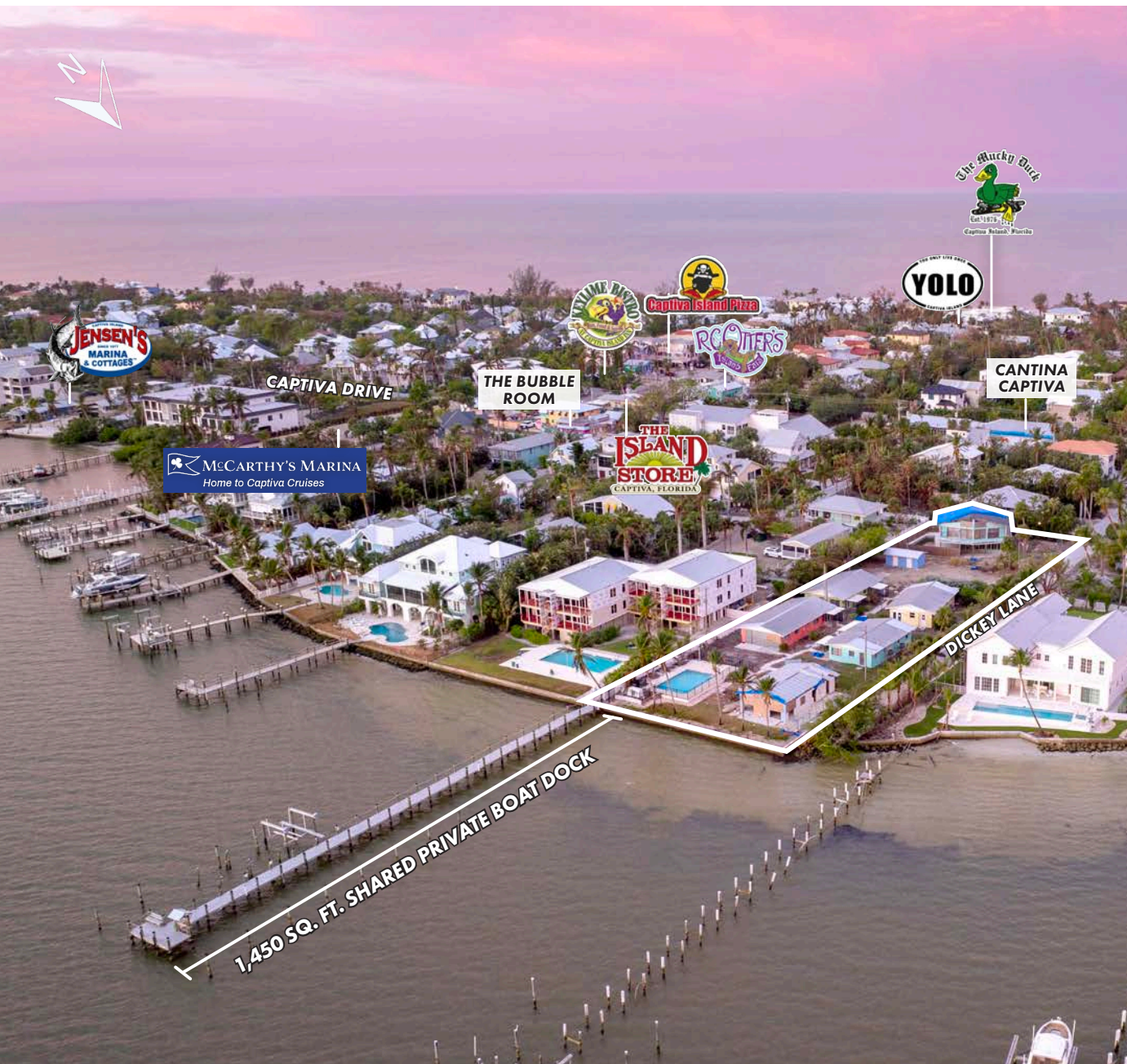
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LOCATION MAP

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EXECUTIVE SUMMARY



LSI Companies is pleased to present an unparalleled and rarely available redevelopment opportunity in Captiva, Florida, well suited and poised for up to three private luxury estate homes or lucrative investment rentals. Located on the bay side of Captiva directly on Pine Island Sound, this 0.9± Acre property offers a recently reconstructed 1,450 Sq. Ft. shared private boat dock with slips and lifts, making it accessible directly by boat via deepwater Roosevelt Channel (8–8.5' average depth) or vehicularly via Captiva Road, and offering the utmost convenience to avid mariners. It is comprised of two parcels on Captiva Island, one of the most world-renowned vacation and secondary luxury home destinations. Superb, walkable access to the sugar sand beach on the Gulf of Mexico is close by.

Located in proximity to Sanibel, Pine Island and Fort Myers Beach. Nearby landmarks and attractions include South Seas Resort, McCarthy's Marina, Jensen's Marina & Cottages, Tween Waters Island Resort & Marina in addition to Captiva Square, Bubble Room, The Boat House and much more. To the North is the Rauschenberg Estate, and around the corner is Chadwicks Square, which hosts Doc Ford's Rum Bar & Grille, Starbucks, Sunny Island Adventures, and numerous other retail opportunities. Captiva has a rich cultural history and is home to art galleries, local festivals, and boutique restaurants offering residents and visitors an enriching experience.

PROPERTY EXHIBIT



- Currently constructed as 9 units in 5 buildings featuring 4,958± Sq. Ft. of living area with 10 bedrooms and 9 bathrooms, and an existing 1,258± Sq. Ft. single family residential home (damaged).
- With the property comes an existing 1,450± Sq. Ft. dock that was reconstructed prior to Hurricane Ian (shared with adjacent property).
- It is permissible to operate up to an 11-slip private residential multi-family docking facility with a boat lift with a sewage pumpout facility.
- The property is currently zoned RM-2 (Multiple-Family Districts) with a Future Land Use Designation of Outlying Suburban, which allows for a maximum of 3 dwelling units per acre.



PROPERTY AERIAL



PROPERTY AERIAL



CAPTIVA BEACH ACCESS



South Seas
VACATION CONDOS

DOC FORD'S
RUM BAR & GRILLE

SOUTH SEAS PLANTATION RD

CAPTIVA DRIVE

DICKEY LANE

South Seas

Chadwick Bayou

BAYSIDE VILLAS
& MARINA



PROPERTY AERIAL



PRIME LOCATION:

Dickey Lane is on Captiva Island, a highly desirable destination known for its natural beauty, tranquil atmosphere, and upscale lifestyle. The island is famous for its pristine beaches, lush tropical landscapes, and wildlife, offering a secluded yet accessible setting for luxury homes.

Dickey Lane is just a short distance from the Gulf of Mexico and its beautiful sandy beaches. This offers residents and guests the chance to enjoy walkability to the village, stunning sunsets, water activities, and an exquisite coastal lifestyle.

EXCLUSIVITY AND PRIVACY:

Captiva Island, especially areas like Dickey Lane, offers a low-density living experience, ensuring more privacy and exclusivity compared to other crowded coastal areas.

Luxury homes in this area often come with spacious lots, providing ample space for private pools, gardens, and other luxury amenities while still maintaining a sense of seclusion from neighboring properties.

STRONG REAL ESTATE MARKET:

Captiva Island is known for its strong demand for vacation homes, especially in the luxury segment. Building a high-end home on Dickey Lane would likely attract affluent buyers or renters looking for upscale vacation properties.

The scarcity of land and limited availability of properties on Captiva Island can lead to strong appreciation of real estate values, making it a sound long-term investment.

SCENIC VIEWS AND NATURAL BEAUTY:

Many luxury homes on Captiva Island, including those on Dickey Lane, offer waterfront access or views. This includes Pine Island Sound frontage, providing a peaceful and beautiful backdrop for everyday living and easy access to the Gulf of Mexico.

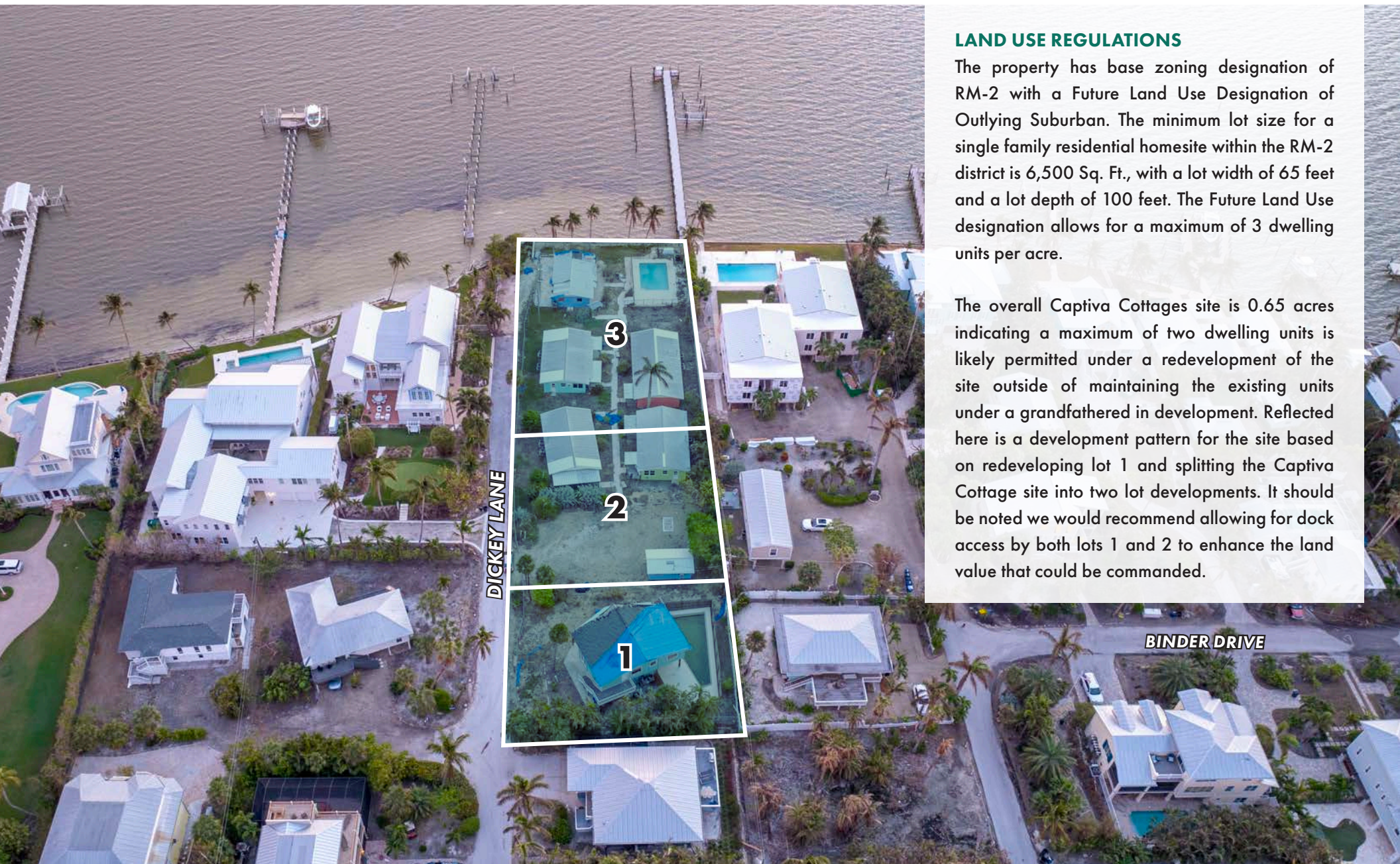


POTENTIAL LOT LAYOUT

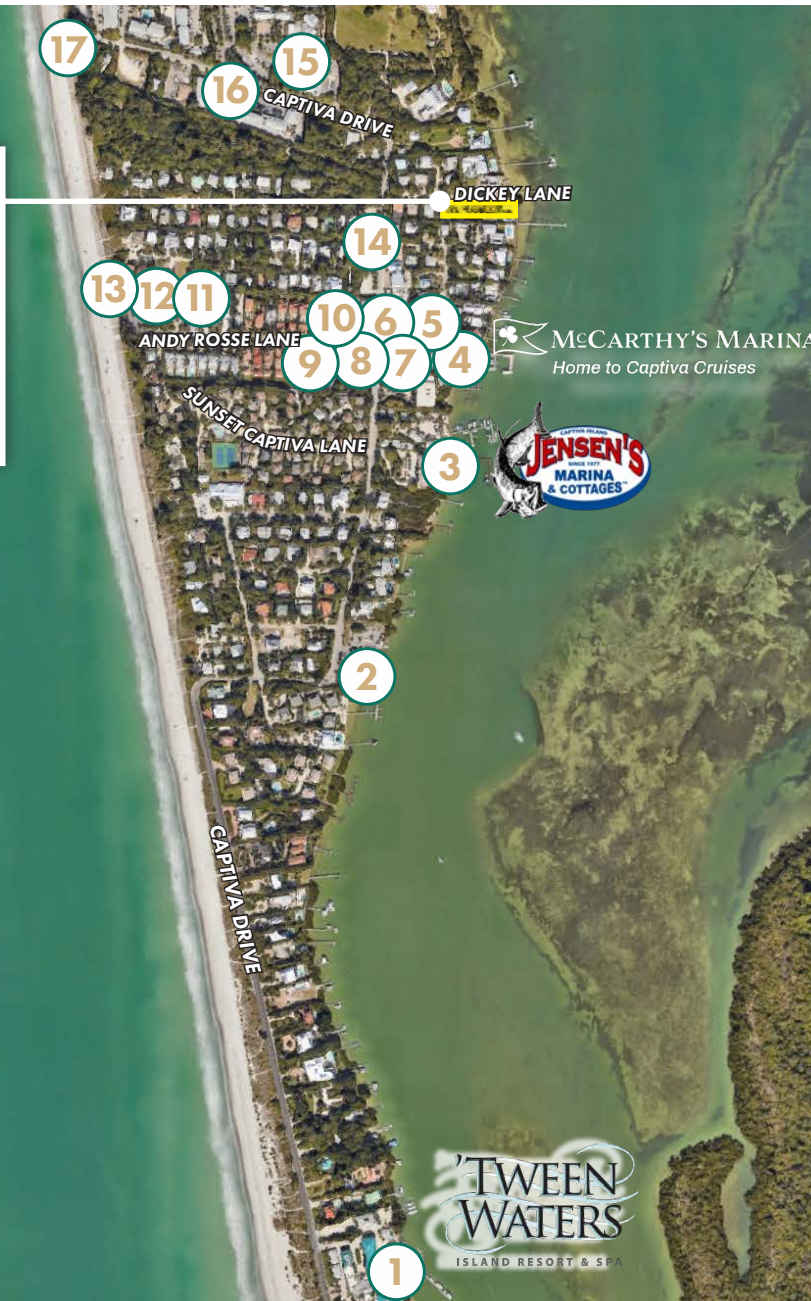
LAND USE REGULATIONS

The property has base zoning designation of RM-2 with a Future Land Use Designation of Outlying Suburban. The minimum lot size for a single family residential homesite within the RM-2 district is 6,500 Sq. Ft., with a lot width of 65 feet and a lot depth of 100 feet. The Future Land Use designation allows for a maximum of 3 dwelling units per acre.

The overall Captiva Cottages site is 0.65 acres indicating a maximum of two dwelling units is likely permitted under a redevelopment of the site outside of maintaining the existing units under a grandfathered in development. Reflected here is a development pattern for the site based on redeveloping lot 1 and splitting the Captiva Cottage site into two lot developments. It should be noted we would recommend allowing for dock access by both lots 1 and 2 to enhance the land value that could be commanded.



RETAIL & NEARBY ATTRACTIONS



1. Tween Waters Island Resort & Spa
2. The Green Flash Restaurant
3. Jensen's Twin Palm Cottages & Marina Resort
4. McCarthy's Marina
5. The Bubble Room
6. RC Otter's Island Eats
7. The Island Store
8. Sunshine Seafood - Cafe and Wine Bar
9. Keylime Bistro
10. Captiva Island Pizza
11. Shirley Allen Boutique
12. YOLO Watersports
13. The Mucky Duck
14. Cantina Captiva
15. Doc Ford's Rum Bar & Grill
16. Starbucks
17. Captiva Beach



Access to Public Beach via Captiva Drive



PROPERTY IMAGES (PRE-HURRICANE)



Short-term, nightly rentals are permitted on this property. Weekly rentals are permitted on the rest of Captiva (as distinguished from Sanibel).

CAPTIVA COTTAGES GROSS INCOME - NIGHTLY RATES

	2021 Gross Income	2021 Nights Rented	Nightly Rate	2022 Gross Income	2022 Nights Rented	Nightly Rate
11411 Dickey Ln 1	\$48,948	228	\$214.68	\$48,400	160	\$302.50
11411 Dickey Ln 2	\$43,693	262	\$166.77	\$44,525	191	\$233.12
11411 Dickey Ln 3	\$47,998	273	\$175.82	\$53,763	188	\$285.97
11411 Dickey Ln 4	\$45,000	253	\$177.87	\$40,286	154	\$261.60
11411 Dickey Ln 5	\$31,047	196	\$158.40	\$40,430	164	\$246.52
11411 Dickey Ln 6	\$40,073	220	\$182.15	\$47,431	176	\$269.49
11411 Dickey Ln 7	\$43,522	207	\$210.25	\$48,735	172	\$283.34
11411 Dickey Ln 8	\$50,525	258	\$195.83	\$60,157	184	\$326.94
11411 Dickey Ln 9	\$73,497	187	\$393.03	\$86,901	149	\$583.23
11421 Dickey Ln	\$67,658	180	\$375.88	\$88,619	168	\$527.50
TOTAL	\$491,961	2,264	\$225	\$559,247	1,706	\$332

DRIVE TIME MAP



LOCATION MAP



- ### LOCATION HIGHLIGHTS
- 3.4± miles to Sanibel Island
 - 24± miles to Fort Myers Beach
 - 31± miles to Downtown Fort Myers
 - 37± miles to SWFL International Airport (RSW)
 - 62± miles to Punta Gorda Airport (PGA)





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