

FORT MYERS BEACH

MARGARITAVILLE  
Beach Resort  
FORT MYERS BEACH, FL

Matanzas Pass

GULF STAR  
MARINA

DOC FORD'S  
RUM BAR & GRILLE



DIVERSIFIED  
YACHT SERVICES, INC.

SAN CARLOS BLVD AADT: 22,000

SAN CARLOS DR.

LSI  
COMPANIES

OFFERING MEMORANDUM

# SAN CARLOS ISLAND COMMERCIAL

BON AIR MHP - COMMERCIAL DEVELOPMENT OPPORTUNITY

# OFFERING SUMMARY

**Property Address:** 760 San Carlos Drive,  
Fort Myers Beach, FL 33931

**County:** Lee

**Property Type:** Vacant Commercial Land

**Property Size:** 0.99± Acres

**Zoning:** C-1 Commercial

**Future Land Use:** Urban Community

**Utilities Available:** Water, sewer, & electricity

**STRAP Number:** 24-46-23-01-00007.0090

LIST PRICE:  
**\$3,250,000**

# LSI COMPANIES

Land  
Solutions

LSI  
COMMERCIAL

Development  
Solutions

## SALES EXECUTIVES



Alec Burke  
Sales Associate



## 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.

**Alec Burke** - [aburke@lsicompanies.com](mailto:aburke@lsicompanies.com)  
**(239) 489-4066**

[WWW.LSICOMPANIES.COM](http://WWW.LSICOMPANIES.COM)

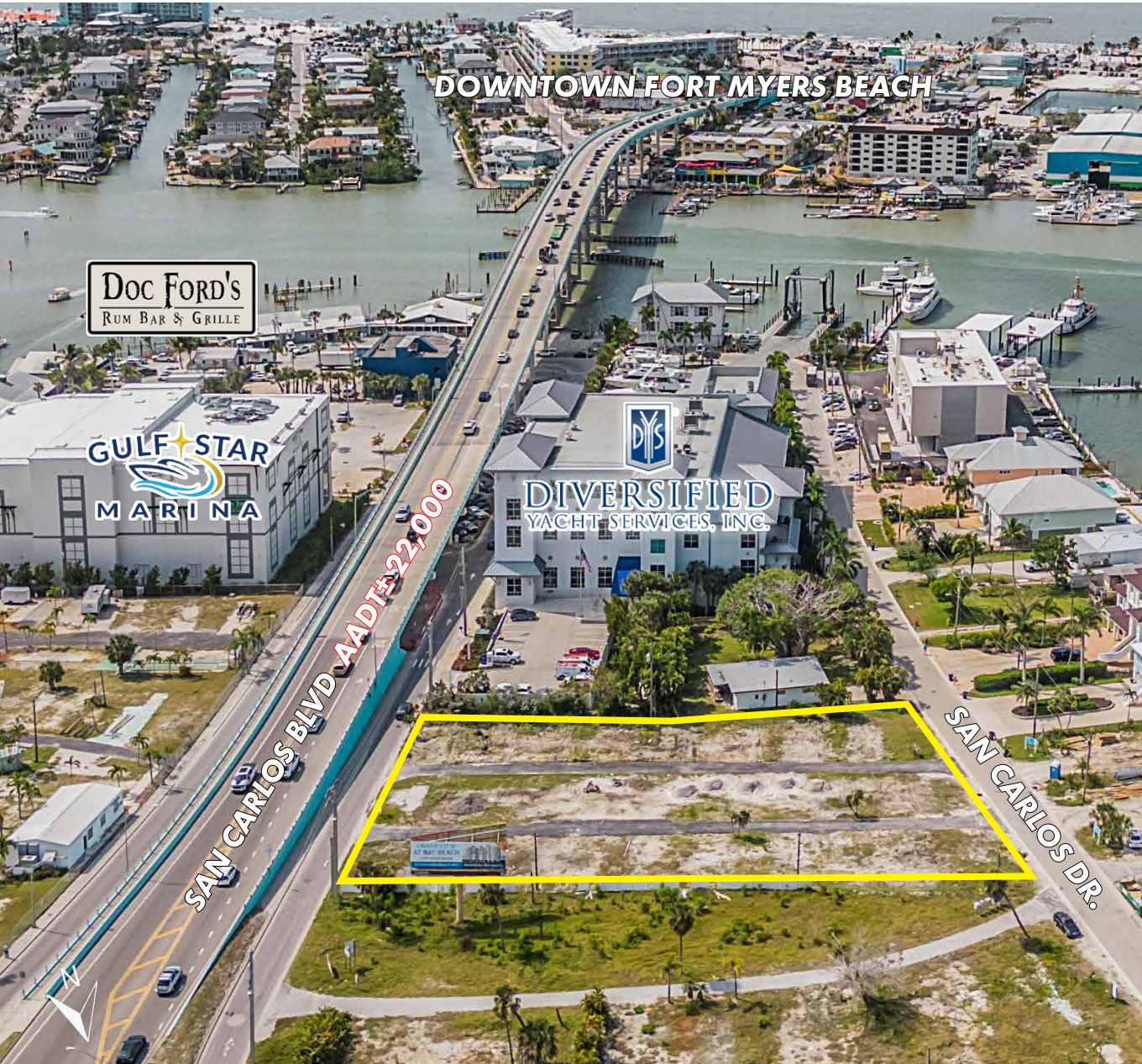
LSI Companies is pleased to present a unique opportunity to acquire nearly 1 acre of prime commercial land within steps of Downtown Fort Myers Beach. The property is situated on San Carlos Island at the foot of the Matanzas Pass Bridge. The site features direct visibility from San Carlos Boulevard, the primary arterial roadway connecting greater Lee County to Fort Myers Beach.

Formerly home to Bon Air Mobile Home Park, an age-restricted mobile/manufactured home community consisting of 23 separate rental lots. The property has since been cleared and leveled and is in the process of being raked, filled, and rough-graded. The sellers recently secured a 1-year lease agreement with a prominent FDOT contractor, designating a portion of the property as a staging area. This arrangement not only generates a steady monthly income stream but also guarantees the site will be well maintained prior to re-development.

As Southwest Florida's barrier islands re-emerge as a major tourist destination in the wake of Hurricane Ian, this high-visibility site offers a rare opportunity to capitalize on the region's growing tourism sector and the influx of visitors drawn to its shores. The current zoning and surrounding redevelopment make this site ideal for a variety of commercial developments, hotel/resort-style projects, or multi-family residential uses.



## PROPERTY HIGHLIGHTS



- Rare opportunity to acquire nearly 1 acre of highly-visible commercial land at the entrance to Estero Island (Fort Myers Beach).
- The future land use designation allows for residential densities of 10 units per acre, with a maximum of 15 units per acre with bonus density approvals.
- 2 access roads with 190'± of frontage on San Carlos Drive and 170'± of frontage on Fisherman's Wharf.
- Within walking distance to Fort Myers beach with convenient access to Sanibel Island, Captiva, and mainland Fort Myers.
- Adjacent 1.29± acre parcel with C-1 zoning also available.
- Current short-term lease offers an opportunity to offset entitlement and holding costs.
- Approximately 250 feet east of the San Carlos Bay waterfront and directly adjacent to Diversified Yacht Services, a luxury yacht service center and full-service marina.
- Unique opportunity to be a part of the redevelopment of SW Florida's barrier islands.

# PROPERTY AERIAL



MARGARTAVILLE  
Beach Resort  
FORT MYERS BEACH, FL

DOWNTOWN FORT MYERS BEACH

DOC FORD'S  
RUM BAR & GRILLE

GULF STAR  
MARTINA

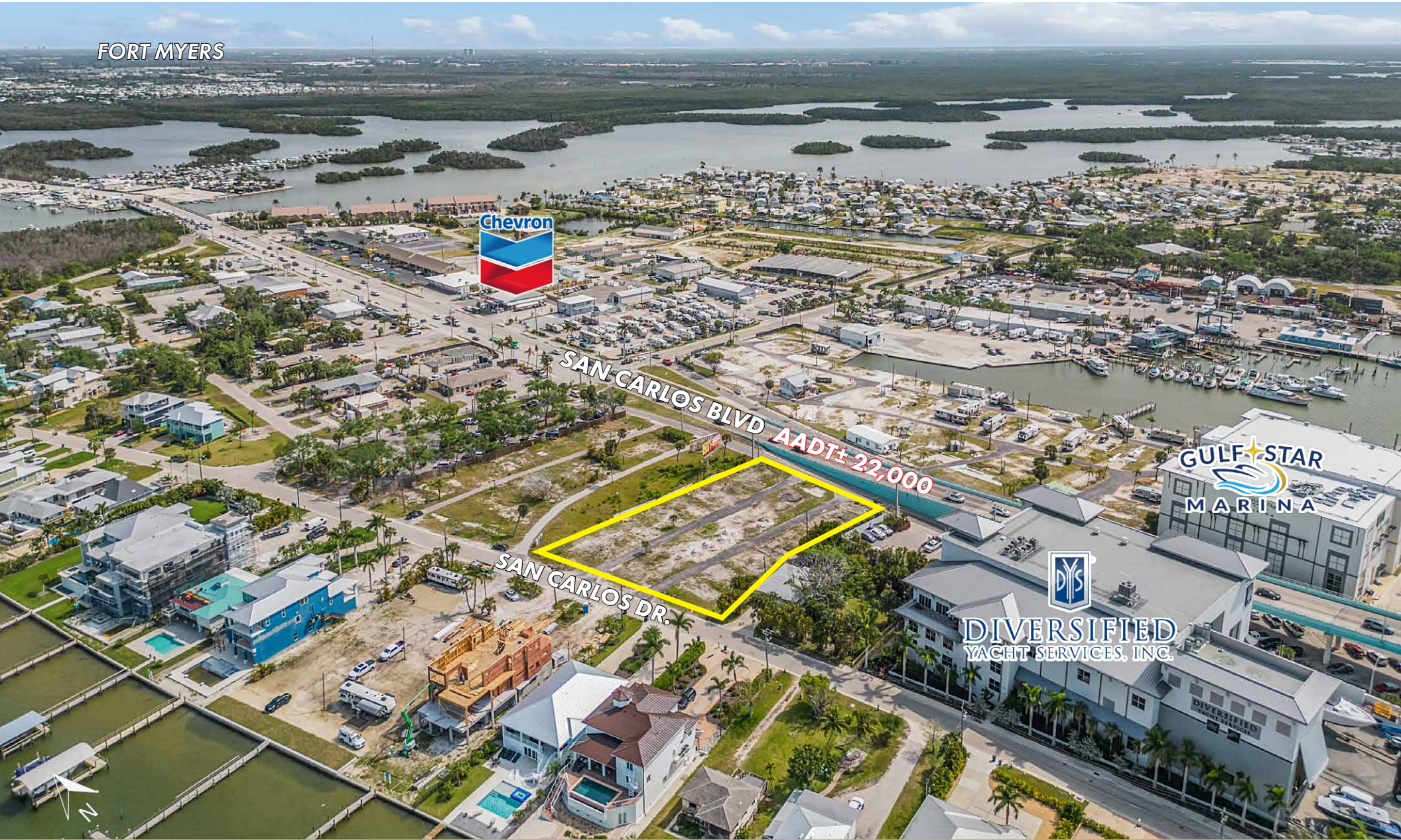


DIVERSIFIED  
YACHT SERVICES, INC.

SAN CARLOS BLVD  
AADT: 22,000

# PROPERTY AERIAL

FORT MYERS



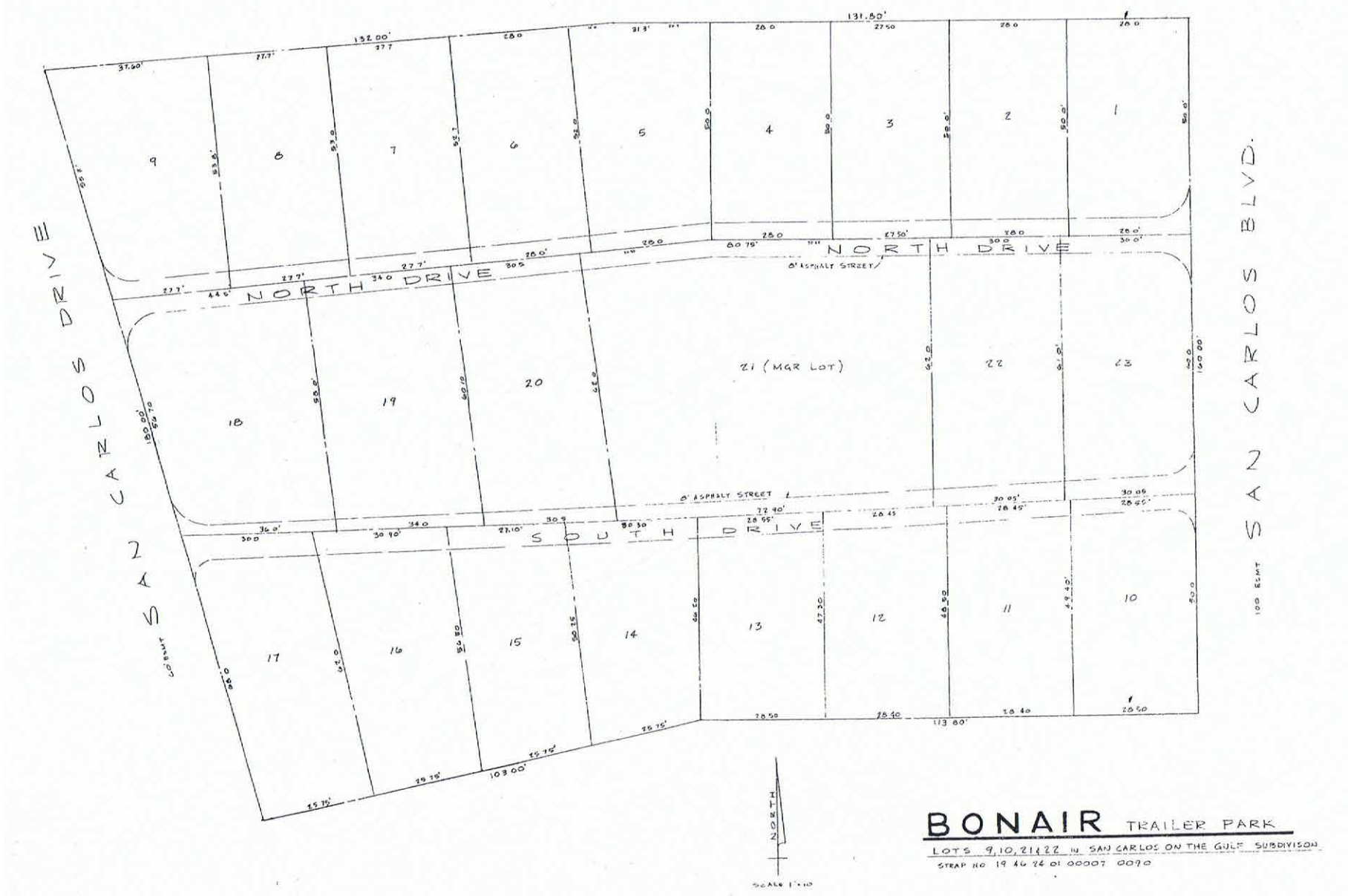
SAN CARLOS BLVD  
AADT ± 22,000

SAN CARLOS DR.



DIVERSIFIED  
YACHT SERVICES, INC.

# SITE LAYOUT - BON AIR MHP



## APPROVED USES

Confirmation of the allowable build-back and redevelopment provisions will be required with the Town of Fort Myers Beach. However, the property can potentially be reconstructed with 23 land lease lots or mobile or manufactured home sites (as previously existed), although any new structure would need to meet the new FEMA base flood elevation requirements.

The future land use category allows for residential densities of 10 units per acre, with a maximum of 15 units per acre with bonus density approvals. Height restrictions in this zoning limit building height to 35 feet above base flood elevation, however greater height can be achieved by exceeding the required building setbacks.

Please inquire for information and analysis by local consultants related to the process and potential re-development opportunities. The seller makes no representation or warranty of the allowable uses for the property, with the buyer performing their own independent analysis.

*\*Opinions of build-back and redevelopment opportunities by qualified local consultants available by request with the execution of mutual NDA.*



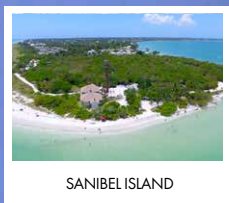
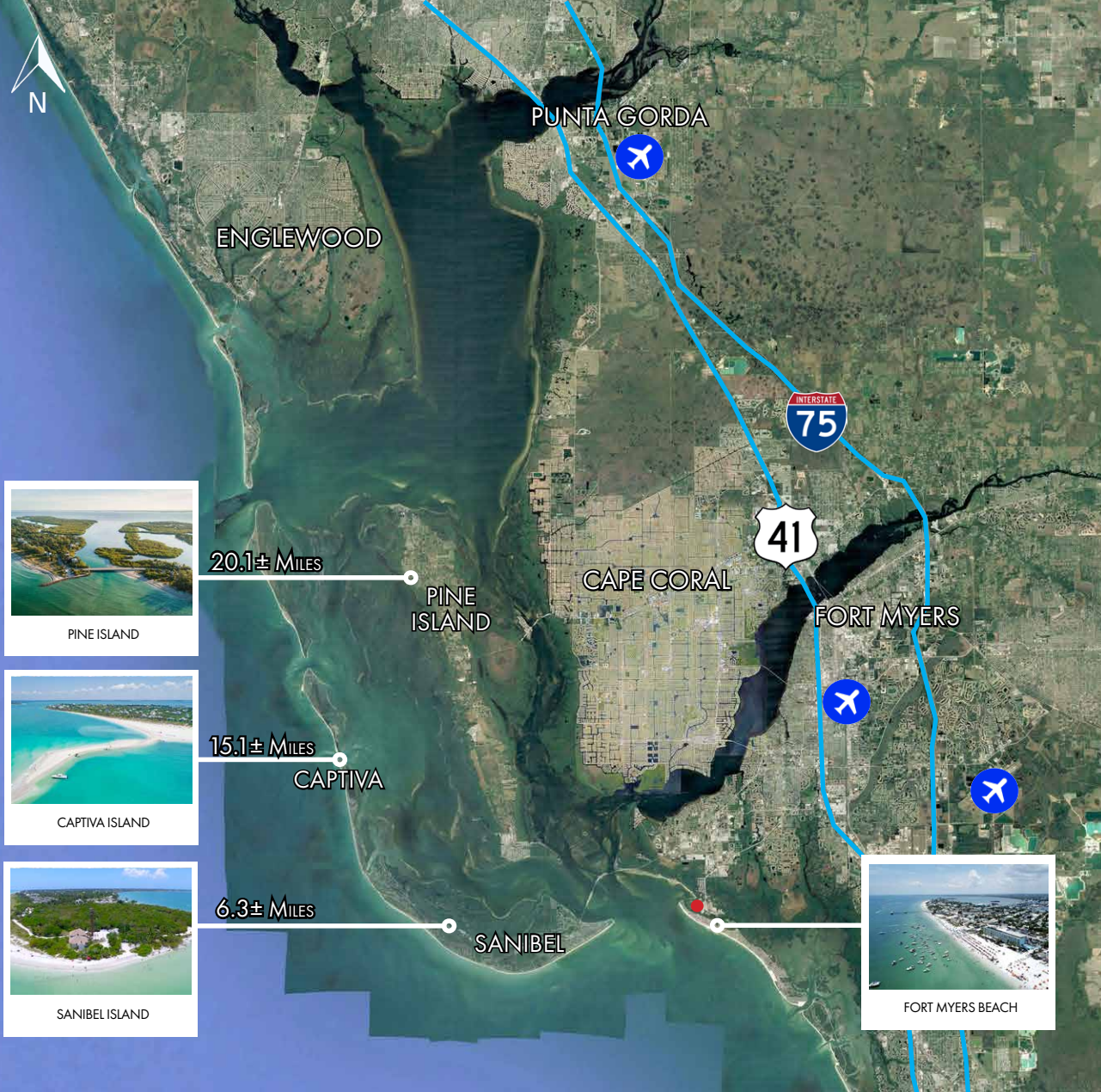


# NEW AND PROPOSED REDEVELOPMENTS



- 1. SAN CARLOS HOTEL**  
Potential 3-story, 43-Key Hotel Development
- 2. BAY HARBOUR MARINA VILLAGE**  
Potential Mixed-use Development
- 3. Marina Preserve**  
Potential Mixed-Use Development
- 4. ARCHES BAYFRONT**  
Potential Mixed-use Development
- 5. MARGARITAVILLE BEACH RESORT**  
254-Key Hotel & Resort
- 6. THE NEPTUNE**  
Potential 140-Key Hotel & Resort
- 7. RED COCONUT RV RESORT**  
Potential Redevelopment

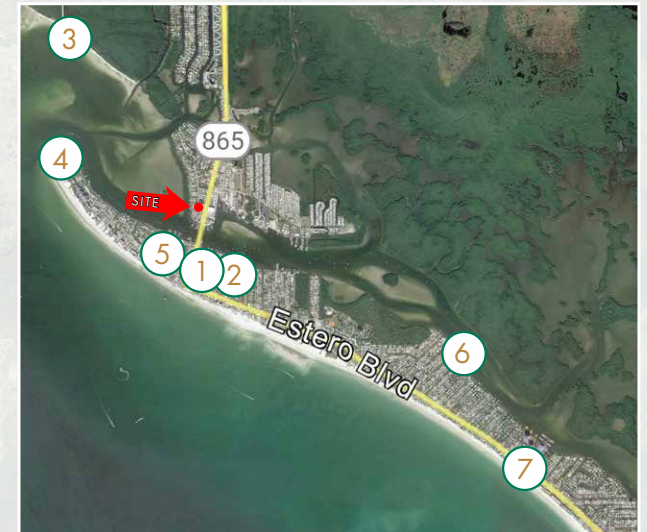
# SWFL ISLANDS



The Town of Fort Myers Beach, incorporated in 1995, is on Estero Island off the southwest Florida coast of the Gulf of Mexico. The beach stretches for 7 miles, with sugar-white sand and spectacular shell finds and sunsets. The area is known for its beautiful beaches, surrounding amenities, and excellent fishing opportunities. In addition, the island is within proximity to other main islands of Southwest Florida and its unique attractions. Due to its paradise settings, Fort Myers Beach and Sanibel Island attracted over 4.436 million visitors in 2022.

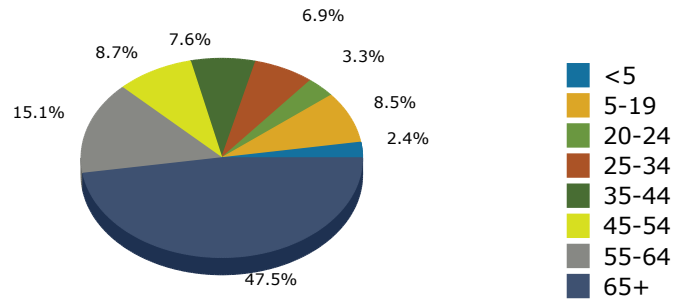
### FORT MYERS BEACH ATTRACTIONS

1. Margaritaville Beach Resort
2. Times Square (Downtown Fort Myers Beach)
3. John Morris Beach
4. Bowditch Point Park
5. Lynn Hall Beach Park
6. Mound House
7. Newton Park

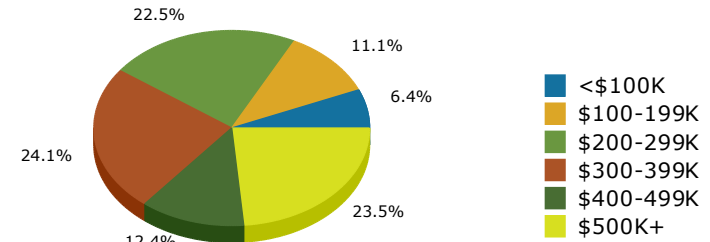


# AREA DEMOGRAPHICS

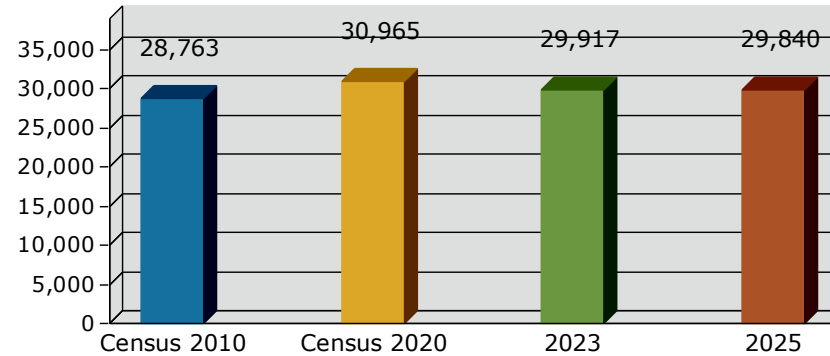
2023 Population by Age



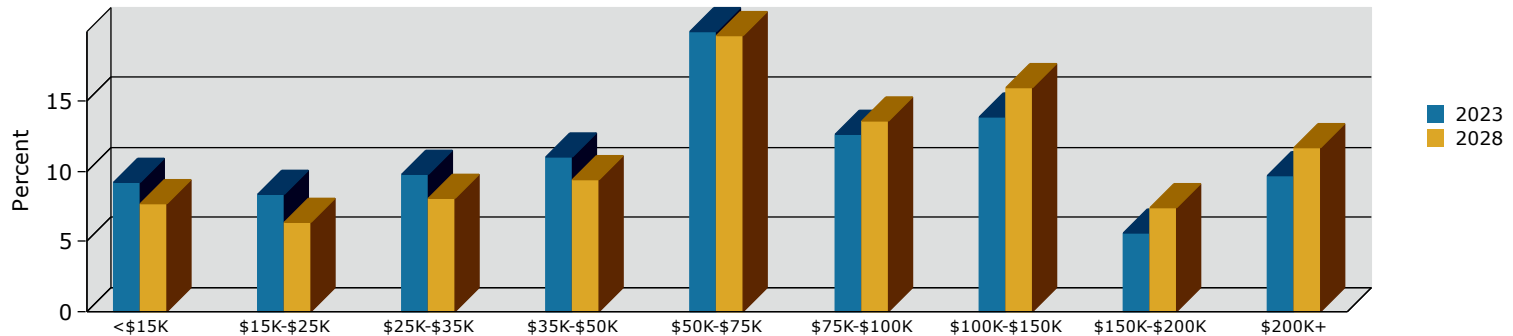
2023 Home Value



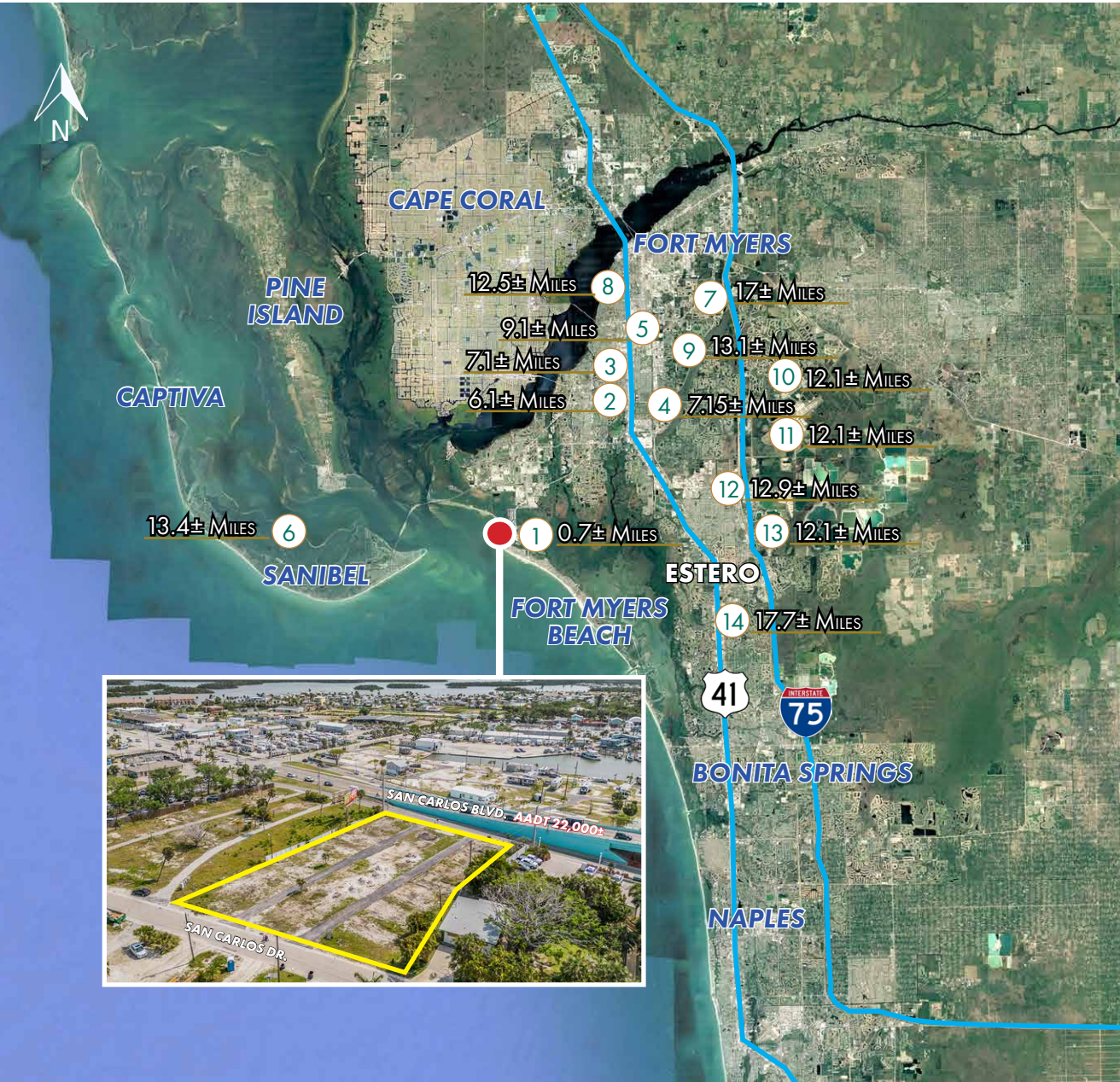
Households



Household Income



## LOCATION MAP



- The property is located on San Carlos Island at the foot of Matanzas Pass Bridge, the primary roadway leading to Fort Myers Beach.
- Within close proximity to the barrier islands of Southwest Florida, including Sanibel, Captiva & Pine Island, and other prominent local attractions and amenities such as shops, restaurants, nightlife, and more.
- Near the Matanzas Pass Bridge, a public fishing pier that adjoins a small beach front park with public restrooms/showers. Shops and restaurants are located nearby.
- Easily accessible from Fort Myers, Florida, via Estero Blvd. and San Carlos Boulevard, with convenient access from I-75 and Southwest Florida International Airport.

### NEARBY ATTRACTIONS

1. KEY WEST EXPRESS  
(3.5 hrs high-speed daily ferry to Key West, FL)
2. FLORIDA SOUTHWESTERN UNIVERSITY
3. BARBARA B. MANN PERFORMING ARTS HALL
4. HAMMOND STADIUM(MN Twins Spring Training)
5. PAIGE FIELD REGIONAL AIRPORT
6. J.N. "DING" DARLING NATIONAL WILDLIFE REFUGE
7. CALUSA NATURE CENTER & PLANETARIUM
8. HISTORIC EDISON & FORD WINTER ESTATES
9. SIX MILE CYPRESS SLOUGH PRESERVE
10. JETBLUE PARK (Boston Red Sox Spring Training)
11. SOUTHWEST FLORIDA INTL. AIRPORT (RSW)
12. GULF COAST TOWN CENTER
13. FLORIDA GULF COAST UNIVERSITY (FGCU)
14. COCONUT POINT REGIONAL MALL

An aerial photograph of a waterfront development, likely in Lee County, Florida. The image shows a large, multi-story building complex with a sign that reads "DIVERSIFIED DEVELOPMENT". The buildings are situated along a waterfront area with a marina and several boats. A road with multiple lanes runs parallel to the buildings. The entire image is overlaid with a semi-transparent teal color.

# LSI COMPANIES

[www.lsicompanies.com](http://www.lsicompanies.com)

## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.