

Bahia via Development

Lot Split and land sale
 Description: 4 buildable lots
 1.26 Acres

This estate-sized lot spans over 1.26 acres and is strategically planned to be split into four individual parcels, each designed to accommodate a luxury home.

Of the four lots, two will be situated directly on the waterfront, offering stunning views and a direct connection to the serene waters. These waterfront homes will each include a private boat lift, the dream for boating enthusiasts and adding a significant premium to their value. The two lots, while not directly on the water, will come with deeded access to a boat lift, ensuring that all properties benefit from the full spectrum of waterfront lifestyle amenities.

This development is designed to attract buyers looking for a Florida lifestyle with an exclusive living experience in Fort Myers Beach, with direct access to water sports, boating, and the tranquil beauty of the waterfront.

Timeline: 9 months (includes subdivision process and sale)



FINANCIALS:

- Land price: 2.8M
- Subdivision fee: 100k
- Total cost: 2.9M
- Sales price: 4M
- Waterfront lots: 2.2M (1.1M each)
- Street lot with access to boat dock: 1.8M (0.9M each)
- Total profit: 1.1M
- ROI: 38% (28% p.a.)