

## Private Offering – Terra Ceia, Florida

### Rare Waterfront & Development Opportunity | 3 Parcels | 9.64± Acres

An exceptional opportunity to acquire a premier land and waterfront estate in historic Terra Ceia, Florida. This private offering consists of three distinct parcels totaling approximately 9.64 acres, combining direct waterfront living with significant development potential.

### Property Highlights:

#### Waterfront Parcel (1470 Bayshore Drive)

- Over 475 feet of water frontage on Terra Ceia Bay
- Existing single-family residence over 3,600 sq. ft. with bay views
- Panoramic outlooks and direct access to open waters

#### Development Parcels (1450 & 1460 Bayshore Drive)

- Over 8 acres of upland acreage across the street
- Environmental study completed – supports potential for up to 8 homes
- Expansive, buildable acreage with mature Florida landscape

### Flexible Acquisition Options

- Entire estate (all 3 parcels)
- Waterfront parcel with residence only
- 8+ acre development parcel only

### Environmental & Development Highlights

- Total Acreage: ~9.64 acres (uplands + wetlands)
- Zoning: PD-R (Planned Development Residential)
- Future Land Use Category (FLUC): RES-1 (1 dwelling unit per acre)
- Buildable Upland: ~4.86 acres (supports up to 8 potential home sites)
- Wetlands & Surface Waters (~5.20 acres):
  - Mangrove swamp, small lake, streams & wetland forest
  - Conservation buffers required



### Development Parameters

- Minimum Lot Size: 10,890 sq. ft. upland (½ acre with well/septic)
- Setbacks: Front 25 ft | Side 8 ft | Rear 20 ft
- Docking Potential: Possible with permits & submerged land lease

### Buyer Considerations

- Roughly half the land is protected wetlands
- Located in Flood Zone AE (base elevations 9–10 ft)
- Brazilian pepper (invasive species) identified
- Rare opportunity for boutique development or private compound

### Investment Appeal

This property offers unmatched versatility:

- Waterfront lifestyle with an established residence in place
- Development upside supported by environmental study
- Scenic acreage in a limited-supply coastal market
- Owner financing may be considered with the right offer

### Contact The Paxton Group

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