

SANIBEL BEACHFRONT DEVELOPMENT OPPORTUNITY
555 E. Gulf Dr., Sanibel, FL 33957



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CONTENTS

Property Information	3
Location Information	13
Demographics	17
Meet The Team	20

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PROPERTY INFORMATION



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VIDEO of Sanibel and the Property



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Sale Price: \$9,200,000

Total Acreage: 3.84± acres (includes all deeded parcels)

Buildable Acreage: 1.97± acres (includes 1.64 lot and 0.327 across the street)

Beach Frontage: 200 ft.

Lot Frontage: 227 ft. (E. Gulf Dr.)

Property Type: Vacant

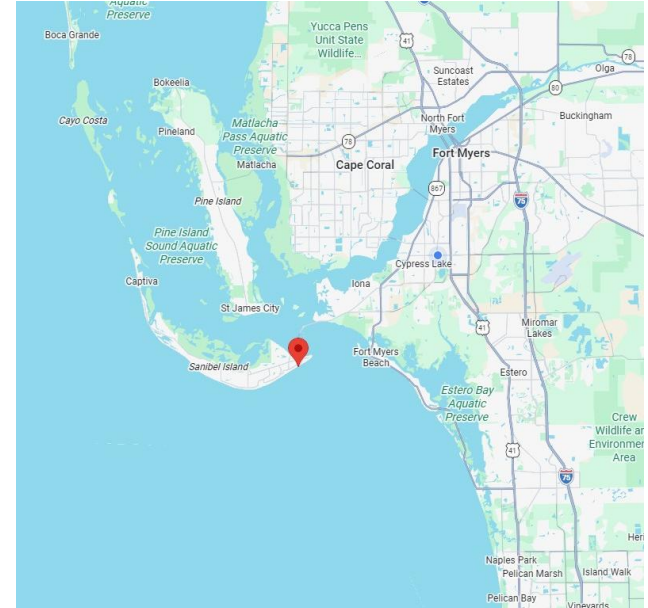
Property Taxes: \$66,971.06 (2025)

Zoning: E-2/Gulf Beach Ridge

Land Use: Resort Housing District

Utilities: Electric, Sewer & Water Available and Hook up Ready

Strap #: 20-46-23-T3-02200.1010 | .00CE



Only a short walk to the historic Sanibel Island Lighthouse. Direct Gulf-front setting combined with quick access to Periwinkle Way. The beach is only steps away to go shelling. Less than 5 miles to the Bailey-Matthews National Shell Museum.

Whether utilized as a vacation retreat, condominiums, timeshares, investment property, or build your permanent residence, this property offers an opportunity to experience the best of island living in one of Southwest Florida's most iconic beach destinations ... Sanibel Island! Just three miles off the coast of Fort Myers, Sanibel and Captiva Islands offer one of Florida's most unforgettable vacation or living experiences.

This property was formerly the Surfrider Beach Club (31 Unit Timeshares).

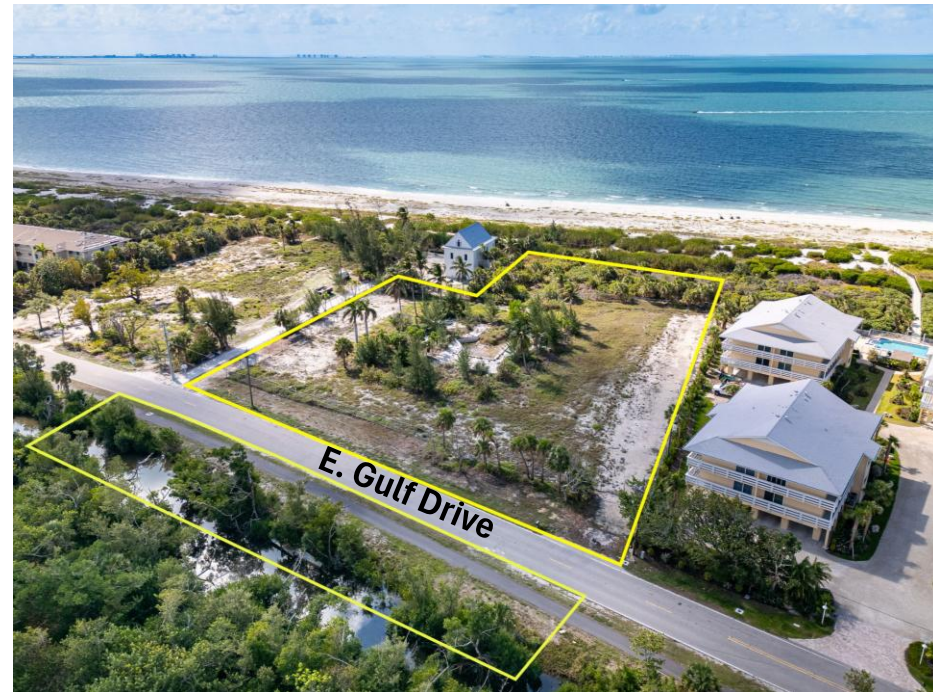
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SITE ACREAGE



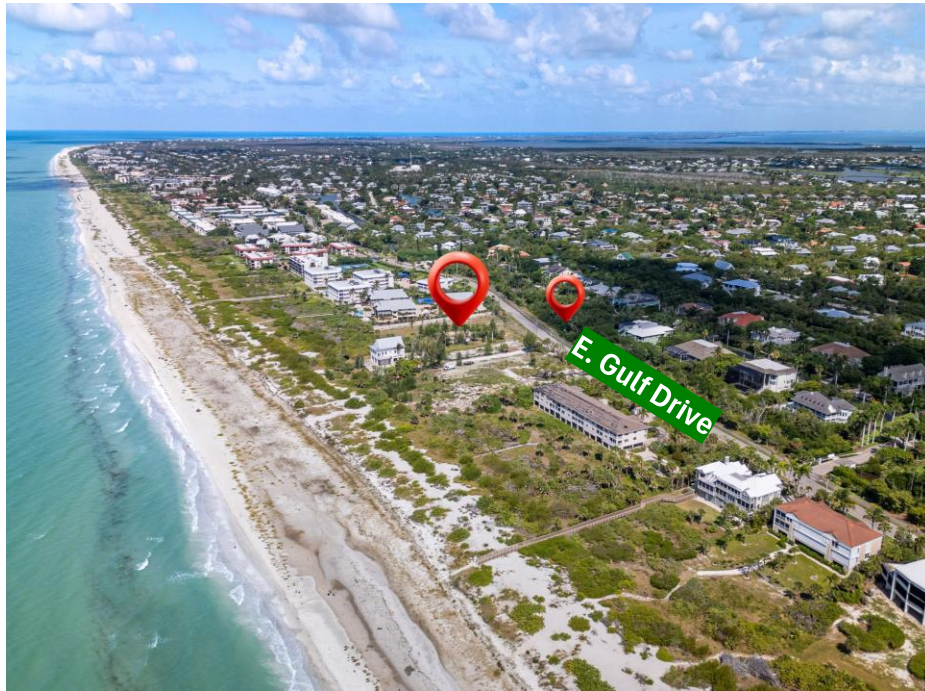
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PHOTOS OF THE PROPERTY



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PROPOSED CONCEPTUAL PLAN

31 Timeshare Units



31 Bedrooms

Multiple Scenarios

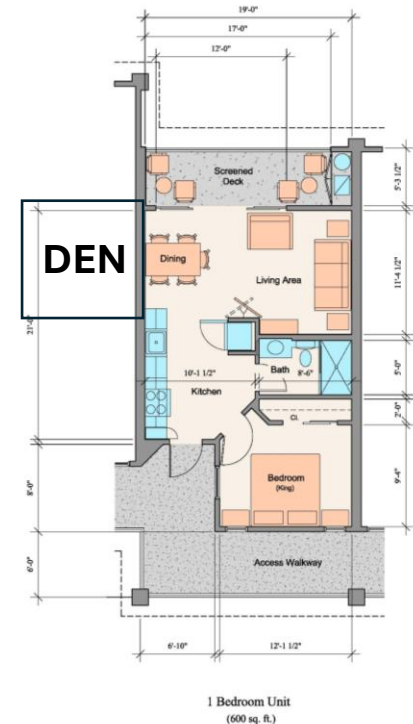
- (4) 3-Bedrooms
- (2) 2-Bedrooms
- (15) 1-Bedrooms

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Permitted for 31 Units. Water is supplied by a 2" Master Meter.
If building bigger than 31 units, the new owner will
need to reapply for permit letter. If building the same size or
smaller the 2" Master Meter will be enough.

PROPOSED CONCEPTUAL PLAN

31 Timeshare Units



31 Bedrooms

Multiple Scenarios

- (4) 3-Bedrooms – Lock-Outs
- (2) 2-Bedrooms – Lock Outs
- (15) 1-Bedrooms – Plus Den

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Permitted for 31 Units. Water is supplied by a 2" Master Meter.
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LOCATION INFORMATION



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ABOUT SANIBEL-CAPTIVA AREA

Nestled in Florida's Gulf Coast, Sanibel is a city and island located in Lee County, Florida. Sanibel and Captiva offer a once-in-a-lifetime experience. From the islands' sugar-white sandy beaches to their rich wildlife and lush foliage, there is something about these islands that will stay with you forever.

J.N. "Ding" Darling



Sanibel Island Lighthouse



The Dunes



C.R.O.W



The Bubble Room



Sanibel Shelling



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PROPERTY LOCATION



- 

THE DUNES
2 miles
- 

2 miles
- 

2 miles
- 

Casa Vel
4 miles

RESORT
- 

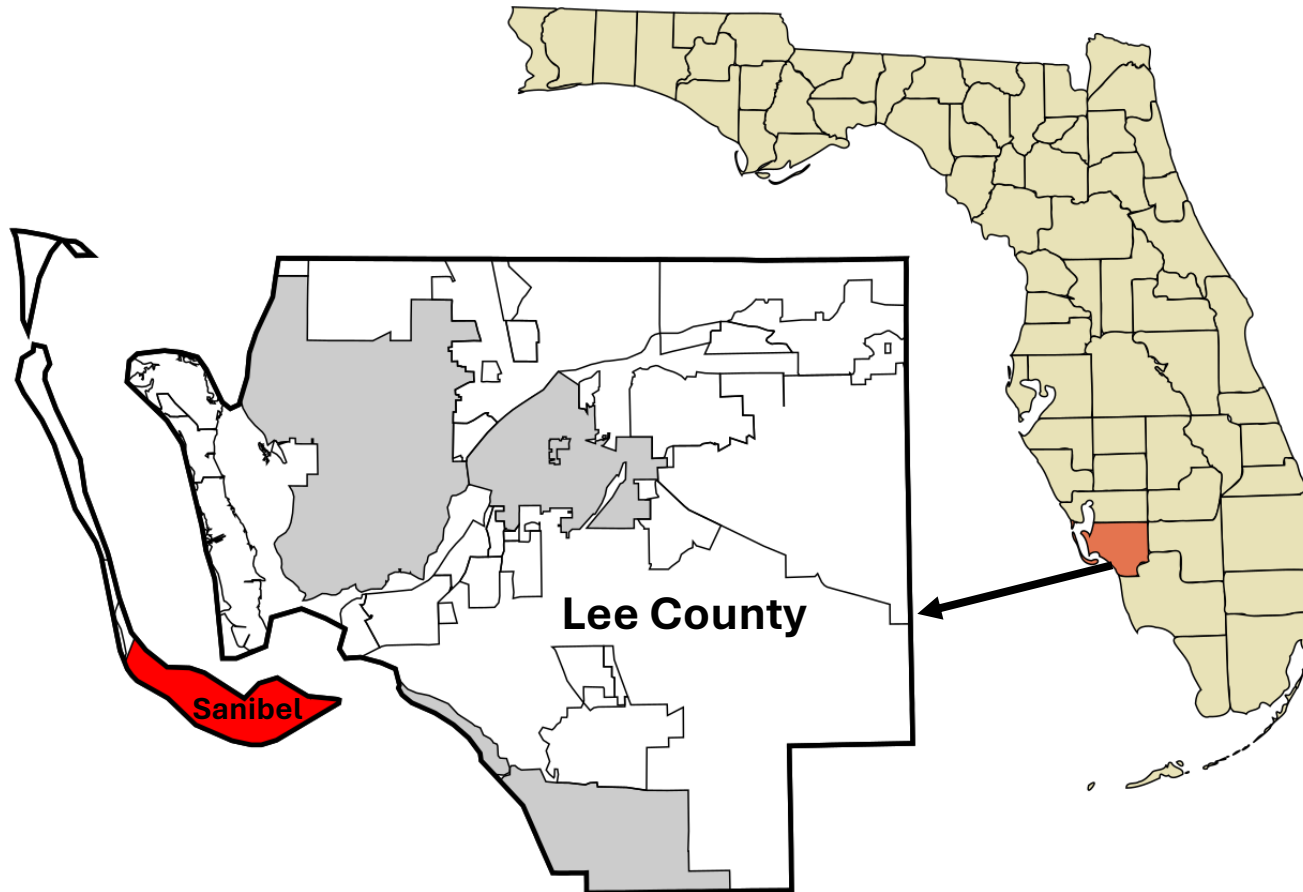
6 miles
- 

13 miles
- 

South Seas
15 miles

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Lee County Map | Sanibel Map



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DEMOGRAPHICS

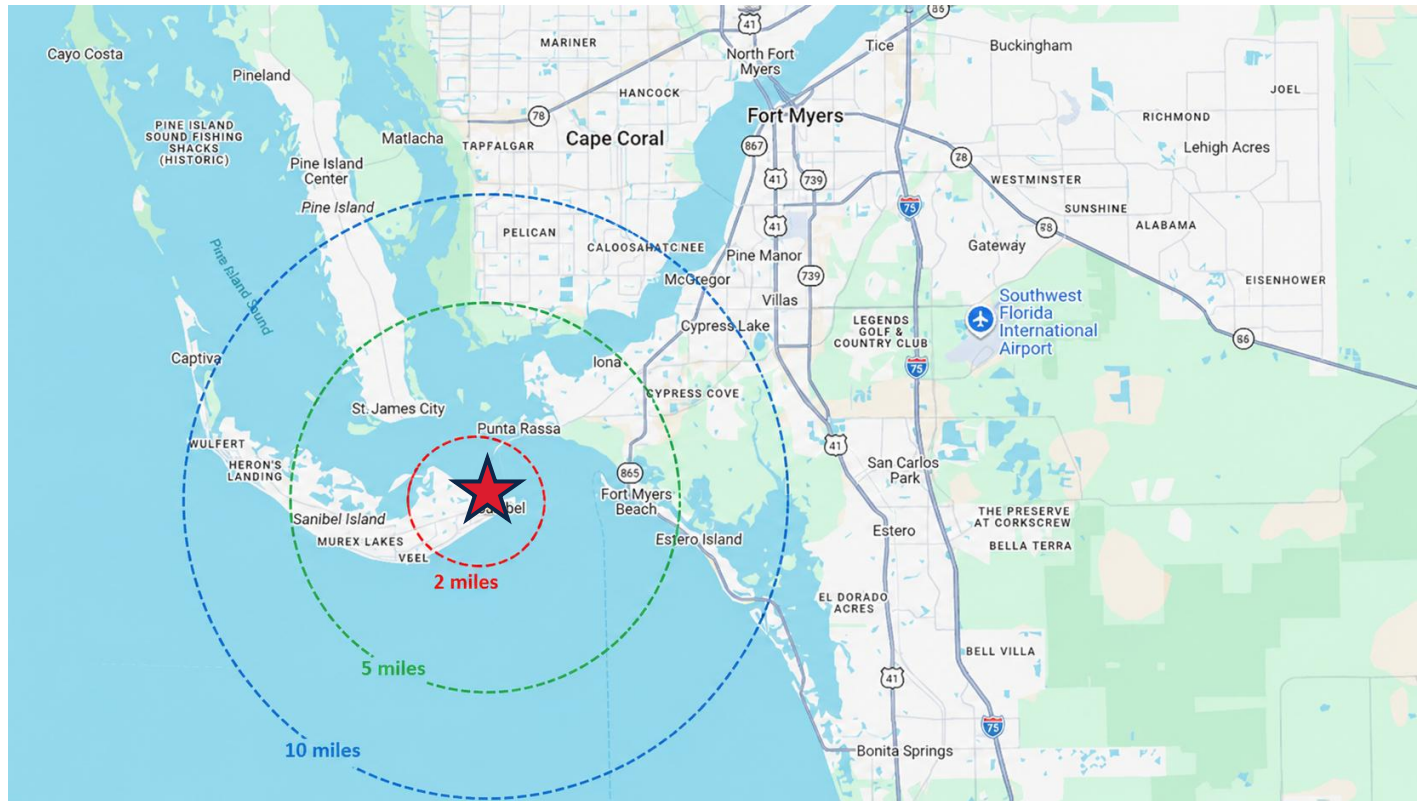


'Tween Waters Inn & Marina

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DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles	Households & Income	2 Miles	5 Miles	10 Miles
Total Population	5,923	14,831	130,470	Total Households	3,048	7,599	63,701
Average Age	69	70	63	Average HH Income	\$164,706	\$138,335	\$112,767



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TRAFFIC COUNT



Traffic Count 2025

From Periwinkle Way to Beginning of Bridge

15,800 AADT

E Gulf Dr. (From Nerita St to Periwinkle Way)

2,050 AADT

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MEET THE TEAM



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MAURY DAILEY
Managing Broker



JULIE BAKER
Commercial Coordinator

