

VACANT LAND

PRIME 1.9-ACRE COMMERCIAL DEVELOPMENT SITE



PROPERTY OVERVIEW

26240 Old US-41 Rd Bonita Springs, FL 34135

PRIME 1.9-ACRE COMMERCIAL DEVELOPMENT SITE

An exceptional opportunity to acquire a strategically located 1.9-acre commercial development site along the highly traveled Old US-41 corridor in Bonita Springs. Zoned CC (Community Commercial), the property offers flexibility for a variety of commercial development opportunities and is available as either a land acquisition or a build-to-suit project up to 16,500 SF.

The site has been partially improved with critical infrastructure already in place, including a lift station, drainage improvements, and portions of the site's infrastructure, helping to accelerate development timelines and reduce upfront development costs. With direct access from Old US-41 exposure, the property provides excellent visibility and accessibility within one of Southwest Florida's growing commercial markets.

This properties Parcel ID: 26-47-25-B1-00105.0010

PRICE:

Asking Price:	Price/Acre:	Price/SF:
\$1,500,000	\$789,474	\$18.12

POTENTIAL DEVELOPMENT OPPORTUNITIES

The property's location, zoning, and existing infrastructure make it well suited for a variety of commercial and specialty development concepts, including:

- Climate-Controlled Self-Storage Facility
- Private Auto Condominium Development
- RV, Boat & Motorcoach Storage Condominiums
- Luxury Garage Suites / Private "Man Cave" Condominiums
- Light Industrial Flex Space
- Service-Oriented Commercial Uses
- Retail and Mixed Commercial Development

Strong population growth, increasing vehicle ownership, and continued demand for storage and flex-space solutions throughout Southwest Florida create compelling opportunities for developers seeking specialized commercial product types.

INVESTMENT SUMMARY

This development-ready commercial site presents a rare opportunity to capitalize on the continued growth of Bonita Springs and the greater Southwest Florida market. With existing infrastructure improvements, strong traffic exposure, flexible commercial zoning, and the potential for high-demand uses such as self-storage, private auto condominiums, RV and boat storage, luxury garage suites, and light industrial flex space, the property offers a compelling development opportunity for investors, owner-users, and commercial developers alike.

All proposed uses are subject to confirmation of zoning compliance, development regulations, and approval by the applicable governmental authorities.

PROPOSED SITE PLAN WITH RETAIL

SEC. 26, TWP. 47S., RNG. 25E.

PART OF LOTS 4 AND 5
HELPESTEIN ESTATE

DESCRIPTION: INSTRUMENT NO.

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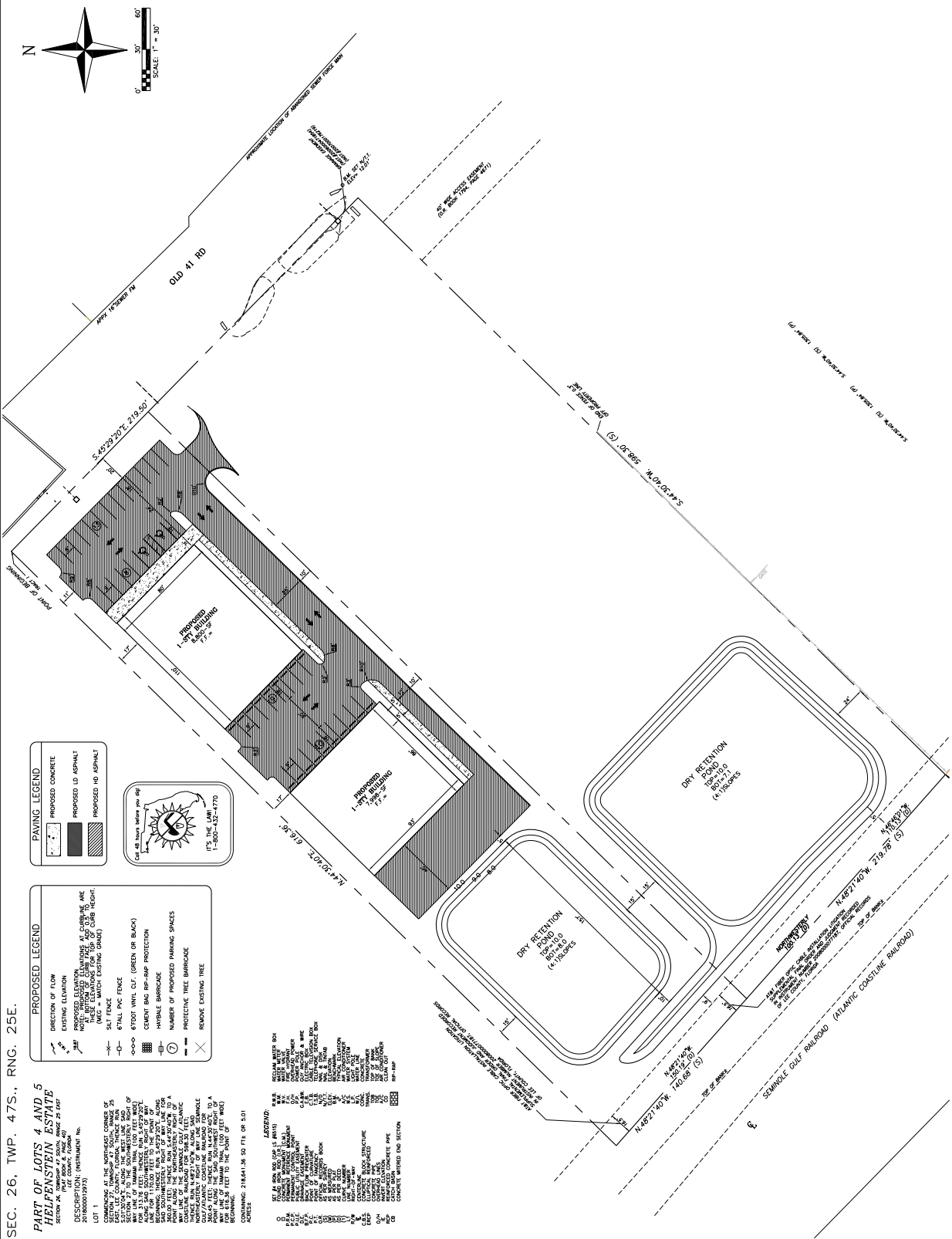
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FRONTIER ENGINEERING, INC.
COMMERCIAL - MUNICIPAL - RESIDENTIAL
ST. PETERSBURG, FLORIDA
DESIGN: IB
DRAWN: IB
CHECKED: TAY
FLORIDA ENGINEER'S REGISTRATION NO. 53661

SAGE BONITA SPRINGS PHASE II
SITE PLAN
CITY OF BONITA SPRINGS, FLORIDA

REV	DATE	BY
1	7/16/26	IB
2		
3		
4		
5		
6		
7		
8		
9		

SCALE: 1" = 30'
SHEET # 1 OF 1



DEMOGRAPHICS

POPULATION:	1 Mile	5 Miles	10 Miles
Total Population:	12,925	76,791	207,879
Average Age:	63.8	57.5	54.4

HOUSEHOLDS AND INCOME

	1 Mile	5 Miles	10 Miles
Total Households:	9,642	55,322	140,715
Median HH Income:	\$104,335	\$94,413	\$99,424
Median Home Value:	\$479,230	\$450,641	\$505,682

BROKER CONTACT INFO:

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Cell: (727)-644-5981

POPULATION RADIUS MAP

