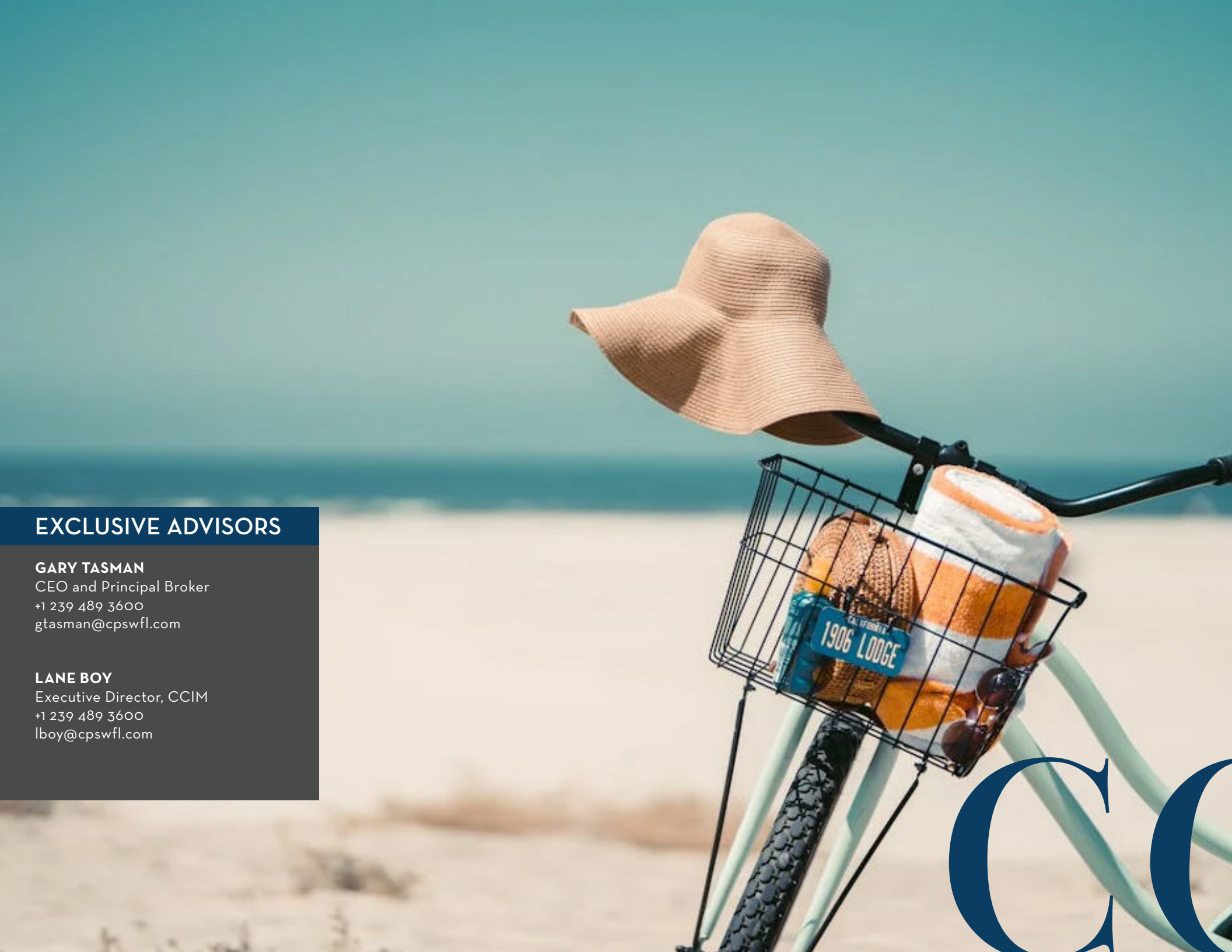


BEACHFRONT ISLAND OPPORTUNITY

527 E GULF DR
SANIBEL, FL 33957



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THE OPPORTUNITY

Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this rare opportunity to secure an oceanfront condominium redevelopment site on Sanibel Island in Southwest Florida.

Currently approved for 14 units and in the Resort Housing District, this property represents a blank canvas for astute buyers/developers to capitalize on the prime waterfront location and be a part of Sanibel's ongoing redevelopment into a world-class tourism destination.

In addition to tourism, Sanibel is also a destination for permanent and seasonal residents seeking a luxurious island/beach lifestyle similar to locations such as Boca Grande.

FEATURES

- Direct frontage on Sanibel's stunning white-sand beaches
- In the sought-after east side of Sanibel, not far from the causeway access point (shorter driving time on and off-island)
- Currently approved for 14 units
- In the Resort Housing District
- Clik HERE for video tour of the property

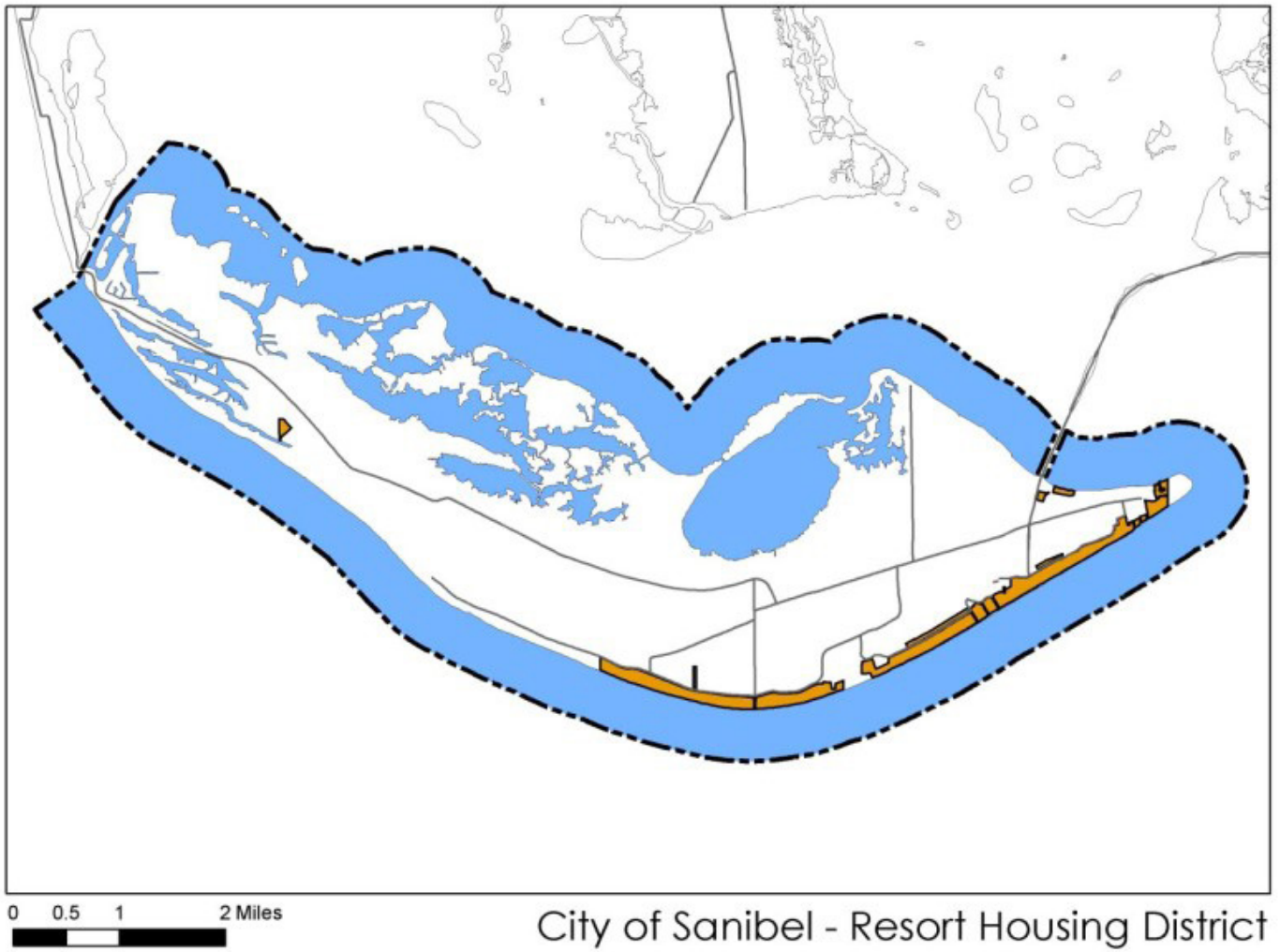
PROPERTY AT A GLANCE

Address	527 E Gulf Dr. Sanibel, FL 33957
Price	$12,000,000
Property Type	Former Condominium/ Redevelopment Opportunity
Land Area (AC)	4.16 AC + 0.36 AC
Land Area (SF)	196,891 SF
Density	14 current units / up to 21 or more may be possible in some circumstances
Zoning	Resort Housing District
Flood Zone	VE / AE

THE OPPORTUNITY







City of Sanibel - Resort Housing District

Redevelopment In the Resort Housing District

EXPRESSED INTENT OF THE CITY COUNCIL TO IMPLEMENT A REDEVELOPMENT STRATEGY THAT:

- BALANCES PROPERTY RIGHTS WITH ENVIRONMENTAL, PUBLIC SAFETY, AND COMMUNITY WELFARE CONSIDERATIONS, AND TO
- ENCOURAGE RETENTION OF RESORT HOUSING UNITS (HOTEL, MOTEL, AND RESORT CONDOMINIUM UNITS) WHEN RESORT HOUSING PROPERTIES REDEVELOP.

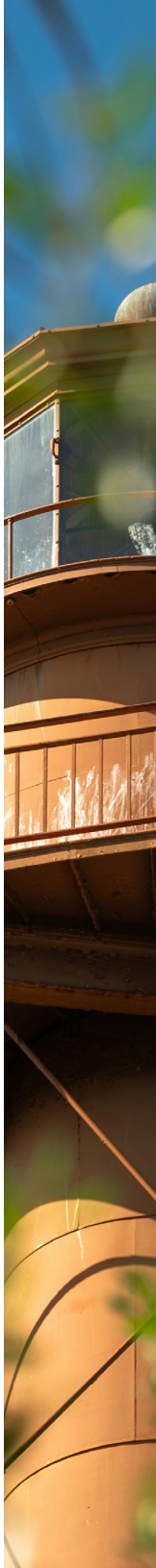
ADDITIONALLY, THE CITY COUNCIL'S STRATEGY FOR REDEVELOPMENT IS INTENDED TO ALLOW EXISTING HOTEL, MOTEL, AND RESORT CONDOMINIUMS TO:

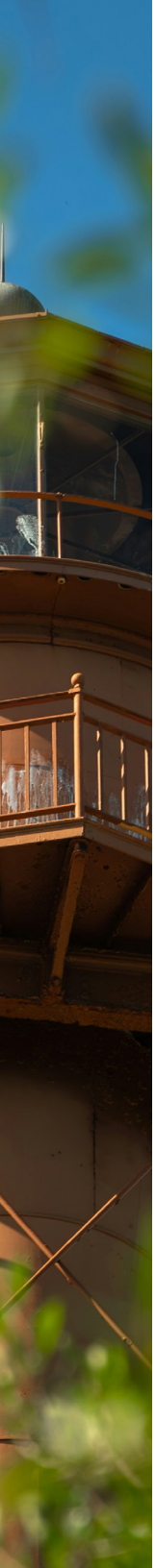
- UPGRADE, REHABILITATE, AND MODERNIZE EXISTING IMPROVEMENTS, AND
- IMPROVE THE SAFETY OF BUILDINGS IN COMPLIANCE WITH THE BUILDING CODE AND FLOOD REGULATIONS.

CLICK HERE TO VIEW PROPERTY VIDEO

CPSWFL.COM









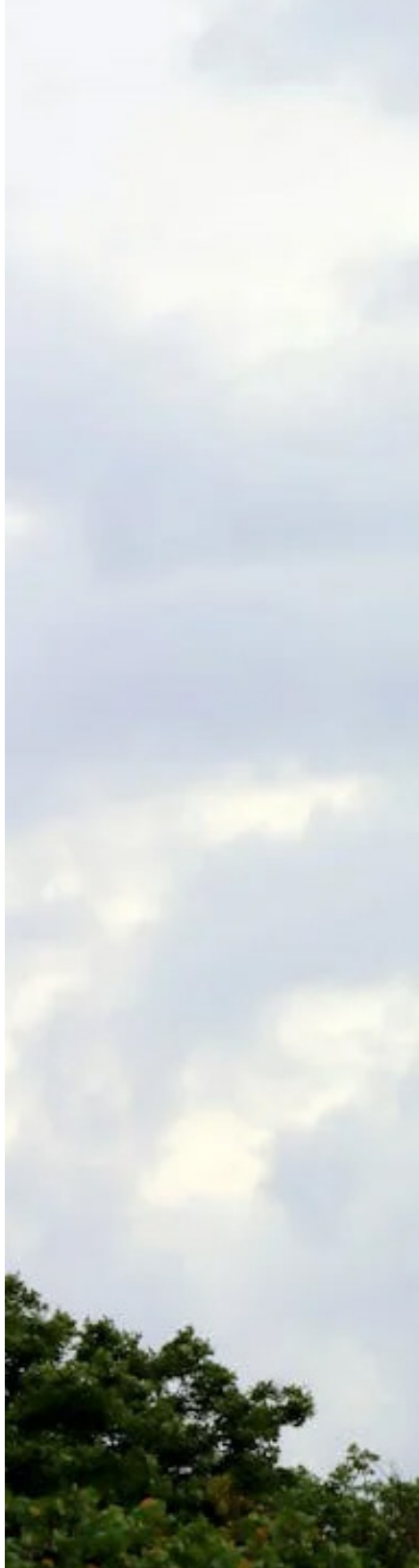
THE ISLAND

Sanibel Island, nestled off Florida's southwest coast, emerges as a sanctuary for those seeking the quintessential beach retreat. Its globally recognized serene ambiance and pristine natural beauty create an oasis of tranquility.

Earning accolades from esteemed publications and travel authorities, Sanibel Island proudly claims its place among the elite as one of the "Top 10 Best Florida Beach Towns" by USA Today. Embracing the spirit of island living, it boasts a charming array of resorts, restaurants, boutiques and shops, inviting visitors to explore its quaint and friendly island scene.

Each year, Sanibel Island extends a warm invitation to over 160,000 visitors, beckoning them to immerse themselves in its unparalleled beauty and charm.

In the wake of Hurricane Ian, Sanibel Island is steadfastly rebuilding and regaining its vibrant spirit. Despite the challenges posed by the storm's aftermath, the resilient community is coming together with determination and resilience. From restoring damaged infrastructure to reviving beloved businesses and attractions, every effort is being made to breathe new life into the island. Don't miss your opportunity to be a part of this rebuild!














N
Galt Preserve
St. James City
8th Ave
Long Cutoff
York Island
Fisherman Key
San Carlos Bay
Wulfert Keys
Wulfert Rd
Hardworking Bayou
Bowman's Beach Park
Sanibel Bayou
Sanibel Captiva Rd
J. N. Ding Darling National Wildlife Refuge
Tarpon Bay
Dixie Beach Blvd
Sanibel Cswy
Dunes Golf & Tennis Club
Sanibel
Periwinkle Way
E Gulf Dr
Sanibel Island
Rabbit Rd
W Gulf Dr
Sanibel Island Golf Club
Tarpon Bay Road Beach
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LOCATION - SURROUNDING HOSPITALITY AND BEACHES

A quick glimpse of surrounding attractions, restaurants, and hospitality that bring over 160,000 visitors to the island and drive it's economy.

527 E. Gulf Dr. Sanibel, FL 33957

BEACHES:	ATTRACTIONS:	NECESSITIES:
A CAUSEWAY ISLAND BEACH PARKS	1 J.N. "DING" DARLING NATIONAL WILDLIFE REFUGE	a BAILEY'S GENERAL STORE
B LIGHTHOUSE BEACH	2 SANIBEL LIGHTHOUSE	a JERRY'S FOOD
C GULFSIDE CITY PARK	3 CLINIC FOR THE REHABILITATION OF WILDLIFE	a SANIBEL-CAPTIVA VISITORS CENTER
D TARPON BAY BEACH	4 SANIBEL-CAPTIVA CONSERVATION CENTER	a U.S. POST OFFICE
E BOWMAN'S BEACH	5 BAILEY-MATTHEWS SHELL MUSEUM	
	6 BIG ARTS AND SANIBEL HISTORICAL VILLAGE	
	7 STRAUSS THEATER	
	8 SANIBEL SEA SCHOOL	
	9 TARPON BAY EXPLORERS	
	10 GULF COURSES	
	11 SANIBEL RECREATION CENTER	

Better never settles





CUSHMAN & WAKEFIELD | COMMERCIAL PROPERTY SOUTHWEST FLORIDA

Cushman & Wakefield | Commercial Property Southwest Florida is a leader in strategic commercial real estate solutions for Fort Myers, Cape Coral, Punta Gorda, Charlotte, Estero, Marco Island, Bonita Springs, and Naples, Florida.

EXCLUSIVE ADVISORS



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Gary Tasman is an esteemed leader in the commercial real estate sector with a career spanning over 40 years. As the Founder, CEO, and Principal Broker of Cushman & Wakefield | Commercial Property Southwest Florida, he excels in all aspects of real estate development and management. Gary's expertise encompasses all aspects of the real estate ownership, management, and development process, including buying, selling, leasing, financing, asset valuation, and property management.



LANE BOY
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Lane Boy joined Cushman & Wakefield | Commercial Property Southwest Florida in July 2017. As the CEO of two real-estate-related businesses for the past 20 years, Lane has developed finely-honed negotiation skills which allow him to deliver outstanding results for his clients (sellers or buyers) in even the most complex transactions.