



W. GULF DRIVE

# SUNSET BEACH RESORT - LUXURY CONDO OR HOTEL SITE

SANIBEL ISLAND, FL

**LSI**  
COMPANIES

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

## OFFERING SUMMARY

**Property Address:** 3287 West Gulf Drive  
Sanibel Island, FL

**County:** Lee County

**Property Type:** Redevelopment Opportunity

**Property Size:** 4.2± Acres | 182,952 Sq. Ft.

**Zoning:** Resort Housing District

**Parcel ID Number:** 34-46-22-T1-00007.0000

**Utilities:** All available to the site

**Coastal Construction Line:** 2.2± Net acres of the 1978  
Coastal Construction Line Code

LIST PRICE

**\$23,000,000**

**LSI**  
**COMPANIES**

Land  
Solutions

LSI  
COMMERCIAL

Development  
Solutions

## SALES EXECUTIVE



**William Rollins, CCIM, ALC**  
Senior Broker



## OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

**William Rollins** - [wrollins@lsicompanies.com](mailto:wrollins@lsicompanies.com) | 239.489.4066

[WWW.LSICOMPANIES.COM](http://WWW.LSICOMPANIES.COM)

## PROPERTY OVERVIEW

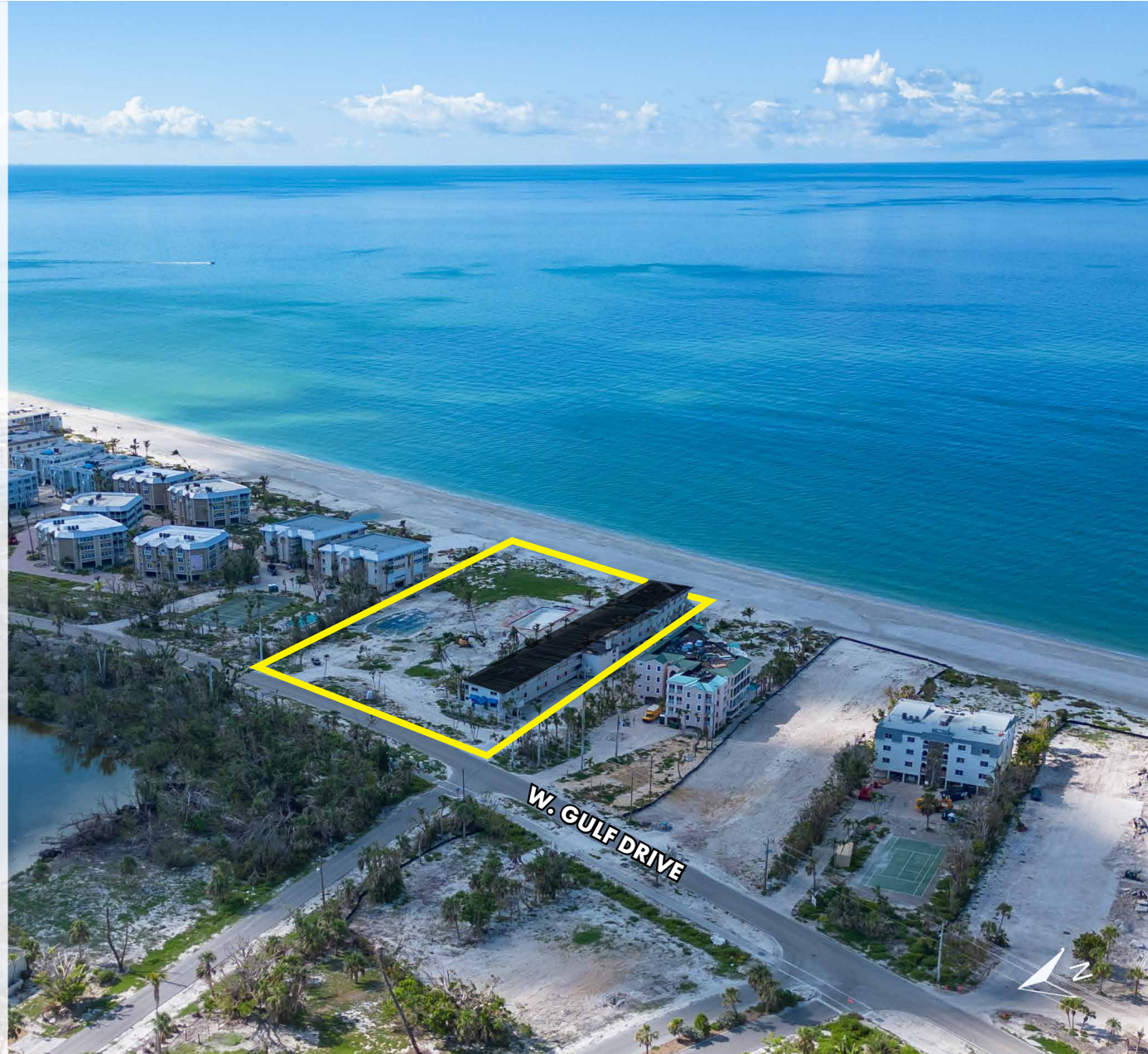
This remarkable 4.2+ acre beach-front property sits along the Gulf of Mexico, boasting 320 feet of pristine white sand beach. It presents an exceptional opportunity for a buyer interested in developing a high-end hotel resort or luxury condominium.

The Sanibel Planning Commission has approved the necessary permits for the demolition and removal of existing structures and accessories, leaving the property primed for a visionary buyer to create a state-of-the-art destination on Sanibel Island.

### THE OPPORTUNITY

- Poised for a 3-story, 21-unit, 2,500 SF condo project or a 3-story, 46-unit resort hotel.
- The project includes a variety of amenities such as a swimming pool, beach boardwalk, spa and fitness center, restaurant, tiki bar, and a retail shop
- Zoning allows for 5 units per acre
- Strategically located in close proximity to other notable islands in Southwest Florida, such as Captiva, Pine Island, Fort Myers Beach, and various local attractions

[CLICK HERE TO ACCESS THE CITY OF SANIBEL 2018 STAFF REPORT](#)



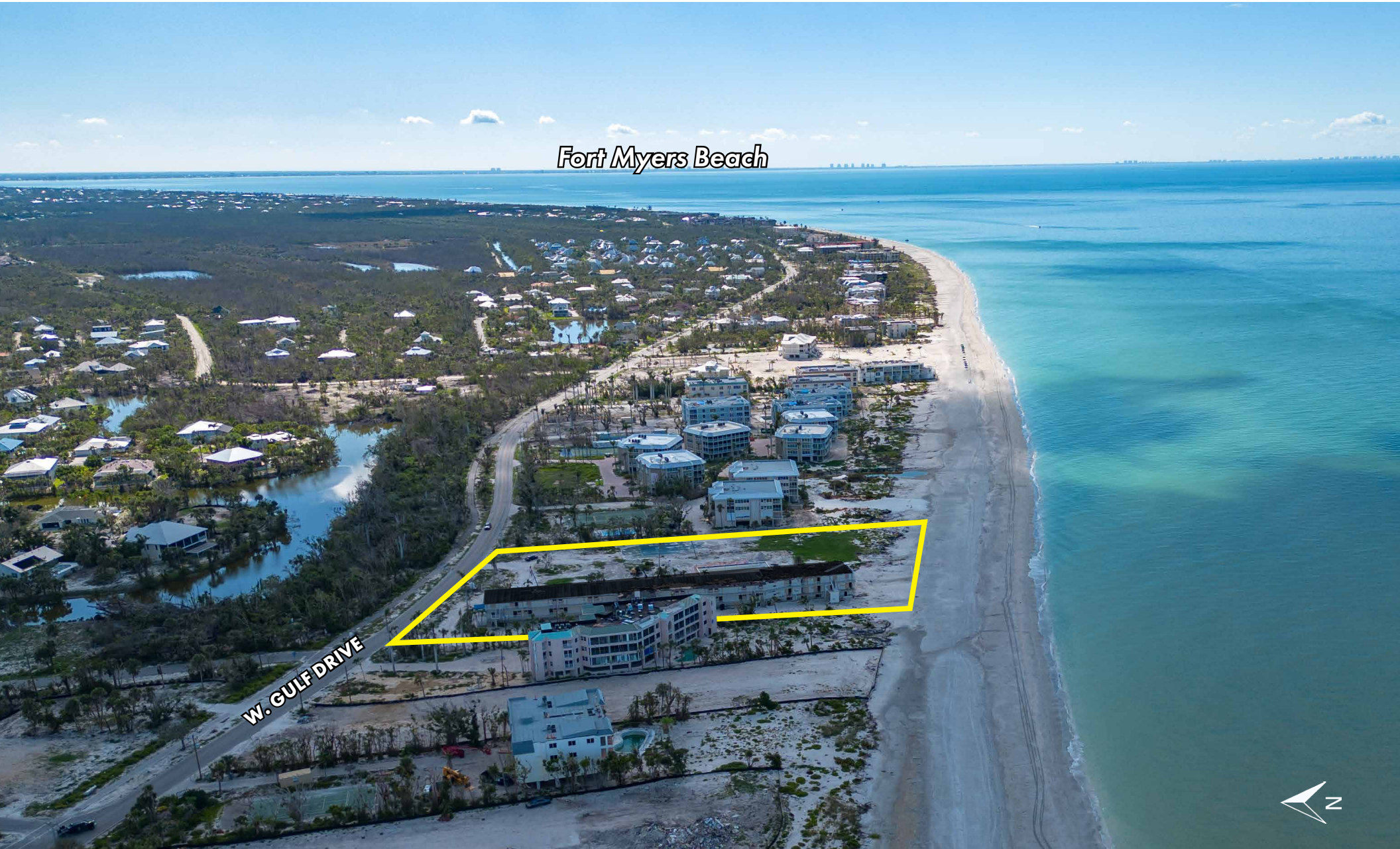
# PROPERTY AERIAL

*Fort Myers Beach*

**W. GULF DRIVE**



*Fort Myers Beach*



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# PROPERTY AERIAL



# PROPERTY AERIAL



*Pine Island*

**W. GULF DRIVE**



# CONCEPTUAL SITE PLAN





# PROJECT RENDERING



# PROJECT RENDERING



# SANIBEL ISLAND ATTRACTIONS

Located less than 5 miles off the coast of Fort Myers, Sanibel Island is known for its natural beauty, pristine white sand beaches, serene environment, and lush tropical surroundings. The island provides an array of amenities curated to all levels of interest, including the best spots for fishing, shelling, environmental tours, shopping, dining, and more.

## DINE

1. Doc Ford's Rum Bar & Grill
2. Blue Giraffe
3. MudBug Cajun Kitchen
4. Cielo Restaurant

## SHOP

5. Sanibel Center
6. Jerry's Shopping Center
7. Tahitian Gardens
8. The Village Shops

## PLAY

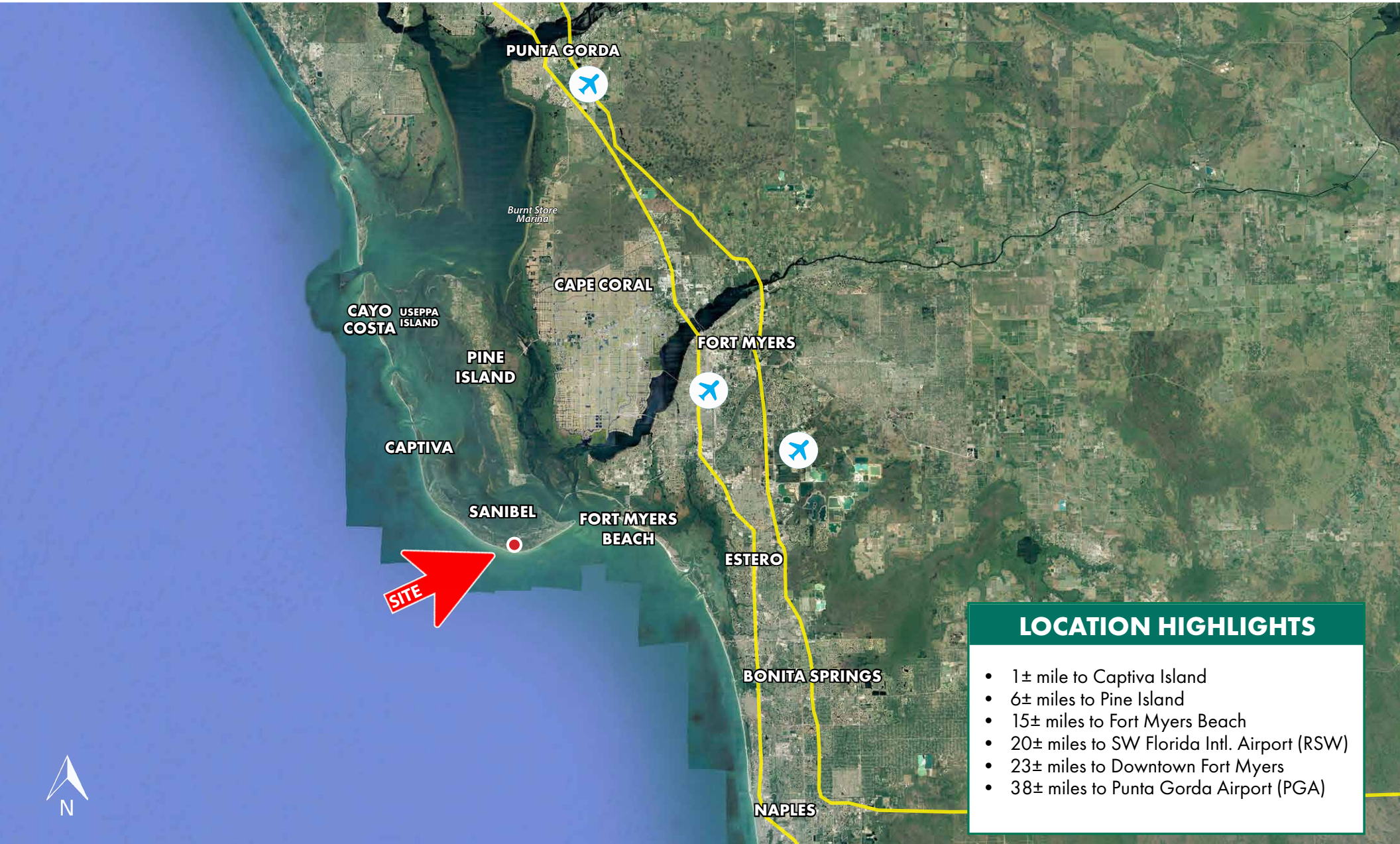
9. Bowman's Beach
10. Blind Pass Beach
11. Sanibel Lighthouse Beach Park
12. Gulfside Park Beach

## EXPLORE

13. J.N Ding Darling National Wildlife Refuge
14. Sanibel Historical Museum
15. Bailey-Mathews National Shell Museum
16. Sanibel Light House
16. The Boat House



# LOCATION MAP



### LOCATION HIGHLIGHTS

- 1± mile to Captiva Island
- 6± miles to Pine Island
- 15± miles to Fort Myers Beach
- 20± miles to SW Florida Intl. Airport (RSW)
- 23± miles to Downtown Fort Myers
- 38± miles to Punta Gorda Airport (PGA)



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# LSI COMPANIES



## LIMITATIONS AND DISCLAIMERS

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