

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



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**PROPERTY INFORMATION**



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**Sale Price:** \$9,200,000

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

**Buildable Acreage:** 1.97± acres

**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

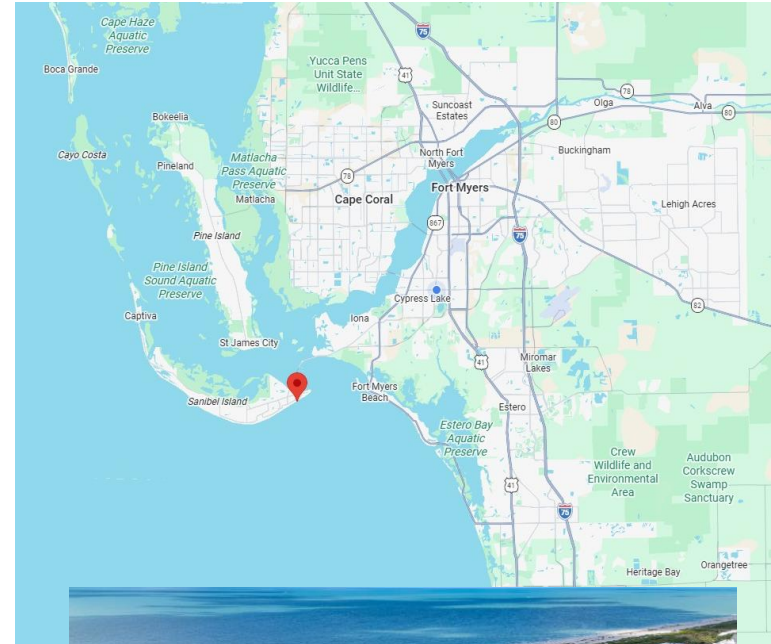
**Land Use:** Resort Housing District

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

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).



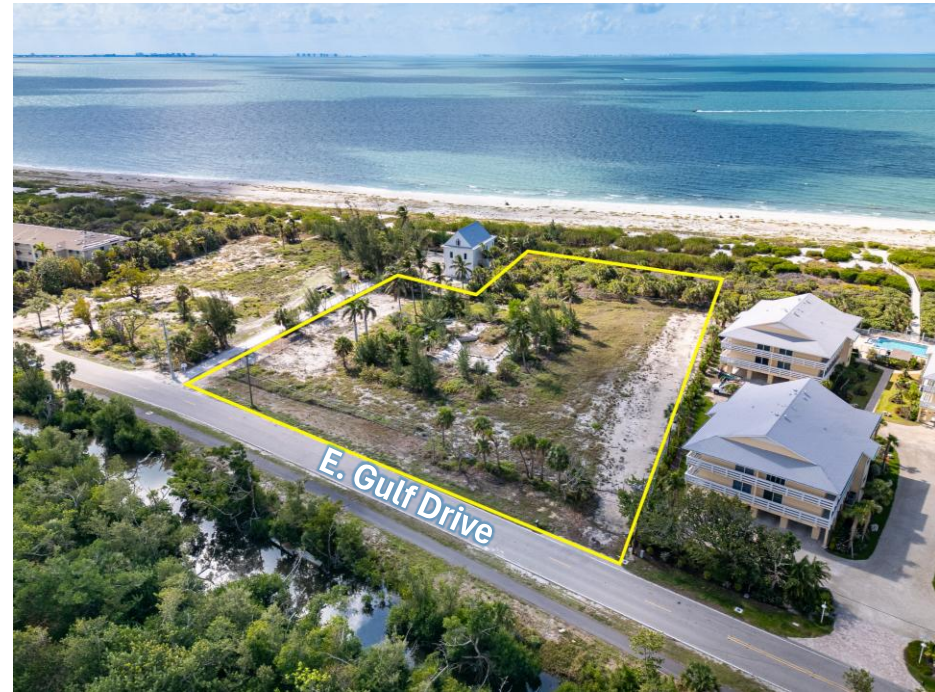
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VIDEO of Sanibel and the Property



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## PHOTOS OF THE PROPERTY



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PHOTOS OF THE PROPERTY



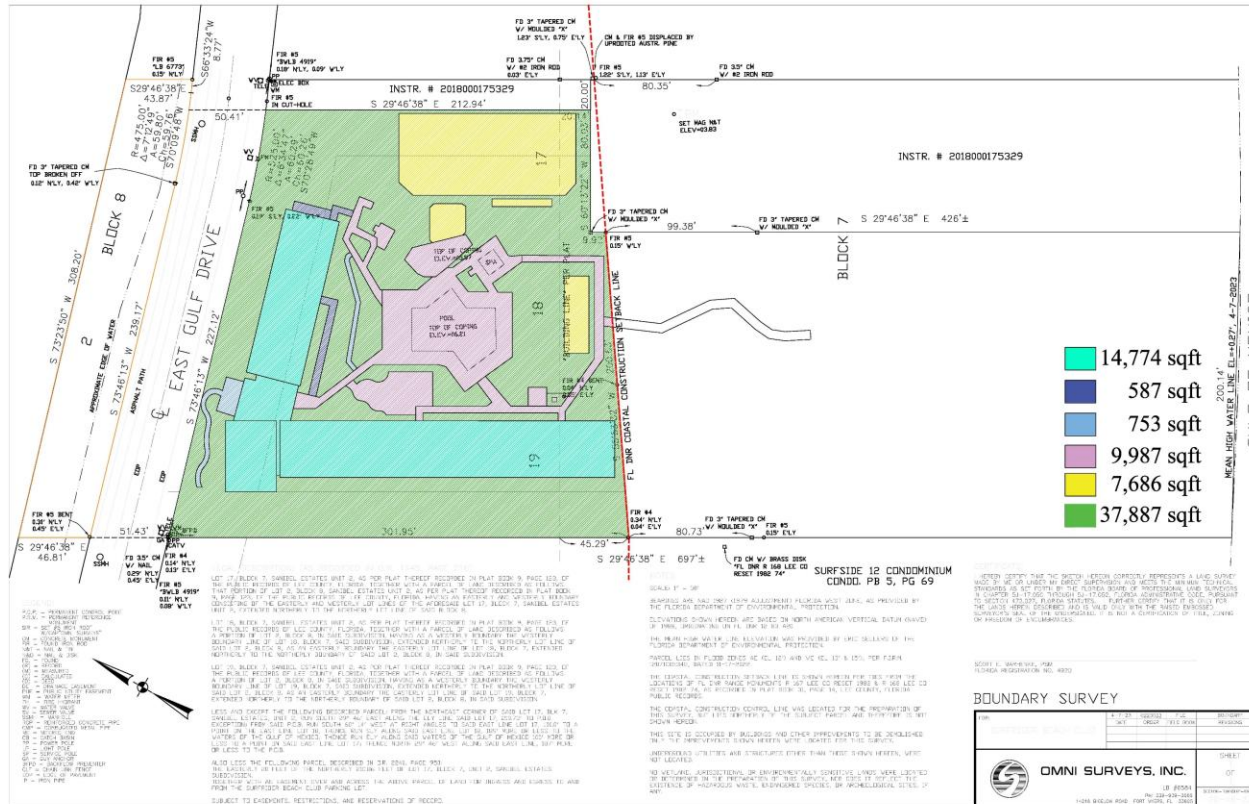
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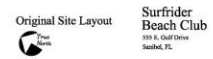


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### ORIGINAL SITE LAYOUT



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## PROPOSED CONCEPTUAL PLAN

### 31 Timeshare Units



## 31 Bedrooms

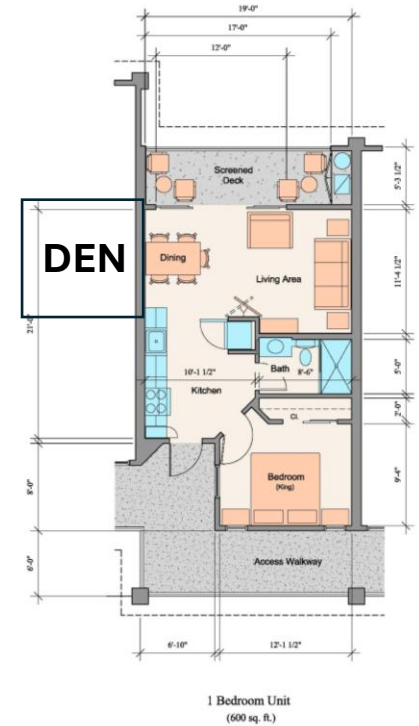
### Multiple Scenarios

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

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## 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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## 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, something about these islands 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
- 

**MUDBUGS** 2 miles
- 

**SUNDIAL** 2 miles  
BEACH RESORT & SPA
- 

**Casa Vel** 4 miles  
RESORT
- 

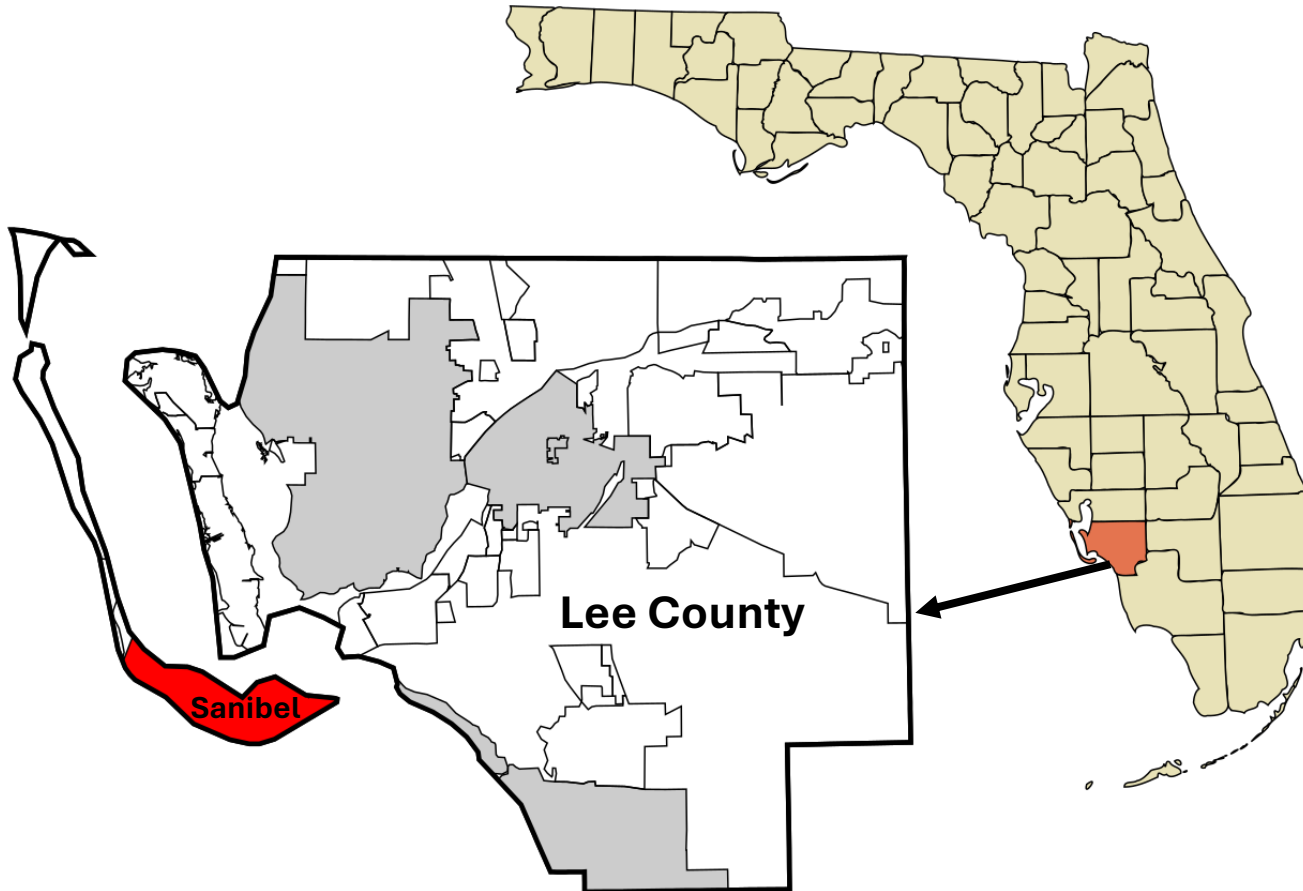
**DIVING WILDLIFE SOCIETY** 6 miles  
SANIBEL FLORIDA  
*Friends of the Refuge*
- 

**TWEEN WATERS** 13 miles  
INN & MARINA
- 

**South Seas** 15 miles

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Lee County Map | Sanibel Map



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# DEMOGRAPHICS

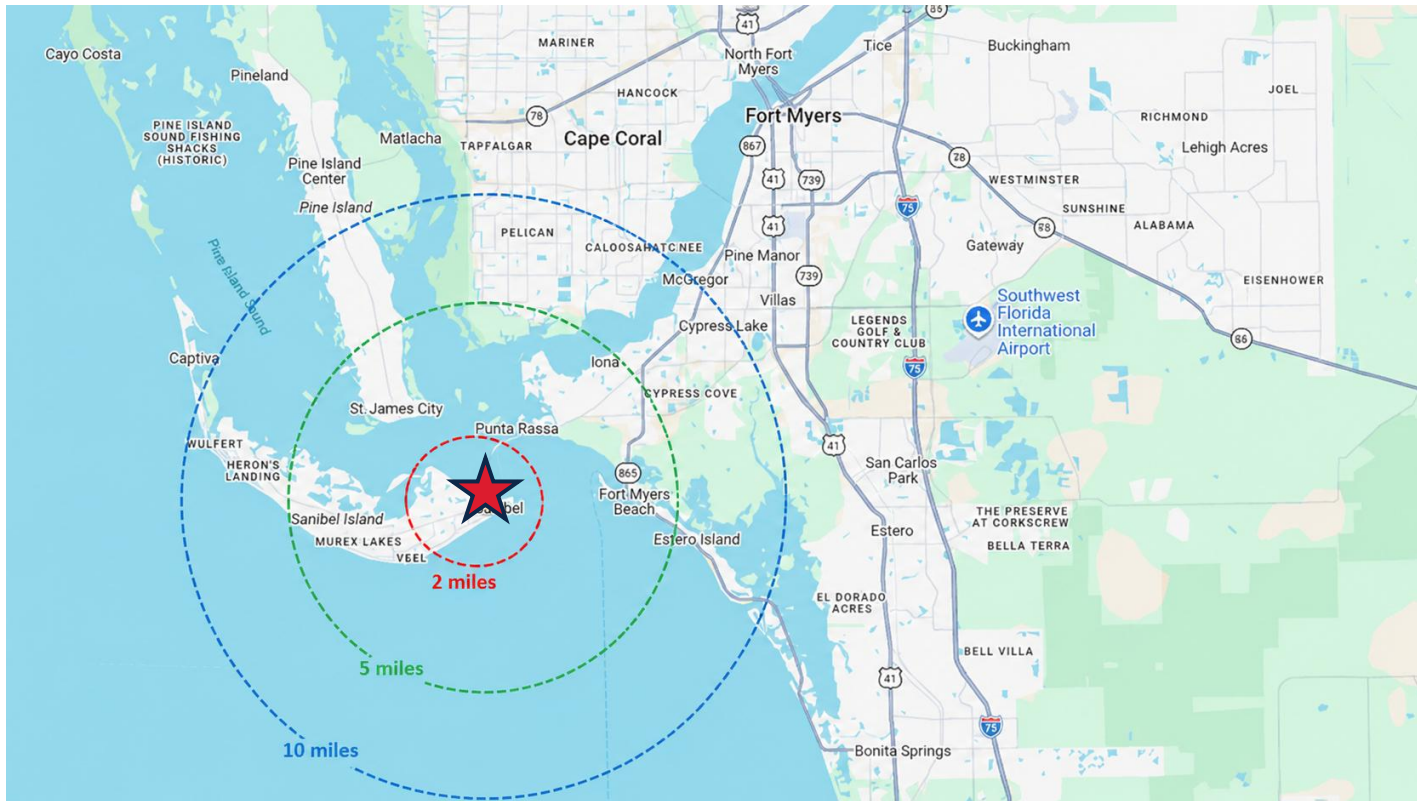


**'Tween Waters Inn & Marina**

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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

